



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

Monday, August 13, 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](mailto: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

Addition of Item 7.3

Addition of Item 8.4.6 Staff Report

Addition of Item 15.6 By-Law

**Recommendation:**

**That South Huron Council approves the Agenda as amended.**

4. Disclosure of Pecuniary Interest and the General Nature Thereof

5. Delegations

5.1 Vodden, Bender and Seebach, LLP - 2017 Audited Financial Statements 1

Financial Statements attached to Item 8.3.1

**Recommendation:**

**That South Huron Council receives the delegation as presented from Vodden, Bender and Seebach, LLP by Paul Seebach.**

5.2 Website Launch Plan 3

**Recommendation:**

**That South Huron Council receives the delegation regarding South Huron Website Launch of South Huron.ca as presented.**

## 6. Minutes

- 6.1 Minutes of the Regular Council Meeting of July 16, 2018 13

**Recommendation:**

**That South Huron Council adopts the minutes of the Regular Council Meeting of July 16, 2018, as printed and circulated.**

- 6.2 Minutes of the Public Meeting of July 16, 2018 26

**Recommendation:**

**That South Huron Council adopts the minutes of the Public Meeting of July 16, 2018, as printed and circulated.**

- 6.3 Minutes of Court of Revision Meeting of July 16, 2018 - Carroll Municipal Drain 29

**Recommendation:**

**That South Huron Council adopts the minutes of the Court of Revision - Carroll Municipal Drain Meeting of July 16, 2018, as printed and circulated.**

- 6.4 Minutes of Court of Revision Meeting of July 16, 2018 - Neil Municipal Drain 31

**Recommendation:**

**That South Huron Council adopts the minutes of the Court of Revision - Neil Municipal Drain Meeting of July 16, 2018, as printed and circulated.**

## 7. Councillor Board and Committee Reports

- 7.1 Minutes of the Community Hub-Recreation Project Steering Advisory Committee Meeting of July 4, 2018 33

- 7.2 Minutes of the South Huron Economic Development Advisory Committee Meeting of May 31, 2018 36

**No Quorum at May 31, 2018 meeting - business transacted, if any, is null and void.**

**Recommendation:**

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

- Community Hub/Recreation Project Steering Advisory Committee meeting of July 4, 2018;
- South Huron Economic Development Advisory Committee meeting of May 31, 2018.

*7.3 Upcoming Committee of the Whole Meeting*

August 29, 2018 at 6:00 p.m.

**8. Staff Reports**

**8.1 Planning**

- |       |  |    |
|-------|--|----|
| 8.1.1 | S. Smith, Huron County Planner - D14-Z05-2018 Watson Rezoning Report | 40 |
|-------|--|----|

**Recommendation:**

That South Huron Council receive the report of S. Smith, Huron County Planner regarding third and final reading to By-Law #51-2018 (2326767 Ontario Inc./Watson) for information.

- |       |   |    |
|-------|---|----|
| 8.1.2 | S. Smith, Huron County Planner - South Huron Comprehensive Zoning | 43 |
|-------|---|----|

**Recommendation:**

That South Huron Council receive the report of S. Smith, Huron County Planner dated August 3, 2018 regarding the South Huron Comprehensive Zoning By-Law and provide direction on recommendations.

**8.2 Operations and Infrastructure**

### 8.3 Financial Services

- 8.3.1 S. Becker, Director of Financial Services - 2017 Audited Financial Statements 87

**Recommendation:**

**That South Huron Council receives the report from S. Becker, Director of Financial Services/Treasurer re: 2017 Audited Financial Statements;**

**And that South Huron Council adopts the Audited Financial Statements as presented by Paul Seebach, Vodden, Bender and Seebach LLP.**

- 8.3.2 S. Becker, Director of Financial Services - Financial Software Analysis 129

**Recommendation:**

**That South Huron Council receives the report from S. Becker, Director of Financial Services/Treasurer re: Financial Software Analysis, and**

**That South Huron Council authorize the Treasurer to engage in sole sourcing as the method of procurement as per the Procurement By-Law 33-2017, and**

**That South Huron Council authorize the Treasurer to enter into a contract with USTI/Aptean for the purchase of Asyst Financial Software.**

- 8.3.3 S. Becker, Director of Financial Services - Capital Progress Report – July 134

**Recommendation:**

**That South Huron Council receives the report from S. Becker, Director of Financial Services re: 2018 Capital Progress Report – July completed as of July 31, 2018 for information only.**



## 8.4 Administration

- 8.4.1 J. Fields, Community Services Manager - Dashwood Community Centre Washroom Addition and Accessible Parking Request for Tender Results 145
- Recommendation:**  
**That South Huron Council receives the report from Jo-Anne Fields, Community Services Manager re: Dashwood Community Centre Washroom Addition and Accessible Parking Request for Tender; and**
- That Council not award the Request For Tender (RFT) for the Dashwood Community Centre Addition and Accessibility Parking project as all bids exceed the budgeted amount.**
- 8.4.2 S. Currie, Communications and Strategic Initiatives Officer - 2018 South Huron Health and Wellness Forum 148
- Recommendation:**  
**That South Huron Council receives the report from S. Currie, Communications and Strategic Initiatives Officer re: 2018 South Huron Health and Wellness Forum.**
- 8.4.3 R. Msuya-Collison, Clerk - Request for Drainage Improvement – Extension of Project 151
- Recommendation:**  
**That South Huron Council receives the report from R. Msuya-Collison, Clerk re: Requests for Drain Improvement under Section 78 of the Drainage Act; and**
- That South Huron Council hereby appoints William J. Dietrich, P. Eng., from Dietrich Engineering Ltd. as the Municipal Drainage Engineer and include the proposed new drain construction, as set out in the petition for drainage works, to the municipal drainage project report for Fleming-Morrissey Drain Improvement.**
- 8.4.4 R. Msuya-Collison, Clerk - 2018 Restricted Acts of Council (“Lame Duck” period) 156
- Recommendation:**  
**That South Huron Council receives the report from R. Msuya-Collison, Clerk re: 2018 Restricted Acts of Council for information only.**

8.4.5	D. Best, Chief Administrative Officer/Deputy Clerk -Employee Group Benefits Update	158
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**Recommendation:**

**That the report of Dan Best, Chief Administrative Officer dated August 13, 2018 with respect to the Employee Group Benefits Update be received; and**

**That the surplus funds received through the Consortium be placed in the Benefit Contingency Reserve.**

8.4.6	<i>D. Best, Chief Administrative Officer/Deputy Clerk - Acting Fire Chief</i>	161
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***Recommendation:***

**That the memo of Dan Best, Chief Administrative Officer dated August 13, 2018 regarding the appointment of an Acting Fire Chief be received.**

9.	<u>Deferred Business</u>	
10.	<u>Notices of Motion</u>	
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13.	<u>Closed Session</u>	
14.	<u>Report From Closed Session</u>	
15.	<u>By-Laws</u>	
15.1	By-Law No. 51-2018 - Rezoning By-Law - 2326767 Ontario Inc. (Watson)	202
	Third and Final Reading	
	<b>Recommendation:</b> That the South Huron Council gives third and final reading to By-Law #51-2018, being a By-law to amend By-Law #12-84, being the Zoning By-Law for the former Township of Stephen for lands known as CON LRE W PT GORE Lot 7 AS RP 22R4348 PART 1, Stephen Ward, Municipality of South Huron.	
15.2	By-Law No. 69-2018 - Comprehensive Zoning By-Law	207
	Third and Final Reading	
	<b>Recommendation:</b> That the South Huron Council gives third and final 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.	

- 15.3 By-Law No. 71-2018 - Collect Costs for Drain Maintenance 461

**Recommendation:**

That the South Huron Council gives first, second and third and final reading to By-Law #71-2018 being a by-law to collect costs for maintenance and repair of municipal drains in the Municipality of South Huron.

- 15.4 By-Law No. 72-2018 - Fire Dispatch Services Agreement with Town of Tillsonburg 463

April 3, 2018 - Approved by Resolution #165-2018

**Recommendation:**

That the South Huron Council gives first, second and third and final reading to By-Law #72-2018, being a By-Law to authorize a 2018 Fire Dispatching Agreement with the Corporation of the Town of Tillsonburg.

- 15.5 By-Law No. 73-2018 - MOU between the Municipality of South Huron and Exeter Business Improvement Area 473

**Recommendation:**

That the South Huron Council gives first, second and third and final reading to By-Law #73-2018 being a By-Law to authorize the signing of a Memorandum of Understanding with the Exeter Business Improvement Area (Exeter "BIA") for the purpose of identifying respective roles and responsibilities in relation to improvement and promotion of the commercial districts of Exeter.

- 15.6 *By-Law No. 74-2018 - Acting Fire Chief - Jeff Musser* 483

**Recommendation:**

That the South Huron Council gives first, second and third and final reading to By-Law #74-2018 being a By-Law to appoint an Acting Fire Chief for the Municipality of South Huron.

16. Confirming By-Law

- 16.1 By-Law No. 75-2018 – Confirming By-Law 484

**Recommendation:**

That the South Huron Council gives first, second and third and final reading to By-Law #75-2018, being a by-law to confirm matters addressed at the August 13, 2018 Council meeting.

17. Adjournment

**Recommendation:**

That South Huron Council hereby adjourns at \_\_\_\_\_ p.m., to meet again on September 4, 2018 at 6:00 p.m. or at the Call of the Chair.

Vodden, Bender & Seebach LLP  
Chartered Professional Accountants

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Tel: (519) 482-7979  
Fax: (519) 482-5761  
vbs@vbbsca.ca

May 18, 2018

The Mayor and Council  
Municipality of South Huron  
PO Box 759  
Exeter, ON  
N0M 1S6

To the Members of Council:

As part of our engagement to audit the financial statements of the Municipality of South Huron for the year ended December 31, 2017, Canadian generally accepted auditing standards require that we communicate the following information with you in relation to our audit.

### **Evaluation of Internal Controls**

An audit includes a review and evaluation of the system of internal controls to assist in determining the level of reliance that may be placed on the system in assessing the nature and extent of audit procedures to be undertaken.

In planning an audit, an assessment is made of the risk that a material misstatement due to error or fraud could occur in the financial statements. Key to that assessment is the reliability of internal controls which have been planned and implemented to prevent and identify error or fraud. In accordance with Canadian generally accepted auditing standards, we reviewed the system of internal control as it related to audit procedures but not for the purpose of expressing an audit opinion on the effectiveness of the internal controls. We have discussed with management and made tests of the control procedures in effect including authorizations, internal review, approvals, adherence to policies and, within limits of staff numbers, segregation of duties.

### **Current Year's Issues**

During our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### **Prior Year's Issues**

Attention was drawn to the fact that misappropriation of funds could occur given the increased use of Electronic Funds Transfers (EFT's). The concern was that the Accounts Payable Clerk could independently initiate new vendors and make changes to existing ones. As a result, The Manager of Financial Services / Treasurer now generates a report showing the vendor details and compares a sample of vendors from this report to the information kept on file provided from the vendor. The issue is therefore deemed to be resolved and no further points were noted.

### **Significant Accounting Principles**

Management is responsible for the appropriate selection and application of accounting policies. Our role is to review the appropriateness and application of the policies. The accounting policies used by the municipality are described in note 1 in the financial statements.

There were no new accounting policies adopted or changes to the application of accounting policies during the year.

Municipality of South Huron

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May 18, 2018

**Significant Unusual Transactions**

We are not aware of any significant unusual transactions entered into during the year that you should be informed about.

**Disagreements with Management**

We are required to communicate any disagreements with management, whether or not resolved, about matters that are individually or in aggregate significant to the municipality's financial statements or the auditor's report. Disagreements may arise over:

- Selection or application of accounting policies;
- Assumptions and related judgements for accounting estimates;
- Financial statement disclosure;
- Scope of the audit; or
- Wording of the auditor's report

We are pleased to inform you that we had no disagreements with management during the course of our audit.

We would like to thank management and the finance department for their assistance and co-operation during the audit.

**Issues Discussed**

The auditor generally discusses among other matters, the application of accounting principles and auditing standards with management. There were no major issues discussed that were not in the normal course of business.

**Difficulties Encountered During the Audit**

During our audit, we encountered no significant difficulties that should be brought to the attention of council.


This communication is prepared solely for the information of council and is not intended for any other purpose. We accept no responsibility to a third party who may use this communication.

We will be pleased to discuss with you at your convenience, any matters mentioned above.

Yours very truly

Vodden, Bender & Seebach LLP

per:



Paul Seebach CPA, CA



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### [South Huron Trail Golf To...](#)

August 27, 2018

Organized by the Ausable Bayfield Conservation Foundation and hosted at the Ironwood Golf Club, this community event is in support...

### [Kirkton Fall Fair, Septem...](#)

September 7, 2018

Fun for the whole herd!

## News

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### [Notice of Public Meeting regarding 2017 audited financial stateme](#)

Monday, August 13, 2018 at 6:00 p.m. Town Hall Council Chambers  
322 Main Street South...

### [South Huron to survey residents about new community hub / rec](#)

The Municipality of South Huron is considering the development of new community hub...

### [bids&tenders is coming to South Huron](#)

Starting August 14, 2018, the Municipality of South Huron is transitioning to bids&am...

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PO Box 759  
Exeter, Ontario N0M 1S6

Phone: [519-235-0310](tel:519-235-0310)  
Toll-Free: [1-877-204-0747](tel:1-877-204-0747)  
Fax: 519-235-3304  
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### Public Works

322 Main Street South  
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Exeter, Ontario N0M 1S6

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Fax: 519-235-3304  
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### Community Services

94 Victoria St E  
Exeter, ON N0M 1S1

Phone: [519-235-0310](tel:519-235-0310)  
Toll-Free: [1-877-204-0747](tel:1-877-204-0747)  
Fax: 519-235-3304  
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### Municipal Office Hours

Weekdays from 8:30am - 4:30 p

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Phone Number

Would you like to provide any additional details?

☐ Yes

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# Interior page view

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Each year, the Municipality of South Huron adopts the annual budget to levy and collect taxes. South Huron establishes tax rates for local municipal services and also collects taxes for the upper tier County of Huron and the four local school boards. The authority governing the municipal tax process is the Municipal Act, S.O. 2001.

– Tax due dates

South Huron issues two tax bills annually. Each billing is split into two installment due dates.

The interim tax bill due dates are March 15th and June 15th. The interim tax bill is based on 50% of the prior year's taxes. Interim tax bills are mailed out in the latter part of February.

The final tax bill due dates are September 15th and November 15th. Final tax bills are mailed out in the latter part of August. Final taxes are calculated using your property assessment multiplied by the applicable tax rate for the class of property as shown on the tax billing, less what was levied on the interim billing.

+ How to pay your tax bill

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**Financial Services**

**The Corporation of the Municipality of South Huron, 322 Main Street South, Exeter, Ontario, Canada, N0M 1S9**

T.: [519-235-0310](tel:519-235-0310) ext. 221

Toll Free.: [1-877-204-0747](tel:1-877-204-0747)

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# Community Events Calendar

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## South Huron

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# Community Events Calendar - Entry

MUNICIPALITY OF  
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**Monday, August 27, 2018 8:00 a.m. - 2:00 p.m.**

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**Address:**

70969 Morrison Line, Exeter, Ontario

[View on Google Maps](#)

**Category:**

Community Events

**Event Details:**

Organized by the Ausable Bayfield Conservation Foundation and hosted at the Ironwood Golf Club, this community event is in support of the Pedestrian Bridge on South Huron Trail.

**Contact**

Ausable Bayfield Conservation  
Foundation

T: 1-888-286-2610

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# Community Profile



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## South Huron

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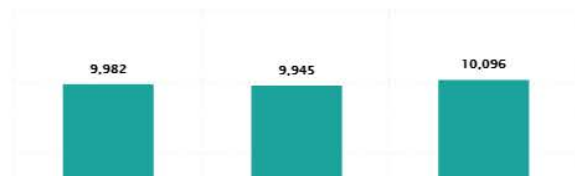
# Community Profile


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## Population

Source: Statscan Census

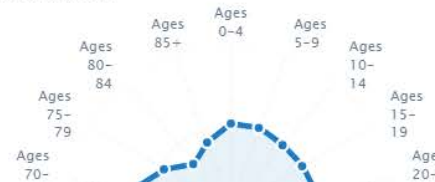
Last Updated: February 2017



## Ages

Source: Statscan Census

Last Updated: May 2017



## Community Profile

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## Corporation of the Municipality of South Huron

### Minutes for the Regular Council Meeting

**Monday, July 16, 2018, 6:00 p.m.**

**Council Chambers - Olde Town Hall**

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

Member Regrets: Marissa Vaughan - Councillor - Ward 1

Staff Present: Dan Best, CAO  
Sandy Becker, Director of Financial Services  
Dwayne McNab, Chief Building Official  
Sarah Smith, Huron County Planner  
Megan Goss, Human Resources Coordinator & Assistant to the CAO  
Laurie Clapp  
Scott Currie, Communications and Strategic Initiatives Officer

1. Meeting Called To Order

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

2. Public Meeting

**Motion:** 355 - 2018

**Moved:** D. Frayne

**Seconded:** W. DeLuca

**That South Huron Council adjourn at 6:01 p.m. for the purpose of a Public Meeting pursuant to the Planning Act for a proposed Official Plan amendment.**

**Disposition: : Carried**

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

8.4.7, 8.4.8, 8.4.9, 8.4.10 - Addition of Staff Reports

**Motion:** 356 -2018

**Moved:** D. Frayne

**Seconded:** T. Oke

**That South Huron Council approves the Agenda as amended.**

**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 July 3, 2018

**Motion:** 357 - 2018

**Moved:** C. Hebert

**Seconded:** T. Tomes

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

**Disposition: : Carried**

6.2 Minutes of the Public Meeting of July 3, 2018

**Motion:** 358 - 2018

**Moved:** W. DeLuca

**Seconded:** T. Oke

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

**Disposition: : Carried**

7. Councillor Board and Committee Reports

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

7.2 Minutes of the Communities in Bloom Committee of June 6, 2018

The Committee recommended that Ms. Debbie Mountenay be able to attend the Communities in Bloom Awards Ceremony in Regina on behalf of the Committee. The Committee recommended that airfare and registration should be covered.

**Motion:** 359 - 2018

**Moved:** C. Hebert

**Seconded:** T. Oke

**That Council authorize Ms. Debbie Mountenay to attend the 2018 Communities in Bloom Awards Ceremony in Regina; and that the cost of airfare and registration be approved.**

**Disposition: : Carried**

7.3 Minutes of the Community Hub/Recreation Project Steering Advisory Committee of June 19, 2018

7.4 Minutes of the Exeter BIA of June 19, 2018

**Motion:** 360 - 2018

**Moved:** W. DeLuca

**Seconded:** T. Oke

**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.**

**Disposition: : Carried**

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

Mayor Cole expressed concern regarding the validity of the recommendation to Council due to:

- 1) mover not being a member of the Committee
- 2) no confirmation of quorum as there were no minutes associated with the recommendation

Mayor Cole advised of governance concerns related to the Terms of Reference not being publicly available and that Council cannot accept a recommendation from a non-committee member.

She further advised Council these concerns should be sent back to the Committee. Councillor Hebert agreed as the Committee representative to bring the concerns back to the Committee.

The motion had no seconder.

## 8. Staff Reports

### 8.1 Planning

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

**Motion:** 361 - 2018

**Moved:** D. Frayne

**Seconded:** C. Hebert

**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.**

**Disposition: : Carried**

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

8.1.1.2 Written correspondence received at Public Meeting

8.1.1.3 Written correspondence received after Public Meeting

### 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

**Motion:** 362 - 2018

**Moved:** T. Oke

**Seconded:** C. Hebert

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

**Disposition: : Carried**

**8.3.2 S. Becker, Director of Financial Services - 2018 Capital Progress Report - June**

Clarity was requested regarding the 4x4 utility vehicle mentioned in the report. Since it was not purchased, was it necessary?

S. Becker, Director of Financial Services will confer with the Community Services Department and get back to Council with a response.

**Motion:** 363 - 2018

**Moved:** D. Frayne

**Seconded:** T. Tomes

**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.**

**Disposition: : Carried**

**8.3.3 S. Becker, Director of Financial Services - 2018 Q2 Operating Variance Report**

**Motion:** 364 - 2018

**Moved:** T. Oke

**Seconded:** C. Hebert

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

**Disposition: : Carried**

**8.4 Administration**

**8.4.1 D. McNab, Chief Building Official - Q2 Building Activity Report**

**Motion:** 365 - 2018

**Moved:** C. Hebert

**Seconded:** W. DeLuca

**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.**

**Disposition: : Carried**

- 8.4.2 M. Goss, Human Resources/Strategic Initiatives Officer - Violence and Harassment in the Workplace Policy

**Motion:** 366 - 2018

**Moved:** D. Frayne

**Seconded:** C. Hebert

**That South Huron Council receives the report from M. 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**

**Disposition: : Carried**

- 8.4.3 R. Msuya-Collison, Clerk - Integrity Commissioner Appointment

D. Best, CAO/Deputy Clerk will bring back a report regarding the potential of a joint integrity commissioner with county, as further details are available.

**Motion:** 367 -2018

**Moved:** T. Tomes

**Seconded:** T. Oke

**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.**

**Disposition: : Carried**

8.4.4 R. Msuya-Collison, Clerk - Committee Reporting Structure

Deferred for discussion at Committee of the Whole.

**Motion:** 368 - 2018

**Moved:** C. Hebert

**Seconded:** W. DeLuca

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

**Disposition: : Carried**

**Amendment:**

**Motion:** 369 - 2018

**Moved:** W. DeLuca

That Council defer motion 368 - 2018 for discussion at Committee of The Whole.

**Disposition: : Carried**

8.4.5 R. Msuya-Collison, Clerk - Request for Service, Complaints and By-Law Summary, for information purposes.

**Motion:** 370 - 2018

**Moved:** D. Frayne

**Seconded:** T. Oke

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

**Disposition: : Carried**

8.4.6 R. Msuya-Collison, Clerk - Planning Activity April 1 to June 30, 2018, for information purposes.



**Motion:** 371 - 2018

**Moved:** T. Tomes

**Seconded:** T. Oke

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

**Disposition: : Carried**

8.4.7 D. Best, Chief Administrative Officer/Deputy Clerk - Service Delivery Review

**Motion:** 372 - 2018

**Moved:** T. Tomes

**Seconded:** T. Oke

**That South Huron Council receives CAO Memo 2018-11 from D. Best, Chief Administrative Officer dated July 16, 2018 regarding the Service Delivery Review; and**

**That the Service Delivery Review be internally managed by the Municipality of South Huron; and**

**That South Huron Council approve the Service Delivery Review Workplan and methodology as presented.**

**Disposition: : Carried**

8.4.8 D. Best, Chief Administrative Officer/Deputy Clerk - BIA MOU Update

**Motion:** 373 - 2018

**Moved:** C. Hebert

**Seconded:** T. Oke

**That the memo of D. Best, Chief Administrative Officer dated July 16, 2018 with respect to the Memorandum of Understanding (MOU) with the Exeter BIA be received; and**

**That Council approve the MOU with the Exeter BIA as presented; and**

**That the necessary by-law be forwarded to Council for the required three readings.**

**Disposition: : Carried**

8.4.9 D. Best , Chief Administrative Officer/Deputy Clerk - Sharps Disposal Kiosk

Report addressing Agenda Item 9.1 Huron County Health Unit Request

Deferred by motion 318-2018 on June 18, 2018

**Motion:** 374 - 2018

**Moved:** D. Frayne

**Seconded:** W. DeLuca

**That South Huron Council receives the Report of D. Best, Chief Administrative Officer/Deputy Clerk; and**

**That South Huron accepts a large disposal kiosk, from the Huron County Health Unit, for one year; to be placed at a pilot site at the Olde Town Hall, east side of the building ; and**

**That South Huron enters into a contract with ECCares for the provision of sharps disposal.**

**Disposition: : Carried**

8.4.10 D. Best, Chief Administrative Officer/Deputy Clerk - Age Friendly Community Plan

**Motion:** 375 - 2018

**Moved:** T. Oke

**Seconded:** C. Hebert

**That Council receives the memo of D. Best, Chief Administrative Officer related to the Age Friendly Community Plan; and**

**That Council endorse and approve the Age-Friendly Community (AFC) Plan; and**

**That Council approve the AFC Advisory Committee Terms of Reference; and**

**That Staff to proceed with the recruitment of the Committee, Communication and rollout of the initiative; and**

**That Council appoint Councillor DeLuca and Councillor Vaughan to the AFC Steering Committee; and**

**That in the event Councillor Vaughan declines the appointment, Deputy Mayor Frayne will fill the position.**

**Disposition: : Carried**

9. Deferred Business

9.1 Huron County Health Unit Request

Addressed by Agenda Item 8.4.9

9.2 Elliott Park Sign - Request

Council directed that this item be forwarded to Committee of the Whole for discussion.

10. Notices of Motion

11. Mayor & Councillor Comments and Announcements

Deputy Mayor Frayne attended a Coalition for Huron Injury Prevention (CHIP) meeting. He commented that Decoration Day at the Exeter Cemetery was a success.

Councillor Hebert extended an invitation to Mayor Cole, Council and Staff Managers for the Communities in Bloom Luncheon and Picnic on July 25. He asked that responses be sent to Cathy Seip, if attending. He commented that Cultural Collective will be hosting the Huron Sound Music Arts Festival, July 21 at MacNaughton Park.

Councillor Tomes requested that the Master Fire Plan and the railroad inquiry come to a Committee of the Whole for discussion.

Councillor Oke extended thanks to Kirkton pool for adding extra lessons to help compensate for Exeter pool being unavailable.

Mayor Cole attended a New Outlook meeting in Centralia. She commented on the Outlook group getting good use of the playground there. She participated in the community meal on Sunday with the Huron Park Fire Hall. She attended 2 plays at Huron Country Playhouse. There was a full house and reported 1500 people a day speaks to the Playhouse's success in drawing people to the community.

The Age Friendly Committee will host a Wellness Fair on September 20. They have invited the BIA and Chamber of Commerce to be vendors along with hospitals and businesses. They have included the Municipality of Bluewater in the fair as they play a large role in the area of wellness. The goal is to have things set up for an August meeting to discuss Recreation Centre costs. The hope is that it will be donated.

An invitation was extended to Council and Staff, from Coffee Time, for a Grand Opening July 31 from 2-4.

Council discussed the Centralia Lions being approved for a grant for playground equipment in the New Outlook area and expressed that it would be beneficial to hear from them about the plans for the grant funding.

12. Communications

12.1 Ontario Energy Board Notice - Union Gas

12.2 College of Physicians and Surgeons of Ontario - Award Program

**Motion:** 376 - 2018

**Moved:** T. Oke

**Seconded:** T. Tomes

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

**Disposition: : Carried**

13. Report From Closed Session

14. By-Laws

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

**Motion:** 377 - 2018

**Moved:** C. Hebert

**Seconded:** T. Tomes

**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.**

**Disposition: : Carried**

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

**Motion:** 378 - 2018

**Moved:** C. Hebert

**Seconded:** W. DeLuca

**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.**

**Disposition: : Carried**

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

**Motion:** 379 - 2018

**Moved:** D. Frayne

**Seconded:** T. Oke

**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.**

**Disposition: : Carried**

**15. Confirming By-Law**

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

**Motion:** 380 - 2018

**Moved:** C. Hebert

**Seconded:** T. Tomes

**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.**

**Disposition: : Carried**

16. Adjournment

**Motion:** 381 - 2018

**Moved:** D. Frayne

**Seconded:** T. Oke

**That South Huron Council hereby adjourns at 7:27p.m., to meet again on August 13, 2018 at 6:00 p.m. or at the Call of the Chair.**

**Disposition: : Carried**

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Maureen Cole, Mayor

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Rebekah Msuya-Collison, Clerk



## Corporation of the Municipality of South Huron

### Minutes-Public Meeting

**Monday, July 16, 2018, 6:00 p.m.**

**Council Chambers - Olde Town Hall**

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

Member Regrets: Marissa Vaughan - Councillor - Ward 1

Staff Present: Dan Best, CAO/Deputy Clerk  
Sandy Becker, Director of Financial Services  
Dwayne McNab, Chief Building Official  
Sarah Smith, Huron County Planner  
Megan Goss, Human Resources & Strategic Initiatives Officer  
Scott Currie, Communications and Strategic Initiatives Officer  
Laurie Clapp, Recording Secretary

1. Call to Order

Mayor Cole called the meeting to order at 6:01 p.m.

2. Disclosure of Pecuniary Interest

3. Purpose of Public Meeting

The Deputy Clerk advised that the purpose of this Public Meeting of the Council of the Corporation of the Municipality of South Huron is to consider proposed Official Plan Amendment #15 for the Municipality of South Huron, and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the proposed Official Plan Amendment.

It was noted that Council will not make a decision on the Official Plan Amendment at this Public Meeting. Based on the recommendations and information received at this Public Meeting an Official Plan Amendment By-Law will be presented for approval at a regular Council meeting.

A Public Registry is available if any member of the public would like to be notified in writing of the decision on the Amendment, 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. Official Plan Amendment D09-OPA #15

4.1 S. Smith, Huron County Planner - Report D09-OPA 15

Planner Smith reviewed her report noting that the purpose of this Municipally initiated Housekeeping Official Plan Amendment is to update certain policies 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 uses and value added operations, and will permit additional uses in the Industrial designated areas of the Thames Road /Highway 83 area in the Exeter Ward.

**Motion:** PL#26 - 2018

**Moved:** T. Oke

**Seconded:** T. Tomes

**That South Huron Council receives the report from S. Smith, Huron County Planner re: D09-OPA 15.**

**Disposition: Carried**

4.2 Written Comments Received

All written comments received were attached to the report.

4.3 Comments-Council; Public in Attendance

There were none.

5. Close Public Meeting

**Motion:** PL#27 - 2018

**Moved:** T. Oke

**Seconded:** W. DeLuca

**That South Huron Council now closes this Public Meeting at 6:07 p.m. and reconvenes the Regular Council meeting.**



**Disposition: Carried**

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Maureen Cole, Mayor

---

Dan Best, Deputy Clerk



## Corporation of the Municipality of South Huron

### Minutes - Court of Revision

**Monday, July 16, 2018, 5:00 p.m.  
Council Chambers - Olde Town Hall**

Members Present: Tom Tomes - Chair  
Wayne DeLuca - Member  
Craig Hebert - Member  
Staff Present: Dan Best, CAO/Deputy Clerk  
Laurie Clapp, Recording Secretary  
Others Present: Scott Currie, Communications and Strategic Initiatives Officer

1. Meeting Call to Order

**Motion:** CR14-2018

**Moved:** W. DeLuca

**Seconded:** C. Hebert

**That the Court of Revision for the Carroll Municipal Drain 2018 hereby  
convenes at 5:00 p.m.**

**Disposition: Carried**

2. Disclosure of pecuniary Interest and the General Nature Thereof

None.

3. Carroll Municipal Drain 2018

3.1 Comments

3.1.1 Ausable Bayfield Conservation Authority - D. Heinbuck, Water  
Resources Coordinator

Correspondence from Ausable Bayfield Conservation dated June 5, 2018 was received and attached to the agenda and noted no concerns with the scope of the work as presented.

3.2 Appeals

Chair Tomes reviewed the procedures for the Court of Revision. The Deputy Clerk advised that no written appeals were received. There were no verbal appeals received at meeting time.

3.3 Questions Raised by Members

There were none.

3.4 Questions Raised by Landowners

There were none.

4. Decision

**Motion:** CR15-2018

**Moved:** W. DeLuca

**Seconded:** C. Hebert

**That the Court of Revision for the Carroll Municipal Drain 2018 adopt the Schedule of Assessments as outlined in the report prepared by Dietrich Engineering Limited dated May 10, 2018.**

**Disposition: Carried**

5. Adjourn

**Motion:** CR16-2018

**Moved:** W. DeLuca

**Seconded:** C. Hebert

**That the Court of Revision for the Carroll Municipal Drain 2018 now closes at 5:02 p.m.**

**Disposition: Carried**

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Tom Tomes, Chair

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Dan Best, Deputy Clerk



## Corporation of the Municipality of South Huron

### Minutes - Court of Revision

**Monday, July 16, 2018, 5:00 p.m.**  
**Council Chambers - Olde Town Hall**

Members Present: Tom Tomes - Chair  
Wayne DeLuca - Member  
Craig Hebert - Member  
Staff Present: Dan Best, CAO/Deputy Clerk  
Laurie Clapp, Recording Secretary  
Others Present: Scott Currie, Communications and Strategic Initiatives Officer

1. Meeting Call to Order

**Motion:** CR17-2018

**Moved:** C. Hebert

**Seconded:** W. DeLuca

**That the Court of Revision for the Neil Municipal Drain 2018 hereby convenes at 5:02 p.m.**

**Disposition: Carried**

2. Disclosure of pecuniary Interest and the General Nature Thereof

3. Neil Municipal Drain 2018

3.1 Comments

3.1.1 Ausable Bayfield Conservation Authority - D. Heinbuck, Water Resources Coordinator

Correspondence from Ausable Bayfield Conservation dated June 6, 2018 was received and attached to the agenda and noted no concerns with the scope of the work as presented.

3.2 Appeals

Chair Tomes reviewed the procedures for the Court of Revision. The Deputy Clerk advised that no written appeals were received. There were no verbal appeals received at meeting time.

3.3 Questions Raised by Members

There were none.

3.4 Questions Raised by Landowners

There were none.

4. Decision

**Motion:** CR18-2018

**Moved:** W. DeLuca

**Seconded:** C. Hebert

**That the Court of Revision for the Neil Municipal Drain 2018 adopt the Schedule of Assessments as outlined in the report prepared by Dietrich Engineering Limited dated April 23, 2018.**

**Disposition: Carried**

5. Adjourn

**Motion:** CR19-2018

**Moved:** C. Hebert

**Seconded:** W. DeLuca

**That the Court of Revision for the Neil Municipal Drain 2018 now closes at 5:05 p.m.**

**Disposition: Carried**

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Tom Tomes, Chair

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Dan Best, Deputy Clerk



**Corporation of the Municipality of South Huron  
Community Hub/Recreation Project Steering Advisory Committee  
Minutes  
July 4, 2018  
6:00 PM – 8:00 PM  
Carling Room**

**Members:**

Vice Chair, Mike Ondrejicka  
Councillor Craig Hebert  
Councillor Ted Oke  
Craig Ivatts  
Ron Mayer  
Peter Hrudka  
Darlene McKaig

**Regrets:**

Chair, Dawn Rasenberg  
Mayor Maureen Cole Ex-Officio  
Robert Oud

**Staff:**

Dan Best, CAO  
Megan Goss, Recording Secretary

**1. Call To Order**

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

**2. Agenda**

**Motion:** 42-2018

**Moved:** Hebert

**Second:** Oke

**Disposition:** Carried

**That the Agenda for July 4, 2018 be approved, as presented.**

**3. Disclosure of Pecuniary Interest and the General Nature Thereof**

None

#### **4. Minutes**

**Motion:** 43-2018

**Moved:** Oke

**Second:** Ivatts

**Disposition:** Carried

**That the minutes of June 19, 2018 be adopted as presented.**

#### **5. Business Arising**

#### **6. Business to be Discussed**

##### **6.1 FAQ Validation**

**Motion:** 44-2018

**Moved:** Ivatts

**Second:** Hebert

**Disposition:** Carried

**That the FAQ's be approved as presented to be posted on the website.**

##### **6.2 Project Manager**

**6.2.1** The committee chose to defer and review the topic of a Project Manager after some of the feedback comes in from the market feasibility study.

##### **6.3 Fundraising Feasibility Study**

**6.3.1** The committee received a draft RFP of the fundraising feasibility study and deferred the topic as a discussion item for the next meeting.

##### **6.4 Site Tour Summary**

**6.4.1** The committee reviewed and discussed the site tours. The committee expressed an interest in seeing the Dorchester site.

#### **7. Work Plan Review**

No changes at this time.

#### **8. Committee Updates**

**8.1** Market Feasibility Study Update- Expect to have a draft of the survey questions from Leisure Plan International.

#### **9. Correspondence**

None

#### **10. Key Messages**

- The Committee identified and validated a series of frequently asked questions about the project and there answers to be posted on the website.
- The Committee discussed and decided to review the Project Manager topic after some of the results of the market feasibility study have been received.

- The Committee received a Draft RFP for the fundraising feasibility study to review at the next meeting.

## **11. Adjournment**

**Motion:** 45-2018

**Moved:** Hrudka

**Second:** Mayer

**Disposition:** Carried

**That the Community Hub/Recreation Project Steering Advisory Committee hereby adjourn at 7:39 pm to meet again on July 11<sup>th</sup> at 6:00 pm or at the Call of the Chair.**

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Mike Ondrejicka, Chair

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Megan Goss, Recording Secretary





**Corporation of the Municipality of South Huron  
Economic Development Advisory Committee  
Minutes  
Thursday May 31, 2018 – 5:00 p.m.  
Carling Room, Olde Town Hall**

**Members:**

Jon Gaiser, Vice Chair  
Teresa Van Raay  
Allen Plant

**Regrets:**

Wayne Deluca, Chair  
Mayor Maureen Cole, Ex-Officio  
Marissa Vaughan  
Larry Taylor  
Pat O'Rourke

**Staff:**

Dan Best, CAO  
Scott Currie, Communications & Strategic Initiatives Officer  
Megan Goss, Recording Secretary

**Guests:**

Brittany Wise, Exeter BIA  
Joan Brady, South Huron Chamber of Commerce  
Cody Joudry, Huron County  
Vicki Lass, OMAFRA

**1. Call To Order**

The meeting was called to order at 5:07 PM

**2. Agenda**

**Motion:** 10-2018

**Moved:** Plant

**Seconded:** Van Raay

**Disposition:** Carried

That the Agenda for May 31, 2018 be approved as presented.

**3. Disclosure of Pecuniary Interest and the General Nature Thereof**

None

#### **4. Minutes**

**Motion:** 11-2018

**Moved:** Van Raay

**Seconded:** Plant

**Disposition:** Carried

That South Huron Economic Development Advisory Committee adopts the minutes of April 26, 2018 as presented.

#### **5. Update from County of Huron Economic Development Department**

Joudry provided an update on business assistance provided by the small business centre.

The department is currently focusing on 4 mandates:

1. Workforce Attraction and Development through the Workforce Attraction and Retention Strategy;
2. Agriculture through the Agri-Tourism Strategy;
3. Tourism through the Tourism Taskforce Plan;
4. and Manufacturing.

The department is focusing on a new strategy which includes 30 projects over 3 years and how they are funded.

Best provided an update on:

1. The sale and future development of a property.
2. Consolidated Zoning By-Law
  - a. down town historic core shrinking

#### **6. Review of Economic Development Plan**

South Huron Economic Development Strategic Plan was developed at the same time as other lower tiers, and generated the Huron County Economic Development Strategic Plan. The plan is a living document to examine and update.

After review of the plan and the terms of reference it was noted that both are not reflective of what the committee can and should be working towards.

The committee reviewed the following questions:

- a. What is working, What has worked, What to keep doing?
  - Start new, need to be action oriented
- b. Are we an advisory or working committee?

- Need to be a working committee. Advisory would not be seen as useful at this point.
- c. What capacity does the committee have?
  - Don't forget about working partnerships (BIA, Chamber, County, and Municipality)
  - Have to adjust the terms of reference which are built by the committee. They are used to define the committee.
- d. What do you want to accomplish before the end of your term?
  - Value Proposition
  - Terms of Reference
  - Ambassador

The committee decided for this term to work on the following:

- a. Help create a value proposition- led by Plant
- b. Ambassador Program
- c. Revise the Terms of Reference

At the next meeting the agenda will include:

- develop and agree to a work plan
  - draft Mission, Vision, Values
- have revised Terms of Reference
- Ambassador Program Update
- value proposition discussion

Reminder that the Exeter BIA and South Huron Chamber is hosting a summer social July 10, it is a good place for a social and to connect with other and explore the Value Proposition.

## 7. Correspondence

None

## 8. Adjournment

**Motion:** 12-2018

**Moved:** Van Raay

**Seconded:** Plant

**Disposition:** Carried

That the Economic Development Advisory Committee hereby adjourn at 6:55 pm to meet again on June 28<sup>th</sup> at 5:00 pm or at the Call of the Chair.

  
Jon Gaiser, Chair

  
Megan Goss, Recording Secretary





## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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### Zoning By-law Amendment Report to Municipality of South Huron Council

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Re: Zoning By-law Amendment Application (#SHu D14-Z05/18)

Location: Con LRE W PT Gore Lot 7 AS RP 22R4348 PART 1, Stephen Ward (34239 Dashwood Road)

Applicant: Ron Davidson Land Use Planning Consultant Inc.

Owner: 2326767 Ontario Inc. c/o Robert Watson

This report is submitted to South Huron Council for the Meeting on August 13, 2018.

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### RECOMMENDATION

That Council receive this report for information and that Third and Final reading be granted to By-law #51-2018.

### PURPOSE AND EFFECT

This By-law affects the property known municipally at 34239 Dashwood Road and legally as Conc LRE W PT Gore Lot 7 AS RP 22R4348 PART 1, Stephen Ward. This application was submitted concurrently with an Official Plan Amendment application to Huron County, file SHu OPA #13. The concurrent Official Plan amendment proposed to re-designate the subject lands from Community Facility to Highway Commercial to permit future commercial uses on this parcel. Under this current rezoning application, it is proposed to rezone the subject lands from Institutional (I1) zone to Highway Commercial Special Provisions (HC1-14).

The area proposed to be rezoned are approximately 8.62 acres (3.48 hectares) of land historically used as a Huron County Public Works yard, and currently has a vacant building.

This By-law amends Zoning By-law # 12-1984 of the former Township of Stephen.

Notice of Public Meeting for Zoning By-law amendment file SHu D14-Z05-2018 was circulated under Planning Act requirements and held at the June 4<sup>th</sup>, 2018 South Huron Council meeting. At this meeting, South Huron Council received a Planning staff report on Official Plan file SHu OPA#13 and Zoning By-law Amendment file #SHu D14-Z05-2018. It was recommended that the proposed Official Plan amendment be approved by Huron County. South Huron Council reviewed the accompanying Zoning By-law amendment for zoning file D14-Z05-2018 and gave first and second reading of the associated Zoning By-law, with third and final reading to follow after OPA #13 was approved by Huron County.

Huron County approved Official Plan Amendment SHu OPA#13 on June 18, 2018. Notice of Approval was circulated per the Planning Act requirements on June 29, 2018. The related 20 day appeal period ended on July 21, 2018. No appeals were received and the Official Plan Amendment is in full force and effect. This accompanying Zoning By-law Amendment is being brought back to South Huron Council for third and final reading of By-law #51-2018 as the Official Plan Amendment has received approval.

**Figure 1: Aerial View of Subject Site.**



**Figures 2 and 3: Photos of subject lands.**



## **STAFF AND AGENCY COMMENTS**

This report has been prepared to accompany third and final reading of By-law #51-2018.

The statutory public meeting for the Zoning By-law amendment was held at the June 4<sup>th</sup>, 2018 South Huron Council meeting. No further correspondence has been received on this file.

## **SUMMARY**

For the reasons outlined above, and as the related Official Plan Amendment (SHu OPA#13) has been approved by Huron County and is in full force and effect, it is recommended that rezoning application SHu D14-Z05-2018 be approved and that third and final reading be given to By-law #51-2018.

I will be in attendance at the Council meeting to answer questions on this report.

Sincerely,

“original signed by”

Sarah Smith, BES  
Planner



## PLANNING & DEVELOPMENT

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**www.huroncounty.ca**

To: Mayor and Members of South Huron Council  
 From: Sarah Smith, Planner  
 Date: August 3, 2018

### **Re: South Huron Comprehensive Zoning By-law**

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#### **RECOMMENDATION**

1. That Council receive this report and recommendations within and provide direction where requested.
2. Give 3<sup>rd</sup> and final reading to related Zoning By-law for the Municipality of South Huron (By-law # 69-2018)

#### **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"> <li>- Summary Report to South Huron Council advising of project status and summary of key changes in new comprehensive zoning by-law</li> <li>- Draft Zoning By-law included in Council package – Draft dated April 10<sup>th</sup>, 2018</li> <li>- Request to proceed with Public Open House and Public Meeting</li> </ul> |
| <i>May 1, 2018</i>    | <ul style="list-style-type: none"> <li>- Committee of the Whole meeting to review April 10<sup>th</sup> Draft Zoning Bylaw</li> <li>- Review of project history and background of Comprehensive Zoning By-law</li> <li>- Summary of key changes or elements by zone</li> </ul>  |
| <i>May 10, 2018</i>   | <ul style="list-style-type: none"> <li>- Advertised Public Open House regarding draft dated April 10<sup>th</sup>, 2018</li> <li>- Information panels summarizing key changes in Zoning By-law</li> <li>- Panels of Commercial zones prepared for public to add ideas for additional permitted uses</li> </ul>  |



- 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 5<sup>th</sup>, 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 5<sup>th</sup>, 2018 still made available on South Huron website for public access
    - Draft #3 released for public review dated June 22<sup>nd</sup>, 2018 (includes changes made as a result of June 11 Committee of the Whole)
- July 16, 2018*
- Council received an information report which included a summary chart of comments received up to July 3<sup>rd</sup> Public Meeting, and comments received after July 3<sup>rd</sup> Public Meeting and until preparation of the report (dated July 6<sup>th</sup> 2018).
  - Report included a number of recommendations from staff – Council accepted the report and recommendations made within.
  - Council gave first and second reading to South Huron Zoning By-law (By-law # 69-2018)
- August 13, 2018*
- Report back to Council with revised By-law that includes directed changes from Council per July 16<sup>th</sup> meeting and recommendations
  - Request direction from Council on a few additional matters that have arisen since the July 16<sup>th</sup> meeting, and seeking direction on some matters that were not addressed at July 16<sup>th</sup> meeting.
  - Recommendation that third and final reading be done of related South Huron Zoning By-law (B-law # 69-2018)

## **FOLLOW UP TO JULY 16<sup>th</sup> STAFF REPORT**

The attached South Huron Zoning By-law and key maps that accompany this staff report reflects the most current version of the Zoning By-law, including matters directed by Council in line with the recommendations made in the July 16<sup>th</sup> 2018 staff report. Where a recommendation was made to implement a change this was done in the by-law and the attached August 13<sup>th</sup> text and map versions. Where staff recommended no change, the By-law remains the same.

## OTHER ITEMS AND INFORMATION

Since the July 11<sup>th</sup> version of the Zoning By-law presented to Council, the following changes and/or additions have been made to the document which were not identified previously and are included for Council information.

1. Appendix #-A – Huron Park Airport Defined Areas 1 & 2
  - a. Reference in text under Section 36 Defined Areas. Schedule required to illustrate areas.
2. Appendix #-B – Grand Bend Airport Defined Areas 1 & 2
  - a. Reference in text under Section 36 Defined Areas. Schedule required to illustrate areas.
3. Appendix #-C – Exeter Defined Area 3
  - a. Reference in text under Section 25 and Section 26. Schedule required to illustrate areas.
4. A few comments from the public regarded lands located in Kingsmere area, and that lands were zoned for “LR1” Lakeshore Residential. Staff reviewed and the LR1 label was in error. Mapping has been corrected for these areas.
5. Removal of “Section 15.6 - Existing Undeveloped Property” in LR1 zone speaking to minimum zone requirements for currently vacant lots. If the vacant lot is deemed to be existing the frontage and area are existing. Development of the parcel is contingent on site fabric, septic, building design and location. Creation of lots must comply with zone provisions for minimum lot frontage and minimum lot area.

## REQUEST FOR COUNCIL DIRECTION

On review of the summary chart in the July 16<sup>th</sup>, 2018 staff report there were a few items that were included which did not identify a firm staff recommendation but provided Council with an option to review and determine course of action. At this time, clear Council direction is requested for each of the following items. Following the August 13<sup>th</sup> meeting, staff can make necessary changes if directed by Council to the document accordingly, or leave materials as is if no change is directed.

Item of Consideration	Recommendation/Comments	Council Direction Required
Community Facility (CF) Zone permits “any use of the corporation” and wording is considered vague and poses no restrictions on Municipality (re. Alan Barnes July 1, 2018)	<p>The permission for any use of the Corporation/Municipality is currently permitted in Exeter and is often the case for Municipal uses. Stephen and Osborne Ward currently permits public buildings and uses.</p> <p><b>Recommended no change be made.</b></p> <p><i>Please note – the August 13 version of the Zoning By-law retains permitted uses including “Any use of the corporation”. If Council directs this to be removed staff can amend the By-law accordingly.</i></p>	Council Direction:
Grand Bend Motorplex - Subject lands currently zoned VM1-5 in	As noted in July 16 <sup>th</sup> report staff have reviewed mapping and	Council Direction:

<p>Township of Stephen Zoning By-law; notes that zone map appears to miss site specific zone provisions currently existing for subject lands. Also request for removal of 30m rear yard provision. (re. David Mihlik July 4, 2018)</p>	<p>previous zone text provisions for this property.</p> <p>On review, subject lands are currently held under a site specific zone for added permitted uses, and no additional stipulation is made for required rear yard (this is provided for a different property). Standard VM1 zone provisions for rear yard would apply at present time.</p> <p><b>Recommended a site specific zone be included for this property reflective of permitted uses currently allowed; it is also recommended standard M1 yard provisions apply as would be in place today therefore removing additional 30m setback as previously stipulated.</b></p> <p><i>Please note – August 13 version of Zoning By-law and Key Maps implements a new zone for this property (M1-10) reflective of current site specific uses; standard yard provisions would apply. If Council does not agree with planning recommendation the by-law can be changed accordingly based on Council Direction.</i></p>	
<p>Subject lands located at 184 Rosemount Avenue.</p> <p>Lands are identified as M2 (General Industrial) Zone in South Huron Zoning By-law. Subject lands are operating as a retail use which does not fall in line with permitted uses in M2 zone. (re. previous comments from Council)</p>	<p>The subject lands currently permit Industrial use in Exeter Zoning By-law. Subject lands operate as a retail use.</p> <p>If Council wishes to employ a site specific provision for this property which identifies a retail store as a permitted use Council needs to direct staff accordingly.</p> <p><b>Recommended a site specific zone provision to recognize retail use NOT be implemented for this property.</b></p> <p>The subject lands are zoned and intended for Industrial purposes. Recognizing a retail use would not be in compliance with the South Huron Official Plan and would permit a retail use in an area intended for industrial and employment. Recognizing this zone</p>	<p>Council Direction:</p>

	<p>may also indicate standalone retail uses are favourable in this area and that is not the intended use of Industrial designated and Industrial zoned properties. Retail uses are to be located in the Highway Commercial and Commercial core areas.</p> <p><i>Please note – August 13 version of Zoning By-law and Key Maps do not identify a site specific zone for this property. If Council wishes to implement a site specific provision the By-law will need to be updated accordingly.</i></p>	
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## OTHER

The following items are included as additional correspondence has been received since the June 10<sup>th</sup> Open House, July 3<sup>rd</sup> Public Meeting, and July 16<sup>th</sup> summary of comments report. Some of the items were included previously with recommendations to Council. As additional correspondence has been received these items are being brought forward for Council direction as to how to proceed with these matters.

Item of Consideration	Recommendation/Comments	Council Direction Required
<p>Request for 5 Lakeshore Drive (401004003400200) and abutting lands legally recognized as Plan 125 Lot 5 Lot 41 S Pt Lot 40 (401004003400300).</p> <p><i>Request #1.</i> That frontage/front yard definition be maintained and be considered from the street as opposed to Lake/Top of Bank as proposed in Zoning Bylaw.</p> <p><i>Request #2.</i> That existing lot frontage be recognized as is (re. Don DeJong July 3, 2018 public meeting verbal comment)</p> <p>Note: Since the July 3<sup>rd</sup> report and Public Meeting before Council additional comments have been received from representative for said individual which outline similar requests as noted above. A copy of comments is attached for Council. (re. Don Dejon, Maneesh Poddar, Joseph Van Asseldonk)</p>	<p><i>Background for information/status at present on this matter.</i></p> <p><i>July 16<sup>th</sup> Planning Report:</i></p> <p><i>Request by individual that Lakeshore properties abutting Lake Huron be able to pick front or rear yard on a site by site basis.</i></p> <p><i>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></p> <p><i>It was recommend Lakeshore be considered frontage and so no change was made.</i></p> <p>Re Current Request #1.</p> <p>Additional correspondence has been requested from client and agent for subject lands at 401004003400200 and 401004003400300 for a special provision to recognize frontage/front yard from the street.</p> <p>As noted previously, the road is</p>	<p>Council Direction Re Request #1:</p> <p>Council Direction Re Request #2:</p>

	<p>considered rear yard for uniformity in all properties along the lakeshore; development in lakeshore area predominantly includes buildings and structures facing road for access; conformity and compatibility with existing area and development; accessory structures are only permitted in the rear yard, so street frontage as rear yard permits accessory structures for garage access. Provision of front yard located along Lake Huron/Top of Bank also provides buffer area between development and natural features/watercourse/top of bank.</p> <p>Utilizing front yard/frontage along the Lakeshore/Top of Bank is also consistent with other Huron County Lakeshore Communities (i.e. Bluewater).</p> <p><b>Recommendation would be to retain frontage/front yard from Lake/Top of Bank as recommended in July 16, 2018 report.</b></p> <p><i>Please note – August 13 version of the Zoning By-law retains Lake Front/Top of Bank as Front Yard. If Council directs this to be altered, or a site specific provision to be implemented for lands at 401004003400200 and 401004003400300 staff can implement accordingly.</i></p> <p>Re Current Request #2.</p> <p>With request to recognize existing frontage dimension of subject lands. If the lands are an existing lot of record the lot provisions are existing. Further removal of Section 15.6 for existing lots clarifies this point. If a parcel is an existing lot of record the frontage and area are existing. Development of subject parcels would be required to meet standard zone provisions, services, lot grading and drainage etc.</p> <p>If creation of a new lot the proposed lot have to meet minimum zone provisions unless site specific</p>	
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	<p>request for reduced frontage or lot area is sought. This would include a site specific review through Zoning By-law Amendment Application and/or Minor Variance.</p> <p><b>Recommendation that no action is required as lots are considered existing. Lot creation would be reviewed under Consent/Land Division Application before Huron County.</b></p> <p><i>Please note – August 13 version of the Zoning By-law includes no change. If Council directs action staff can proceed accordingly.</i></p>	
<p>Additional definitions received regarding CSA Standards, R.V Products and Manufactured Housing (i.e. modular home and mobile home)</p> <p>(re. comments received from Jason Brown July 25, 2018, included for Council)</p>	<p>Modular Home: CSA A277 standard referenced in current definition.</p> <p>Mobile Home: CSA Z240 MH standard referenced in current definition.</p> <p>Travel Trailer: CSA Z240 RV standard referenced in current definition. Travel trailer definition includes other structures under CSA Z240 RV standard including tent trailers, vans, motor homes and similar transportable accommodation built to the noted CSA standard.</p> <p>Park Model Trailer: CSA Z241 standard referenced in definition. Sample definition shows 50sqm max and no loft. Definition does identify maximum 65sqm and lot, but this would allow for buffer if CSA standards change without amendment to plan. Regardless of limit in zoning by-law CSA standards will be employed by manufacturer.</p> <p>Note for above, definitions in the zoning bylaw are for information purposes; any structure must still be built to specific CSA standards and proof of compliance is required for structures. Definitions included in Zoning By-law are also reflective/consistent with other Huron County By-laws.</p>	Council Direction:

	<b>Recommended no change to existing definitions and references to CSA standards apply. If Council wishes to amend definitions, or identify Park Model Trailer to be amended to read 50sqm and no loft same can be amended.</b>	
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## NEXT STEPS

Based on Council direction for comments summarized above as required, it is recommended third and final reading of South Huron Zoning By-law #69-2018 be done.

I will be present at the August 13, 2018 Council meeting to speak to this report and provide further elaboration as required.

Sincerely,

'original signed by'

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Sarah Smith, Planner

**Sarah Smith**

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**From:** Jason Brown <jbrown@northlanderindustries.com>  
**Sent:** July 25, 2018 4:18 PM  
**To:** Sarah Smith  
**Subject:** Northlander CSA definitions  
**Attachments:** DEFINITIONS NORTHLANDER 2018.docx

**Categories:** SHu ZBL Public Open House Comments

Sarah,

Thank you for your quick reply on the registry office matter.

The attached is a condensed version of the CSA Standards . The industry wide definitions I had referred to by the CRVDA (Canadian Recreational Vehicle Dealers Association ) deal with the R.V. products. Manufactured Housing (Modular) and Manufactured Housing (Mobile Home ) references are from CSA standards and experiential standards common to municipalities throughout Ontario tested with the 54 years of local and provincial level building code rulings and acceptance.

We appreciate your consideration of this submission.

Regards

Jason Brown

**Jason Brown**

Facilities Manager & Assisting Park Developments & Expansion

★ 519.235.1530 • 519.870.8442 (cell)

▲ 519.235.2789

✉ jbrown@northlanderindustries.com

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## **1.MANUFACTURED HOUSING: MODULAR HOME**

### **CSA A277 Standard. Procedure for Certification of Prefabricated Buildings, Modules and Panels (“Modulars” )**

The CSA A277 Standard is a factory certification procedure a plant must have in place to ensure that the products are built properly and in accordance with the relevant standards, OBC and other codes. The A277 Standard does not cover those portions of structures, components or services that are not factory-installed, nor subsequent transport and installation at the site.

Manufactured Home – a transportable, single or multiple section, dwelling that is ready for occupancy on completion of set-up in accordance with the manufacturer’s installation instructions. Note: set-up may include mating of multiple-section homes, painting, installation of floor finishes, cabinetry, final light fixtures, solid fuel-fired appliances, gas appliances and systems, chimneys and flues.

## **2.MANUFACTURED HOUSING: MOBILE HOME**

### **CSA Z240 MH Standard. Manufactured Homes (mobile Homes & multiple-section Mobile home)**

The CSA Z240 MH Series Standard (as may be amended from time to time) sets out requirements for the construction of manufactured homes specifically, related to structure, building envelope, plumbing, electrical and heating service, energy efficiency and vehicular requirements for running gear, in compliance with the Mobile Home Standard/Code.

Note: set-up may include mating of multiple-section homes.

## **3.RECREATIONAL VEHICLES: multiple formats (general)**

RV’s shall mean a vehicle designed to provide temporary living, sleeping or eating accommodation for travel, vacation, seasonal camping or recreational use and designed to be driven, towed, transported or relocated from time to time whether or not the vehicle is jacked up or running gear is removed, and with a size as defined by the Canadian Standards Association (CSA) as amended from time to time. A recreational vehicle shall not be used as a principal residence for the occupant. A recreational vehicle shall include units further described as a motor home, travel trailer, fifth wheel trailer, truck camper, tent trailer, **park model trailer** and similar mobile vehicles but excludes a mobile home.

### **3.a Motor Home**

A recreational vehicle that is self-propelled which includes vehicles describe as “Class A”, “Class C” and “Class B” and which is manufactured in accordance with CSA Z-240 RV series of standards (as may be amended from time to time).

### **3.b Travel Trailer**

A recreational vehicle designed to be towed behind a motor vehicle by means of a bumper or frame hitch and which is manufactured in accordance with CSA Z-240 RV series of standards (as may be amended from time to time).

### 3.c Fifth Wheel Trailer

A recreational vehicle designed to be coupled to the towing vehicle by a fifth wheel –type coupler, through which a substantial portion of the trailer weight is supported by the tow vehicle and being manufactured in accordance with CSA Z-240 RV series of standards (as may be amended from time to time).

### 3.d Truck Camper

A recreational vehicle designed to be loaded on to and unloaded from the bed of a pick-up truck and being manufactured in accordance with CSA Z-240 RV series of standards (as may be amended from time to time).

### 3.e Tent Trailer

A recreational vehicle built on its own chassis, having a rigid or canvas top and sidewalls which may be folded or otherwise stowed for transit and designed to be towed behind a motor vehicle. This vehicle is manufactured in accordance with CSA Z-240 RV series of standards (as may be amended from time to time).

## 3.f PARK MODEL TRAILERS

### CSA Z 241 PARK MODEL TRAILERS (as may be amended from time to time)

A recreational unit that meets the following criteria:

1. It is built on a single chassis mounted on wheels.
2. Designed to facilitate relocation from time to time.
3. It is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances.
4. When in set-up mode, park models have widths greater than 2.6m/8.53ft.
5. Removal of tires, rims and towing hitch does not restrict units from being relocatable at any time.
6. It has an area not exceeding 50.2 square metres/ 540 sf.
7. **ADDITIONS TO TRAILERS:** Additions (with chassis and running gear) joined on site to the primary trailer are permitted subject to the following:
  - a. It has an area not exceeding the area of the main unit up to a max. 50.2 square metres/ 540 sf. similar in construction and appearance to the primary unit.
  - b. Open walls, roofed, un-enclosed additions/sunrooms shall be permitted in addition to this total, but shall not be enclosed.
  - c. An enclosed habitable addition is defined as an addition with a roof and any material used to close in the addition against the elements, exclusive of screen material.
  - d. Enclosed or un-enclosed additions or sunrooms shall be prefabricated and designed by a manufacturer to ensure matters of code and safety are maintained.

End.

## Sarah Smith

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**From:** Maneesh Poddar <planner@tridongroup.com>  
**Sent:** July 30, 2018 4:03 PM  
**To:** Sarah Smith  
**Subject:** RE: Follow up to Voicemail

**Categories:** SHu ZBL Public Open House Comments

Thank you very much Sarah – greatly appreciate that email. Please share a PDF of your report going to Council when it is completed.

Thank you again.

Best Regards,



**Maneesh Poddar**  
**Planner**

T: (519) 690-0068 | M: (519) 657-5989  
 E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)




---

**From:** Sarah Smith [<mailto:sarahsmith@huroncounty.ca>]  
**Sent:** July 30, 2018 3:41 PM  
**To:** Maneesh Poddar  
**Subject:** Follow up to Voicemail

Hello Maneesh,

Please consider this email receipt of your voicemail from late last week.

As noted, a report will be going back to Council at the upcoming August 13<sup>th</sup>, 2018 meeting in regards to the new Comprehensive Zoning By-law. This report will include further correspondence on the Zoning By-law, some already directed changes from Council, and a request for Council direction on a few matters. The items you have requested will be provided to Council for consideration in this report. As the Planner I do not provide assurances on requests or items brought forward to Council. At this time we ask that you understand the process to be followed, and that a report will be brought forward to Council with some items, including your requests as received. Council will make a decision on this matter at the meeting.

Thank you, Sarah

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](mailto:sarahsmith@huroncounty.ca)

\* Please think twice before printing this email \*

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**Sarah Smith**

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**From:** Maneesh Poddar <planner@tridongroup.com>  
**Sent:** July 24, 2018 2:15 PM  
**To:** Sarah Smith; Sandra Weber  
**Cc:** 'Don De Jong'  
**Subject:** RE: Municipality of South Huron - 5 & 51/2 Lakeshore Drive - Meeting Request Pertaining to Subject Lands and Proposed Zoning By-law

**Categories:** SHu ZBL Public Open House Comments

Hi Sarah - thanks very much for your email. Greatly appreciate your assistance. When your report is prepared, we would be most grateful if you could share that with us prior to the Council meeting.

Thank you again.

Best Regards,

Maneesh Poddar  
 Planner  
 T: (519) 690-0068 | M: (519) 657-5989  
 E: planner@tridongroup.com | W: www.tridongroup.com

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

**From:** Sarah Smith [mailto:sarahsmith@huroncounty.ca]  
**Sent:** July 24, 2018 1:16 PM  
**To:** Maneesh Poddar; Sandra Weber  
**Cc:** 'Don De Jong'  
**Subject:** RE: Municipality of South Huron - 5 & 51/2 Lakeshore Drive - Meeting Request Pertaining to Subject Lands and Proposed Zoning By-law

Hello Maneesh,

Thank you for the email and others received over the last few days. Ypur comments will be included in package to council at an upcoming meeting as is standard process. I will be bringing a report back to Council at an upcoming meeting regarding the Zoning By-law seeking Council direction for a few items, and this will be one of them.

Regarding your email to my director Sandra Weber, she is on vacation at present. Planning matters regarding South Huron would be directed back to my attention as planner for the Municipality.

Thank You,  
 Sarah

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**From:** Maneesh Poddar [planner@tridongroup.com]  
**Sent:** Tuesday, July 24, 2018 1:00 PM  
**To:** Sandra Weber  
**Cc:** Sarah Smith; 'Don De Jong'

Subject: Municipality of South Huron - 5 & 51/2 Lakeshore Drive - Meeting Request Pertaining to Subject Lands and Proposed Zoning By-law

Hi Sandra,

Good afternoon. I am the agent acting on behalf of the owners of the properties municipally addressed as 5 and 5 ½ Lakeshore Drive in South Huron.

Don de Jong is the owner of 5 Lakeshore Drive, and Jamie Crnich is the owner of 5 ½ Lakeshore Drive.

5 Lakeshore Drive has a single detached dwelling unit. The lot is planned to be severed to establish a new vacant residential lot.

5 ½ Lakeshore Drive is an existing lot of record. The current structure on the lot will be demolished and a single detached dwelling will be created.

Accordingly, applications for consent and building permit will be made respectively and imminently for 5 and 5 ½ Lakeshore Drive.

Being cognizant the new By-law, which would zone these properties Lakeshore Residential, the said property owners have sought dialogue with municipal planning staff.

Sarah Smith kindly met with Don de Jong approximately a week ago, however given the feedback received, concerns were raised related to certain proposed zoning provisions.

The primary concerns pertain to 'non-conforming' existing lots of record (compare Sections 3.22 and 15.6 of the proposed By-law), and changes to how frontage is defined.

Under the proposed By-law, frontage would only be defined from the lake. At present, frontage may either be defined from the lake or the street.

In the context of 5 Lakeshore Drive, we have requested that frontage for the lot with the existing dwelling, and the planned vacant lot to be created, would be considered from the street moving forward.

As such, your clarification on these matters and how they will be addressed would be most appreciated.

We can meet with you in person at your earliest convenience. Please let us know what date(s)/time(s) you are available.

Thank you, and hope to meet you soon.

Best Regards,

[Tridon Group]<<http://www.tridongroup.com/>>

Maneesh Poddar

Planner

T: (519) 690-0068 | M: (519) 657-5989

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## Sarah Smith

---

**From:** Maneesh Poddar <planner@tridongroup.com>  
**Sent:** July 23, 2018 4:02 PM  
**To:** Sarah Smith  
**Cc:** ddejong@tridongroup.com; marketing@tridongroup.com  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

**Categories:** SHu ZBL Public Open House Comments

Hi Sarah:

Good afternoon. Hope this finds you well. Further to my email of July 18, and our subsequent correspondence, I want to verify that we will be proceeding with development applications for 5 1/2 Lakeshore Drive (existing lot of record) and 5 Lakeshore Drive.





Bearing in the mind the timing of the adoption of the new Zoning By-law, and in an effort not to unduly delay the Municipality, we would like to suggest site specific zoning for the above mentioned lands.

For these lands, we would ask that the existing frontage/front yard definition be maintained (i.e. either from the lake or street), and to have the lake frontage for the lot of record recognized as is.

We would appreciate your feedback on the above mentioned Lakeshore Residential site specific zoning as soon as possible.

Thank you, and look forward to hearing from you soon.

Best Regards,

 **Maneesh Poddar**  
**Planner**  
 T: (519) 690-0068 | M: (519) 657-5989  
 E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)  
  


---

**From:** Maneesh Poddar [<mailto:planner@tridongroup.com>]  
**Sent:** July 20, 2018 3:32 PM  
**To:** 'Sarah Smith'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Sarah – thanks, look forward to hearing from you. If we can talk Monday, let me know.

Take care, and have a good weekend.

Best Regards,

 **Maneesh Poddar**  
**Planner**  
 T: (519) 690-0068 | M: (519) 657-5989  
 E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)  
  

**From:** Sarah Smith [mailto:sarahsmith@huroncounty.ca]  
**Sent:** July 19, 2018 1:58 PM  
**To:** Maneesh Poddar  
**Cc:** ddejong@tridongroup.com; marketing@tridongroup.com  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hello Maneesh,

Thanks for the email. I am out of the office tomorrow but will review the email and will be in touch next week.

Thanks.

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](mailto:sarahsmith@huroncounty.ca)

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**From:** Maneesh Poddar [mailto:planner@tridongroup.com]  
**Sent:** July 18, 2018 2:49 PM  
**To:** Sarah Smith <sarahsmith@huroncounty.ca>  
**Cc:** ddejong@tridongroup.com; marketing@tridongroup.com  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Good afternoon. Hope this finds you well. Further to the our last correspondence/email below, would you be able to give myself or Don a call this afternoon or tomorrow morning.

I may have to be on the road, but should be reachable by cell 519-657-5989. You can reach Don at 519-521-7777.

At this time, can you please verify how many readings the By-law has had? What was Council's opinion/position on the request to refer the South Huron Zoning By-law back to staff for further review?

Also, did you have any thoughts pertaining to Don's message regarding the garage? It's our understanding that there should be no issue for parking in the side yard for an attached garage (including driveway), but would like to have further discussion on this point.

Again, I want to emphasize that we are sincerely looking to be as cooperative as possible, and not cause undue delay in the adoption of the new Zoning By-law. However, we want to ensure the properties 5 and 5 1/2 Lakeshore Drive are not adversely impacted

Despite the divergence of opinion of the impacts/benefits of certain proposed Zoning By-law changes, in the context of the subject properties, we will refrain from appealing provided site specific zoning is granted for subject lands.

For the existing lot of record (5 1/2 Lakeshore), we accept the frontage being from the lake side, however, ask that the corresponding existing frontage along the lake be deemed as in compliance with the new Zoning By-law when passed.

5 Lakeshore Drive, which has an existing house, but also a large amount of vacant space, is planned to be divided into 2 lots in the future.

Going forward with the aforementioned, we would ask that the new lots (retained and severed) be recognized as having frontage from the street and that those frontages be recognized as being in compliance with the new By-law.

We can accept all other provisions, and are comfortable that the septic/servicing requirements can be met.

We can provide the wording and/or work with you on the wording for the respective site specific zoning.

Part of the impetus for the request for the site specific zoning are zoning provisions under the proposed By-law, pertaining to existing lots, that appear to be contradictory.

More specifically, I am referring to Section 3.22 and Section under the proposed By-law.

Section 3.22 Non-Complying Properties (General Provisions) states:

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.

Section 15.6 Existing Undeveloped Property (Lakeshore Residential (LR1) Zone) states:

*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 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 square metres*

Thank you for your consideration, and look forward to resolving this matter as quickly as possible.

Best Regards,



**Maneesh Poddar**  
Planner

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E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)



**To:** 'Sarah Smith'  
**Cc:** [ddejong@tridongroup.com](mailto:ddejong@tridongroup.com)  
**Subject:** FW: South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Thank you again for the meeting earlier today.

While the feedback was most appreciated, there remain a number of concerns pertaining to the proposed Zoning By-law.

As such, we have sent the letter below respectfully requesting Council defer the adoption of the proposed By-law until further dialogue/review can be had.

We would be most grateful if you could speak to the email below as well tonight at Council.

We certainly recognize the need to update the By-law, but equally want to ensure the updates do not unintentionally detract from or limit the residential amenity of existing property owners.

I will provide a follow up letter which speaks to the concerns in more detail.

Notwithstanding this, we absolutely want to continue working with you to reach an amicable resolution and Zoning By-law that can be supported by Council.

I will definitely be in touch, but please feel free to connect at any time.

Best Regards,



**Maneesh Poddar**  
**Planner**

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---

**From:** Maneesh Poddar [<mailto:planner@tridongroup.com>]  
**Sent:** July 16, 2018 4:29 PM  
**To:** 'clerk@southhuron.ca'  
**Cc:** 'johnson@southhuron.ca'; 'ddejong@tridongroup.com'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Dear Rebekah:

I am writing on behalf of the property owners of 5 and 5 ½ Lakeshore Drive.

Further to correspondence with the planner for South Huron, the property owners respectfully request that Council not proceed with readings to adopt the proposed Municipality of South Huron Zoning By-law.

The owners of the respective properties have uncertainty regarding the impacts of proposed zoning changes related to building height, accessory buildings, lot frontage, and parking.

Accordingly it is asked that the proposed Zoning By-law be referred back to staff for further review and discussion with the said property owners.

The owners of the said properties ask that the following email be shared at tonight's Council meeting:

Thank you for your consideration.

Best Regards,



**Maneesh Poddar**  
**Planner**

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## Sarah Smith

---

**From:** Maneesh Poddar <planner@tridongroup.com>  
**Sent:** July 11, 2018 3:55 PM  
**To:** Sarah Smith  
**Cc:** ddejong@tridongroup.com  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

**Categories:** SHu ZBL Public Open House Comments

Hi Sarah:





Thank you very much for your email. By chance would you have any availability this Friday? Don De Jong, the property owner will be in the municipality that day and is fine to drive to meet you at whichever office location you may be.

Should you meet Don on Friday, I will join you by conference call.

As a back up, we can go with Monday July 16<sup>th</sup> at 2pm.

Please let me know if Friday can work a your earliest convenience.

Best Regards,


**Maneesh Poddar**  
**Planner**  
 T: (519) 690-0068 | M: (519) 657-5989  
 E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)  




---

**From:** Sarah Smith [mailto:[sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)]  
**Sent:** July 11, 2018 2:58 PM  
**To:** Maneesh Poddar  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Maneesh,

Thanks for the email; I was out of the office Monday and Tuesday and am catching up on emails. I see you wish to meet to discuss the application, and some zoning related matters. I am usually in the South Huron Exeter Office on Monday and Tuesday of each week, we could arrange a time to meet that suits your schedule. Do any of the following times suit?

Monday July 16<sup>th</sup> at 2pm  
 Tuesday July 17<sup>th</sup> at 12pm or 3pm  
 Monday July 23 after 2pm  
 Tuesday July 24<sup>th</sup> 2pm

Thanks  
 Sarah



Hi Sarah:

Good morning. Hope this finds you well. Apologies for the previous empty email – accidentally hit send.

It's my understanding in yesterday's presentation for the new South Huron Zoning By-law that for properties abutting Lake Huron, the front yard will now be considered on the lake side of the property.



Notwithstanding the above mentioned, am I correct in stating that frontage will still be measured from the street?

Would greatly appreciate it if you could clarify and share yesterday's presentation.

Thank you, and look forward to hearing from you soon.

Best Regards,


  
TRIDON




**Maneesh Poddar**  
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---

**From:** Maneesh Poddar [<mailto:planner@tridongroup.com>]  
**Sent:** July 4, 2018 9:20 AM  
**To:** 'Sarah Smith'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Best Regards,

  
TRIDON

**Maneesh Poddar**  
Planner  
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---

**From:** Sarah Smith [<mailto:sarahsmith@huroncounty.ca>]  
**Sent:** June 18, 2018 4:23 PM  
**To:** Maneesh Poddar  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Maneesh,

My apologies for just replying now, this email got buried and I failed to print a copy to come back to. Please accept this as follow up on your email.

I had a voicemail from Don regarding the process and minor variance timeline – I would appreciate if you shared the following with him as information to answer his questions. Thanks.

Thank you for the note and link on the website page for the Committee of Adjustment (COA) – South Huron is updating their website and some links are no longer in use which will be deleted or modified. The Municipality of

South Huron schedules COA meetings as applications are received and a meeting is required. We do have standard review periods and minimum circultin timelines for notice uner the Planning Act, but a meeting is scheduled as required depending on when an application is received and deemed complete to be circulated. The meetings are held the same night as regular South Huron Council at 5:00pm. South Huron Council usually meets the first and third Monday of each month. We cannot guaranttee when an application would be heard before a respective meeting – aplciations are scheudled for a meeting once the file is deemed complete. We are also held to statutory notice requirments under the Planning Act with a minimum 10 day notice period prior to the meeting, but also time in addition to this for staff preparation of notice and circulation materials. The next available meeting will be determined when the submitted applciaiton is deemed complete and ready to be circulated.

Please refer to the following link which includes the most up to date minor variance applciaiton form as well as a user guide to the Mionr Variance process; this brouchure outlines the process along with steps and approximate timeline. <https://www.huroncounty.ca/plandev/forms/minor-variances/>

It would be best to discuss the proposal and request being sought; we do try to arrange pre-consultation meetings to go over the applciation/request and any quesitons you may have in completing the application form etc. You will want to include a site plan of the proposed structure and variance sought. Understanding the reuquest is for height you likely will want to provide elevations of the building, and perhaps include visuals of how the building will compare relative to surroudnig uses and structures. It may also be asked that you provide a lot grading and drainage plan. Other studies as deemed necessary may be requested following formal submission and review.

Thanks  
Sarah

Sarah Smith  
Planner

Huron County Planning & Development Department  
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P. 519-524-8394 x3 | F. 519-524-5677 | [sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)

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**From:** Maneesh Poddar [<mailto:planner@tridongroup.com>]  
**Sent:** June 11, 2018 11:57 AM  
**To:** Sarah Smith <[sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)>  
**Subject:** South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Good morning. Hope all is well.

It appears the Committee of Adjustment webpage needs to be updated  
- <http://www.southhuron.ca/event/committee-adjustment-meeting-1> - still showing the last CoA meeting as Feb. 5, 2018

Regardless, could you please let me know what the CoA summer schedule is, or when the next few CofA meeting are.

If we were to make an application next week (right now only appears to be for an increase in maximum permitted

Also, typically how long is the MV processing time?

Would be most grateful for your feedback on the above mentioned at your earliest convenience. Happy to discuss in more detail should you want.

Thank you.

Best Regards,



**Maneesh Poddar**  
**Planner**

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## Sarah Smith

---

**From:** Maneesh Poddar <planner@tridongroup.com>  
**Sent:** July 9, 2018 5:46 PM  
**To:** Sarah Smith  
**Cc:** ddejong@tridongroup.com  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

**Categories:** SHu ZBL Public Open House Comments

Hi Sarah:

Hope this finds you well. Could you please let me know a good time to connect tomorrow. We are looking to make an application shortly and would greatly appreciate a chance to discuss a few zoning related matters with you.

Thank you and have a good evening.

Best Regards,



**Maneesh Poddar**  
**Planner**

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---

**From:** Maneesh Poddar [mailto:[planner@tridongroup.com](mailto:planner@tridongroup.com)]  
**Sent:** July 5, 2018 11:30 AM  
**To:** 'Sarah Smith'  
**Cc:** 'ddejong@tridongroup.com'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Good morning. Greatly appreciate your email and clarification on those definitions

Not sure if there is another impetus but recognize there is a logical desire to protect the lakeshore area and its visual amenity. However, given building designs and frontage considerations (e.g. utilities location, defining building frontage, etc.) are normally done in relation to the street/where there is vehicular access, the proposed definition of front property line in this context would pragmatically be less desirable for property owners than the present/existing definition.

In turn, it would be greatly appreciated if there could be an opportunity for further discussion/examination of the proposed zoning provisions for properties abutting Lake Huron prior to adoption of the By-law. When do you anticipate the new By-law coming into effect?

As always, thank you for your help and consideration.

Best Regards,



**Maneesh Poddar**  
Planner

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**From:** Sarah Smith [mailto:sarahsmith@huroncounty.ca]  
**Sent:** July 5, 2018 9:29 AM  
**To:** Maneesh Poddar  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hello Maneesh,

I will reply to both emails in one response. Hopefully the following provides clarification.

In regard to my reply, please refer to the most recent draft of the proposed South Huron Zoning By-law, available at the following link under header "Proposed Comprehensive Zoning By-law" and selecting "June 26<sup>th</sup> version of draft zoning by-law", available at the following link: <http://southhuron.ca/zoning>

1. Please refer to the definition section, Section 2, definition "*Front Property Line*" on page 34 of the printed text. This definition is included as c) under the main definition for "Property" listed alphabetically in the By-law
  - a. In this definition it explicitly speaks to properties fronting on Lake Huron and for properties abutting or including the top-of-bank
2. Please refer to Section 3.39.4 in the draft By-law regarding Setback from Lake Huron. Also, any regulations and review by applicable Conservation Authority is also required for any review of a property or proposed use.

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](mailto:sarahsmith@huroncounty.ca)

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**From:** Maneesh Poddar [mailto:planner@tridongroup.com]  
**Sent:** July 4, 2018 10:03 AM  
**To:** Sarah Smith <sarahsmith@huroncounty.ca>  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Good morning. Hope this finds you well. Analogies for the previous emntv email – accidentally hit send.

It's my understanding in yesterday's presentation for the new South Huron Zoning By-law that for properties abutting Lake Huron, the front yard will now be considered on the lake side of the property.

Notwithstanding the above mentioned, am I correct in stating that frontage will still be measured from the street?

Would greatly appreciate it if you could clarify and share yesterday's presentation.

Thank you, and look forward to hearing from you soon.

Best Regards,



**Maneesh Poddar**  
Planner

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**From:** Maneesh Poddar [<mailto:planner@tridongroup.com>]  
**Sent:** July 4, 2018 9:20 AM  
**To:** 'Sarah Smith'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Best Regards,



**Maneesh Poddar**  
Planner

T: (519) 690-0068 | M: (519) 657-5989  
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---

**From:** Sarah Smith [<mailto:sarahsmith@huroncounty.ca>]  
**Sent:** June 18, 2018 4:23 PM  
**To:** Maneesh Poddar  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Maneesh,

My apologies for just replying now, this email got buried and I failed to print a copy to come back to. Please accept this as follow up on your email.

I had a voicemail from Don regarding the process and minor variance timeline – I would appreciate if you shared the following with him as information to answer his questions. Thanks.

Thank you for the note and link on the website page for the Committee of Adjustment (COA) – South Huron is updating their website and some links are no longer in use which will be deleted or modified. The Municipality of South Huron schedules COA meetings as applications are received and a meeting is required. We do have standard review periods and minimum circultin timelines for notice uner the Planning Act, but a meeting is scheduled as required depending on when an application is received and deemed complete to be circulated. The meetings are held the same night as regular South Huron Council at 5:00pm. South Huron Council usually meets the first and

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Please refer to the following link which includes the most up to date minor variance application form as well as a user guide to the Minor Variance process; this brochure outlines the process along with steps and approximate timeline. <https://www.huroncounty.ca/plandev/forms/minor-variances/>

It would be best to discuss the proposal and request being sought; we do try to arrange pre-consultation meetings to go over the application/request and any questions you may have in completing the application form etc. You will want to include a site plan of the proposed structure and variance sought. Understanding the request is for height you likely will want to provide elevations of the building, and perhaps include visuals of how the building will compare relative to surrounding uses and structures. It may also be asked that you provide a lot grading and drainage plan. Other studies as deemed necessary may be requested following formal submission and review.

Thanks  
Sarah

Sarah Smith  
Planner

Huron County Planning & Development Department  
57 Napier Street, 2nd Floor, Goderich, ON, N7A 1W2  
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**From:** Maneesh Poddar [<mailto:planner@tridongroup.com>]  
**Sent:** June 11, 2018 11:57 AM  
**To:** Sarah Smith <[sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)>  
**Subject:** South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

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It appears the Committee of Adjustment webpage needs to be updated  
- <http://www.southhuron.ca/event/committee-adjustment-meeting-1> - still showing the last CoA meeting as Feb. 5, 2018

Regardless, could you please let me know what the CoA summer schedule is, or when the next few CoA meetings are.

If we were to make an application next week (right now only appears to be for an increase in maximum permitted residential building height: 9.0m max, whereas ~ 11.75m requested), tentatively how early could we be scheduled?

Also, typically how long is the MV processing time?

Would be most grateful for your feedback on the above mentioned at your earliest convenience. Happy to discuss in more detail should you want.

Thank you.

Best Regards,



**Maneesh Poddar**  
**Planner**

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## Sarah Smith

---

**From:** Maneesh Poddar <planner@tridongroup.com>  
**Sent:** July 4, 2018 11:58 AM  
**To:** Sarah Smith  
**Cc:** ddejong@tridongroup.com  
**Subject:** FW: South Huron - Committee of Adjustment/Minor Variance

**Categories:** SHu ZBL Public Open House Comments

Hi Sarah:

Further to my previous email, just wanted confirmation of whether or not the present 30.0m lakeshore area setback (consistent with current ABCA/provincial requirements) would remain in effect going forward.

Would be most grateful if you could verify.

Thank you again.

Best Regards,



**Maneesh Poddar**  
**Planner**

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---

**From:** Maneesh Poddar [mailto:[planner@tridongroup.com](mailto:planner@tridongroup.com)]  
**Sent:** July 4, 2018 10:03 AM  
**To:** 'Sarah Smith'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Good morning. Hope this finds you well. Apologies for the previous empty email -- accidentally hit send.

It's my understanding in yesterday's presentation for the new South Huron Zoning By-law that for properties abutting Lake Huron, the front yard will now be considered on the lake side of the property.

Notwithstanding the above mentioned, am I correct in stating that frontage will still be measured from the street?

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Thank you, and look forward to hearing from you soon.

Best Regards,



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**Sent:** July 4, 2018 9:20 AM  
**To:** 'Sarah Smith'  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Best Regards,



**Maneesh Poddar**  
Planner

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E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)




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**From:** Sarah Smith [mailto:[sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)]  
**Sent:** June 18, 2018 4:23 PM  
**To:** Maneesh Poddar  
**Subject:** RE: South Huron - Committee of Adjustment/Minor Variance

Hi Maneesh,

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It would be best to discuss the proposal and request being sought; we do try to arrange pre-consulation meetings to go over the applciation/request and any quesitons you may have in completing the application form etc. You will

want to include a site plan of the proposed structure and variance sought. Understanding the request is for height you likely will want to provide elevations of the building, and perhaps include visuals of how the building will compare relative to surrounding uses and structures. It may also be asked that you provide a lot grading and drainage plan. Other studies as deemed necessary may be requested following formal submission and review.

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](mailto:sarahsmith@huroncounty.ca)

\* Please think twice before printing this email \*

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**From:** Maneesh Poddar [mailto:[planner@tridongroup.com](mailto:planner@tridongroup.com)]  
**Sent:** June 11, 2018 11:57 AM  
**To:** Sarah Smith <[sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)>  
**Subject:** South Huron - Committee of Adjustment/Minor Variance

Hi Sarah:

Good morning. Hope all is well.

It appears the Committee of Adjustment webpage needs to be updated  
- <http://www.southhuron.ca/event/committee-adjustment-meeting-1> - still showing the last CoA meeting as Feb. 5, 2018

Regardless, could you please let me know what the CoA summer schedule is, or when the next few CoA meeting are.

If we were to make an application next week (right now only appears to be for an increase in maximum permitted residential building height: 9.0m max, whereas ~ 11.75m requested), tentatively how early could we be scheduled?

Also, typically how long is the MV processing time?

Would be most grateful for your feedback on the above mentioned at your earliest convenience. Happy to discuss in more detail should you want.

Thank you.

Best Regards,



**Maneesh Poddar**  
Planner

T: (519) 690-0068 | M: (519) 657-5989  
E: [planner@tridongroup.com](mailto:planner@tridongroup.com) | W: [www.tridongroup.com](http://www.tridongroup.com)





## Sarah Smith

---

**From:** Van Asseldonk, Joseph A. <jvanasseldonk@bbo.on.ca>  
**Sent:** July 31, 2018 12:04 PM  
**To:** Sarah Smith  
**Subject:** 5 Lakeshore Drive & 5.5 Lakeshore Drive  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
  
**Categories:** SHu ZBL Public Open House Comments

Good morning Sarah,

I hope all is well and you are enjoying the nice warm summer we're having. I just thought I'd pass along a quick email to inform you that I will be assisting Don De Jong (and Jaime Crncich) moving forwards with respect to their dealings with 5 Lakeshore and 5.5 Lakeshore Drive. I understand there has been considerable back and forth between you and Don (and Maneesh Poddar) and I've been made aware of much of this communication. Don has asked that I open up the lines of communication with you, and it will likely be he and I moving this matter forwards for the time being (not to worry though, I'm a commercial solicitor, so I like to think I'm the farthest thing from a litigious lawyer).

Receipt is acknowledged of your email on July 30 regarding the August 13<sup>th</sup> meeting (and the report going to Council which will include some of our requests for further direction). Thank you for confirming this item, as I know Don was anxious to have confirmation that there will be a material discussion on the 13<sup>th</sup> regarding the new comprehensive zoning by-law.

The main purposes of this email is to inform (and hopefully) clarify our vision for both 5 and 5.5 Lakeshore with you. The word "development" may have been used in previous emails, and both Don and I just want to ensure with you that the plans for the properties are very modest.

- With respect to 5.5 Lakeshore Drive, I believe Maneesh has made you aware of the fact that we are hopeful to be able to construct a residential (cottage) home – adhering and with consideration to some of the new nuances proposed by the new zoning By-Law.
- With respect to 5 Lakeshore, we will be submitting (in the next couple of days) a formal application for consent to split the property into two (2) residential lots. We will certainly elaborate on this more in the Application (and follow-up hearings etc.) I just want to provide you with some comfort that we have no intentions of any commercial or multi-unit development whatsoever. The tentative plan with 5 Lakeshore will be to keep the existing home intact, and hopefully (with the appropriate Consent) create a buildable Lot for another modest residential (cottage) home to be built alongside the existing home.

As mentioned, we will be submitting a much more formal and detailed Application in short order, I just wanted to reach out to you to give you both a heads-up and hopefully some comfort as to where we are ultimately coming and going with respect to these properties.

Accordingly, we were hopeful that you could note our formal request for delegation status at the upcoming meeting on the 13<sup>th</sup>, whereby Don will gladly engage council in a discussion regarding any concerns or clarification that may be necessary with regards to both the Application for 5 Lakeshore and any building concerns regarding 5.5 Lakeshore Drive – acknowledging we'll need an actual public hearing likely further down the road as well for the Application on 5 Lakeshore.

If you have any questions or concerns whatsoever, please do not hesitate to get in touch.

Thank you kindly,

Joe V

**Joseph A Van Asseldonk**  
Brown Beattie O'Donovan<sup>LLP</sup>  
1600-380 Wellington Street  
London, Ontario  
N6A 5B5  
Phone: 519 963-2105  
Fax: 519 679-6350

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**Sarah Smith**

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**From:** Don de Jong <ddejong@tridongroup.com>  
**Sent:** August 7, 2018 11:49 AM  
**To:** Rebekah Msuya-Collinson; 'Van Asseldonk, Joseph A.'  
**Cc:** Sarah Smith; marketing@tridongroup.com; 'Maneesh Poddar';  
 Dstanlake@odyssey.on.ca  
**Subject:** RE: 5 Lakeshore Drive & 5.5 Lakeshore Drive  
**Attachments:** deJongAug62018.pdf

Hello Rebekah,

Thank you for your assistance

*Don de Jong*



519-657-5989 Office  
 519-521-7777 Cell  
[ddejong@tridongroup.com](mailto:ddejong@tridongroup.com)  
[www.tridongroup.com](http://www.tridongroup.com)

**From:** Rebekah Msuya-Collison <clerk@southhuron.ca>  
**Sent:** August 1, 2018 2:53 PM  
**To:** Van Asseldonk, Joseph A. <jvanasseldonk@bbo.on.ca>  
**Cc:** sarahsmith@huroncounty.ca; ddejong@tridongroup.com; marketing@tridongroup.com  
**Subject:** RE: 5 Lakeshore Drive & 5.5 Lakeshore Drive

I look forward to receipt your correspondence, the deadline for inclusion in the August 13 Council meeting will be August 7 at 12 noon. Thank you, Rebekah

**From:** Van Asseldonk, Joseph A. [mailto:jvanasseldonk@bbo.on.ca]  
**Sent:** Wednesday, August 01, 2018 2:40 PM  
**To:** Rebekah Msuya-Collison <clerk@southhuron.ca>  
**Cc:** sarahsmith@huroncounty.ca; ddejong@tridongroup.com; marketing@tridongroup.com  
**Subject:** RE: 5 Lakeshore Drive & 5.5 Lakeshore Drive

Hi Rebekah,

Thank you for the email and the information. Please put our matter down for delegation on the September 4 meeting. We also intend to provide some correspondence for council review on August 13<sup>th</sup> as well (just a modest 2-3 pages for information purposes).

Either myself (or the owner of the lands – Don De Jong) will forward the correspondence indicated in due course.

Thanks again,

Joe V

**Joseph A Van Asseldonk** | Associate Lawyer | **Brown Beattie O'Donovan LLP** | [jvanasseldonk@bbo.on.ca](mailto:jvanasseldonk@bbo.on.ca) | [www.bbo.on.ca](http://www.bbo.on.ca) |  
 1600-380 Wellington Street, London, Ontario N6A 5B5 | Phone 519.679.0400 x105 | Fax 519.679.6350

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**From:** Rebekah Msuya-Collison [<mailto:clerk@southhuron.ca>]

**Sent:** Wednesday, August 01, 2018 12:25 PM

**To:** Van Asseldonk, Joseph A.

**Cc:** [sarahsmith@huroncounty.ca](mailto:sarahsmith@huroncounty.ca)

**Subject:** 5 Lakeshore Drive & 5.5 Lakeshore Drive

Hello Mr. Van Asseldonk,

S. Smith Huron County Planner forwarded to me your email advising that you were hopeful for a formal request for delegation for the August 13, 2018 Regular Council meeting. We have two delegations presenting at that meeting, which is the maximum number of delegations to be heard by Council in any one meeting pursuant to our Procedural By-Law. There is, at this time space available at the following meeting on September 4 at 6 pm. Alternatively you can forward correspondence that can be received by Council at the August 13th meeting if you wish to go that route.

Let me know what you decide.

Regards, Rebekah

**Rebekah Msuya-Collison | Clerk**

Municipality of South Huron | 322 Main Street South | Exeter, ON N0M 1S6

**519-235-0310 x 227** | [clerk@southhuron.ca](mailto:clerk@southhuron.ca) | [www.southhuron.ca](http://www.southhuron.ca)

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August 7, 2018

Mayor Cole  
Members of Council  
Municipality of South Huron  
322 Main St south  
Exeter, Ontario  
N0M 1S6

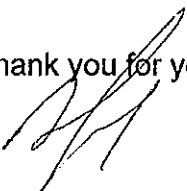
First of all, thank you to those who have communicated with me since speaking to all of you at the public meeting on the zoning bylaw update. Once aware of the zoning bylaw update, my need has been to ensure that there are no negative impacts to our family property from some of the proposed changes in the zoning bylaw. The main changes we find concerning are how the front yard is looked at and how frontage is calculated in the new zoning bylaw. When I spoke at the public meeting, it was actually the first time I had heard of these changes to front yard position. Admittedly, we had been reviewing an older copy of the bylaw updates and had not realized that there were several new changes since our first download of the document. We have had some communications with planner Sarah Smith and look forward to seeing her report to understand her suggestion on how we can maintain the status our property with respect to frontage and front lot line.

For council's understanding we need to detail the consent application for 5 Lakeshore Drive that was submitted August 3, 2018 for the creation of a new single lot. When we purchased this cottage at 5 Lake Shore Drive, it came up very quickly and unexpectedly but we loved the property, the location and could not pass up this opportunity of having a permanent family cottage on the lake. Early on, we recognized that the property met the zoning bylaw requirements to sever a lot; eventually allowing us to build a year-round home suited to the needs of our family. The original cottage is full of character and great in so many ways, but its construction, energy efficiency, and certain design limitations do not meet all of our family needs. We desire to enjoy the property as it is and keep the option to sever and build a home that is in keeping with neighbouring homes/cottages on our street.

Throughout this process I have primarily tried to communicate over the phone, as historically in business it has been easier for me to do so. I experienced difficulty having my questions answered in detail through responses to my phone messages. Without having all of our questions addressed, one of my office's email communications stated that we were going to submit "development applications". I admit that we misspoke then, and again want to state our intentions clearly to council that we are not looking to do broader "development" to this land. Rather, we will be assisting with the submittal of building application for the neighboring lot owned by our daughter, and for

our personal property having just submitted an application of consent for a lot severance so that we will eventually enjoy a full season home there. Although we were originally in no rush to build a year-round home, with the confusion that our email brought and the uncertainty of the change of zoning bylaw, we felt it was now important to demonstrate to Council our clear intentions for a single lot application. We love the idea of living in Grand Bend permanently and maintaining relationships with neighbours and the community is extremely important to us. Further, we recognize the need to have any building integrate well with the existing neighborhood. We know that with proper design we can build a home that complements our family's needs and integrates well in the future. We please request Council's recognition of the front yard position being maintained along the roadway to allow rear yard use as it had been envisioned by the previous bylaw.

Thank you for your assistance.



Don de Jong  
5 Lakeshore Drive  
Grand bend, Ontario



## Staff Report

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**Report To:** Dan Best, Chief Administrative Officer  
**From:** **Sandy Becker, Director of Financial Services**  
**Date:** August 13 2018  
**Report:** FIN.18.16  
**Subject:** 2017 Audited Financial Statements

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### Recommendations:

**That** South Huron Council receives the report from S. Becker, Director of Financial Services/Treasurer re: 2017 Audited Financial Statements;

**And that** South Huron Council adopts the Audited Financial Statements as presented by Paul Seebach, Vodden, Bender and Seebach LLP.

### Purpose:

To provide Council with 2017 Audited Financial Statements.

### Background and Analysis:

The audited financial statements are provided pursuant to section 294.1 of the *Municipal Act* which states that a municipality shall, for each fiscal year, prepare annual financial statements in accordance with generally accepted accounting principles for local governments as recommended by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants.

Section 295 contains requirements for municipalities to publish the financial statements in a newspaper in the municipality or to advertise the availability of the financial statements within 60 days of receiving the audited financial statements of the previous fiscal year. The audited statements will be posted on our municipal website and an ad was placed in the newspaper

indicating that the financial statements are available on the website or from the municipal office.

If a request is made for a copy of the audited financial statements, one will be provided at no cost to the taxpayer or resident.

Vodden, Bender and Seebach, LLP were appointed as external auditors for South Huron and have now completed the 2017 annual audit.

Paul Seebach, Partner, Vodden Bender, and Seebach, LLP will be in attendance to present the 2017 Audited Financial Statements.

Attached to this report are the audited statements for;

- Municipality of South Huron
- Exeter Business Improvement Area (BIA)
- Kirkton-Woodham Swimming Pool
- Kirkton-Woodham Community Centre

#### Municipality of South Huron

Overall, the municipality continues to be financially stable. In 2017 the municipality had positive cash flows from operations to cover all activities including capital activities. The municipality continues to update the long-term plan to increase funding to the capital program each year to address the infrastructure gap. The overall 2017 general tax surplus was \$425,607, which was transferred to the working fund reserve per our reserve/reserve fund policy.

In addition, the Transportation Winter Control budget realized a year end surplus of \$56,087, which was transferred to the Winter Control Stabilization Reserve per our reserve/reserve fund policy.

#### Exeter Business Improvement Area (BIA)

The Exeter Business Improvement Area's financial transactions are part of the overall audit. The revenue and expenses are consolidated with the municipal financial. The audited financial statement attached to this report has been provided to the BIA.

#### Kirkton-Woodham Swimming Pool

The Kirkton-Woodham Swimming Pool is a joint local board between the Municipality of South Huron and the Township of Perth South, with each municipality having a 50% interest. The audited financial attached to this report has been provided to the Township of Perth South.

#### Kirkton-Woodham Community Centre Board

The Kirkton-Woodham Community Centre Board is a joint local board between the Municipality of South Huron and the Township of Perth South,

with each municipality having a 50% interest. The audited financial statement attached to this report has been provided to the Township of Perth South.

### **Operational Considerations:**

No alternatives are presented.

### **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 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:**

Municipal Act, 2001, Part VII, Section 294-296  
Reserves and Reserve Funds Policy & Procedure

### **Consultation:**

Chief Administrative Officer

**Related Documents:**

Municipality of South Huron – 2017 Audited Financial Statements  
Exeter Business Improvement Area – 2017 Audited Financial Statements  
Kirkton-Woodham Swimming Pool – 2017 Audited Financial Statements  
Kirkton-Woodham Community Centre Board – 2017 Audited Financial Statements

Respectfully submitted,

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**Sandy Becker, Director of Financial Services**

**MUNICIPALITY OF SOUTH HURON  
FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

***VODDEN, BENDER & SEEBACH LLP***  
***Chartered Professional Accountants***



Vodden, Bender & Seebach LLP  
Chartered Professional Accountants

P.O. Box 758  
41 Ontario Street  
CLINTON, ONTARIO N0M 1L0  
Tel: (519) 482-7979  
Fax: (519) 482-5761  
vbs@vbsca.ca

## INDEPENDENT AUDITOR'S REPORT

---

To the Members of Council, Inhabitants and Ratepayers  
of the Corporation of the Municipality of South Huron

We have audited the accompanying financial statements of the Corporation of the Municipality of South Huron, which comprise the statement of financial position as at December 31, 2017, and the consolidated statements of operations, change in net financial assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

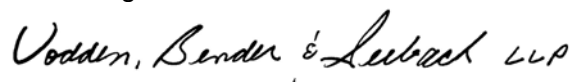
Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### *Opinion*

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Corporation of the Municipality of South Huron as at December 31, 2017 and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.



Chartered Professional Accountants  
Licensed Public Accountants

Clinton, Ontario  
April 6, 2018

**MUNICIPALITY OF SOUTH HURON**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

<b>As at December 31</b>	<b>2017</b>	<b>2016</b>
<b>FINANCIAL ASSETS</b>		
Cash	14,406,273	8,840,203
Taxes receivable	1,136,669	1,339,534
Accounts receivable	1,858,900	2,279,987
Other current assets	50,896	57,510
Investments	4,811,179	4,864,669
Long-term receivables	365,975	454,650
	<u>22,629,892</u>	<u>17,836,553</u>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities	3,115,501	2,657,027
Deferred revenue	729,492	530,936
Landfill closure and post closure liability (note 5)	5,622,300	5,457,700
Municipal debt (note 6)	22,675,411	21,102,134
	<u>32,142,704</u>	<u>29,747,797</u>
<b>NET FINANCIAL ASSETS</b>	<b>(\$ 9,512,812)</b>	<b>(\$ 11,911,244)</b>
<b>NON-FINANCIAL ASSETS</b>		
Tangible capital assets, net (note 8)	<u>97,338,810</u>	<u>96,661,020</u>
<b>ACCUMULATED SURPLUS (note 10)</b>	<b><u>\$ 87,825,998</u></b>	<b><u>\$ 84,749,776</u></b>

The accompanying notes are an integral part of this financial statement

**MUNICIPALITY OF SOUTH HURON**  
**CONSOLIDATED STATEMENT OF OPERATIONS**

<b>For the year ended December 31</b>	<b>2017 Budget</b>	<b>2017 Actual</b>	<b>2016 Actual</b>
<b>Revenue</b>			
Taxation for municipal purposes	8,568,507	<b>8,639,878</b>	8,216,961
User fees	8,238,707	<b>8,791,111</b>	8,610,110
Government transfers - Canada and Ontario	3,737,444	<b>1,968,400</b>	2,392,861
Government transfers - other municipalities	99,643	<b>128,577</b>	126,022
Investment income	70,000	<b>132,993</b>	121,615
Penalties and interest	185,100	<b>184,049</b>	206,206
Donations	42,026	<b>73,156</b>	75,945
	<u>20,941,427</u>	<u><b>19,918,164</b></u>	<u>19,749,720</u>
<b>Expenditure</b>			
General government	1,521,456	<b>1,483,083</b>	1,408,532
Protection to persons and property	3,401,109	<b>3,233,821</b>	3,254,250
Transportation services	3,552,516	<b>3,308,798</b>	3,453,216
Environmental services	5,703,378	<b>6,291,206</b>	5,117,186
Health services	143,880	<b>124,628</b>	129,443
Recreation and cultural services	2,148,903	<b>2,164,270</b>	2,133,465
Planning and development	141,875	<b>236,136</b>	490,457
	<u>16,613,117</u>	<u><b>16,841,942</b></u>	<u>15,986,549</u>
<b>Annual surplus (deficit)</b>	4,328,310	<b>3,076,222</b>	3,763,171
<b>Accumulated surplus, beginning of year</b>	<u>84,749,776</u>	<u><b>84,749,776</b></u>	<u>80,986,605</u>
<b>Accumulated surplus, end of year</b>	<u><u>\$ 89,078,086</u></u>	<u><u><b>\$ 87,825,998</b></u></u>	<u><u>\$ 84,749,776</u></u>

The accompanying notes are an integral part of this financial statement

**MUNICIPALITY OF SOUTH HURON****CONSOLIDATED STATEMENT OF CHANGE IN NET FINANCIAL ASSETS**

<b>For the year ended December 31</b>	<b>2017 Budget</b>	<b>2017 Actual</b>	<b>2016 Actual</b>
Annual surplus (deficit)	4,328,310	<b>3,076,222</b>	3,763,171
Amortization of tangible capital assets	2,804,338	<b>2,797,523</b>	2,811,152
Net acquisition of tangible capital assets	<u>(11,445,152)</u>	<b><u>(3,475,313)</u></b>	<u>(3,339,039)</u>
	(4,312,504)	<b>2,398,432</b>	3,235,284
<b>Net financial assets, beginning of year</b>		<b><u>(11,911,244)</u></b>	<u>(15,146,528)</u>
<b>Net financial assets, end of year</b>		<b><u>(\$ 9,512,812)</u></b>	<u>(\$ 11,911,244)</u>

The accompanying notes are an integral part of this financial statement

**MUNICIPALITY OF SOUTH HURON**  
**CONSOLIDATED STATEMENT OF CASH FLOW**

<b>For the year ended December 31</b>	<b>2017</b>	<b>2016</b>
<b>Operating activities</b>		
Annual surplus (deficit)	<b>3,076,222</b>	3,763,171
Amortization expense not requiring cash outlay	<b>2,797,523</b>	2,811,152
Decrease (increase) in taxes receivable	<b>202,865</b>	216,879
Decrease (increase) in accounts receivable	<b>421,087</b>	(329,549)
Decrease (increase) in other current assets	<b>6,614</b>	1,340
Increase (decrease) in accounts payable and accrued liabilities	<b>458,474</b>	161,730
Increase (decrease) in deferred revenue	<b>198,556</b>	26,603
Increase (decrease) in landfill closure & post-closure liability	<b>164,600</b>	(760,700)
Cash provided by (used for) operating activities	<b><u>7,325,941</u></b>	<u>5,890,626</u>
<b>Capital activities</b>		
Net disposals (purchases) of tangible capital assets	<b>(3,475,313)</b>	(3,339,039)
Cash provided by (used for) capital activities	<b><u>(3,475,313)</u></b>	<u>(3,339,039)</u>
<b>Investing activities</b>		
Decrease (increase) in long-term receivables	<b>88,675</b>	(132,465)
Decrease (increase) in investments	<b>53,490</b>	69,400
Cash provided by (used for) investing activities	<b><u>142,165</u></b>	<u>(63,065)</u>
<b>Financing activities</b>		
Proceeds from long-term debt issued	<b>2,451,402</b>	200,000
Principal repayments on long-term debt	<b>(878,125)</b>	(825,885)
Cash provided by (used for) financing activities	<b><u>1,573,277</u></b>	<u>(625,885)</u>
<b>Increase (decrease) in cash position</b>	<b>5,566,070</b>	1,862,637
<b>Cash (overdraft) beginning of year</b>	<b><u>8,840,203</u></b>	<u>6,977,566</u>
<b>Cash (overdraft) end of year</b>	<b><u>\$ 14,406,273</u></b>	<u>\$ 8,840,203</u>

The accompanying notes are an integral part of this financial statement

**MUNICIPALITY OF SOUTH HURON**  
**NOTES TO FINANCIAL STATEMENTS**

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**For the year ended December 31, 2017**

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**1. Accounting policies**

The consolidated financial statements of the Corporation of the Municipality of South Huron are the representation of management prepared in accordance with Canadian generally accepted accounting principles for local governments as recommended by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada.

Significant aspects of accounting policies adopted by the municipality are as follows:

a) Reporting entity

The consolidated financial statements reflect the financial assets, liabilities, operating revenues and expenditures, Reserves, Reserve Funds, and changes in investment in tangible capital assets of the reporting entity. The reporting entity is comprised of all organizations and enterprises accountable for the administration of their financial affairs and resources to the Municipality and which are owned or controlled by the Municipality. In addition to general government tax-supported operations, they include any water, sewer and waste management systems operated by the municipality and the municipality's proportionate share of joint local boards.

The following boards and municipal enterprises owned or controlled by Council have been proportionately consolidated:

Exeter Business Improvement Association  
 Kirkton-Woodham Swimming Pool

Inter-departmental and inter-organizational transactions and balances are eliminated.

The statements exclude trust funds that are administered for the benefit of external parties.

b) Accrual basis of accounting

Sources of financing and expenditures are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they are earned and measurable, and recognizes expenditures as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

c) Long-term investments

Investments are recorded at cost less amounts written off to reflect a permanent decline in value.

**MUNICIPALITY OF SOUTH HURON**  
**NOTES TO FINANCIAL STATEMENTS**

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December 31, 2017

**1. Accounting policies (continued)**

d) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the change in net financial assets for the year.

- Tangible capital assets

Tangible capital assets are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Category	Amortization Period	Capitalization Threshold
Land	not applicable	\$ 0
Land improvements	25 - 84 years	10,000
Buildings	15 - 95 years	10,000
Environmental facilities	15 - 60 years	10,000
Equipment	5 - 30 years	5,000
Vehicles and heavy equipment	5 - 30 years	5,000
Transportation infrastructure	0 - 100 years	25,000
Watermains infrastructure	20 - 100 years	25,000
Sewermain infrastructure	50 - 100 years	25,000
Stormsewer infrastructure	75 years	25,000

Assets under construction are not amortized until the asset is available for productive use, at which time they are capitalized.

Active landfills are amortized annually on the basis on tonnage tipped during the year, as a percentage of the estimated total capacity of the facility. The estimated costs to close and maintain currently active landfill sites are based on estimated future expenses in current dollars, adjusted for estimated inflation, and are charged to expense as the landfill sites capacity is used.

The municipality has a capitalized threshold of \$0 - \$25,000 dependent on the category, so that individual tangible capital assets of lesser value are expensed, unless they are pooled because, collectively, they have significant value, or for operational reasons. Examples of pooled assets are computer systems, equipment, furniture and fixtures.

- Contribution of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt, and that fair value is also recorded as revenue. Similarly, transfers of assets to third parties are recorded as an expense equal to the net book value of the asset as of the date of transfer.

- Leases

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

- Inventories

Inventories held for consumption are recorded at the lower of cost or net realizable value.

e) Reserves for future expenditures

Certain amounts, as approved by Council, are set aside in reserves for future operating and capital expenditure. Transfers to or from reserves are reflected as adjustments to the respective appropriated equity.

**MUNICIPALITY OF SOUTH HURON**  
**NOTES TO FINANCIAL STATEMENTS**

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December 31, 2017

**1. Accounting policies (continued)**

f) Government transfers

Government transfers are recognized in the financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates can be made.

g) Deferred revenue

Amounts received and required by legislation, regulation or agreement to be set aside for specific, restricted purposes are reported in the statement of financial position as deferred revenue until the obligation is discharged.

h) Landfill Site Closure and Post-Closure Care

Landfill site closure and post-closure care costs are recognized over the operating life of the landfill site, based on capacity used. The liability is recorded at its discounted value, based on the average long-term borrowing rate of the municipality.

i) Amounts to be recovered in future years

Future years recoveries represent the requirement of the municipality to raise funds in subsequent periods to finance unfunded liabilities. A portion of the amounts to be recovered in future years will be recovered from deferred revenues earned.

j) Pensions

The municipality is an employer member of the Ontario Municipal Employees Retirement System (OMERS), which is a multi-employer, defined benefit pension plan. The municipality has adopted defined contribution plan accounting principles for this plan because insufficient information is available to apply defined benefit plan accounting principles. The municipality records as pension expense the current service cost, amortization of past service costs and interest costs related to the future employer contributions to the plan for past employee service.

k) Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, the reported amounts of revenues and expenditures during the period, and the accompanying notes. Due to the inherent uncertainty in making estimates, actual results could differ from those estimates.

**2. Operations of school boards and county**

Taxation levied for school board and county purposes are not reflected in the financial statements. The amounts transferred were:

	<b>2017</b>	<b>2016</b>
County of Huron	\$ 6,386,616	\$ 6,086,127
School Boards	3,663,359	3,594,558



**3. Trust funds**

Trust funds administered by the municipality amounting to \$842,3667 (2016 : \$832,548) have not been included in the statement of financial position nor have their operations been included in the consolidated statement of financial activities.

**4. Pension agreements**

The municipality makes contributions to a multi-employer pension plan on behalf of members of its staff. The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. The amount contributed for 2017 was \$257,873 (2016 : \$249,801) for current services and is included as an expenditure on the consolidated statement of financial activities.

The contributions to the Ontario Municipal Employers Retirement System ("OMERS"), a multi-employer defined benefit pension plan, are expensed when contributions are due. Any pension surpluses or deficits are a joint responsibility of Ontario municipal organizations and their employees. As a result, the municipality does not recognize any share of the OMERS pension surplus or deficit.

**5. Landfill closure and post closure cost liability**

Closure and post-closure care requirements are defined in accordance with industry standards and include final covering and landscaping of the landfill site, removal of ground water and leechates, and ongoing environmental monitoring, site inspections and maintenance. These costs will be incurred when the landfill site stops accepting waste, with the post-closure care expected to continue for an additional 25 - 175 years.

The municipality operates three landfill sites: South Huron, Stephen and Usborne. At December 31, 2016, the municipality has recognized a liability of \$5,622,300 (2016 : \$5,457,700). This represents the present value of the total estimated costs, and is based on a discount rate of 2%. The liability is recorded based on the capacity of the landfill used to date.

The reported liability is based on estimates and assumptions with respect to events extending over a long-term period using the best information available to management. Future events may result in significant changes to the estimated total expenditures, capacity and liability. Any changes in these estimates would be recognized in the year the change is identified.

The closure and post-closure care costs are expected to be funded in the year incurred.

**MUNICIPALITY OF SOUTH HURON**  
**NOTES TO FINANCIAL STATEMENTS**

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December 31, 2017

**6. Municipal debt**

The balance of the long-term liabilities reported on the consolidated statement of financial position is made up of the following:

	2017	2016
Ontario Municipal Economic Infrastructure Financing Authority (OMEIFA) loan payable, 2.83% interest, \$26,329 blended payment payable semi-annually, due June 2024 (for Exeter water and sewer purposes)	310,639	353,591
Pacific Western Capital Inc loan payable, 6.52% interest, \$4,854 blended payment payable monthly, due January 2018 (for Exeter water purposes)	4,828	60,764
Lake Huron Water Supply System / City of London loan payable, due on demand (for water purposes)	264,556	295,179
Ontario Infrastructure Projects Corporation (OIPC) loan payable, 4.87% interest, \$197,862 blended payment payable semi-annually, due December 2046 (for Huron Park water and sewer purposes)	6,112,686	6,207,254
Ontario Infrastructure Projects Corporation (OIPC) loan payable, 5.32% interest, \$20,157 blended payment payable semi-annually, due July 2047 (for sewer purposes)	600,934	608,956
Ontario Infrastructure Projects Corporation (OIPC) loan payable, 5.09% interest, \$185,842 blended payment payable semi-annually, due August 2028 (for Crediton/Centralia sewer purposes)	3,101,393	3,307,323
Ontario Infrastructure Projects Corporation (OIPC) loan payable, 5.02% interest, \$383,668 blended payment payable semi-annually, due December 2034 (for Hensall-Exeter water purposes)	8,705,518	9,023,805
Ontario Infrastructure and Lands Corporation (OILC) loan payable, 4.04% interest, \$32,371 blended payment payable semi-annually, due December 2033 (for recreation purposes)	757,480	790,612
Ontario Infrastructure and Lands Corporation (OILC) loan payable, 3.18% interest, \$83,296 blended payment payable semi-annually, due December 2037 (for Grand Bend sewer purposes)	<u>2,451,402</u>	<u>-</u>
	22,309,436	20,647,484
Tile drain loans payable to Ministry of Finance, responsibility for payment of principal and interest charges have been assumed by individuals, 6% - 8%, due 2018 through 2027	<u>365,975</u>	<u>454,650</u>
	<u>\$ 22,675,411</u>	<u>\$ 21,102,134</u>

Principal payments due on tile drainage loans and recoverable from landowners in the next five years are as follows:

2018: \$48,900    2019: \$51,800    2020: \$49,700    2021: \$52,700    2022: \$47,700

Principal payments recoverable from property owners in the next

five years to finance the bank demand and term loans and municipal debentures are:

2018: \$831,500    2019: \$865,700    2020: \$906,700    2021: \$949,600    2022: \$994,600

**MUNICIPALITY OF SOUTH HURON**  
**NOTES TO FINANCIAL STATEMENTS**

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December 31, 2017

**7. Contingency for long-term liabilities**

The municipality is contingently liable for long-term liabilities with respect to tile drainage loans, and for those for which the responsibility for payment of principal and interest has been assumed by other municipalities, school boards, and unconsolidated entities. At December 31 the principal amounts outstanding are as follows:

	<b>2017</b>	<b>2016</b>
Tile drainage loans assumed by individuals	\$ 365,975	\$ 454,650

**8. Tangible capital assets**

The municipality's policy on accounting for tangible capital assets follows:

- i) Contributed tangible capital assets  
The municipality records all tangible capital assets contributed by external parties at fair value.
- ii) Tangible capital assets recognized at nominal value  
Certain assets have been assigned a nominal value because of the difficulty of determining a tenable valuation.

For additional information, see the Consolidated Schedule of Tangible Capital Assets information on the tangible capital assets of the municipality by major class and by business segment, as well as for accumulated amortization of the assets controlled.

**9. Segmented information**

The Municipality of South Huron is a diversified municipal government institution that provides a wide range of services to its citizens such as recreational and cultural services, planning and development, fire, and transportation services. Distinguishable functional segments have been separately disclosed in the segmented information. The nature of the segments and the activities they encompass are as follows:

**General Government**

This segment relates to the general operations of the municipality itself and cannot be directly attributed to a specific segment.

**Protection to Persons and Property**

Protection is comprised of fire protection, policing, court services, conservation authorities, protective inspection and control, building permit and inspection services, emergency measures and other protection services.

**Transportation**

Transportation services include road maintenance, winter control services, storm sewer system, street light maintenance, parking lots, equipment maintenance and other transportation services.

**Environmental Services**

Environmental services include the sanitary sewer system, waterworks, waste collection, waste disposal and recycling.

**Health Services**

This service area includes cemeteries and other health services.

**Recreational and Cultural Services**

This service area provides public services that contribute to the provision of recreation and leisure facilities and programs, the maintenance of parks and open spaces, library services, museums and other cultural services.

**Planning and Development**

This segment includes matters relating to zoning and site plan controls, land acquisition, development initiatives, agriculture and reforestation, municipal drainage and tile drainage.

For additional information, see the schedule of segmented information.

**MUNICIPALITY OF SOUTH HURON**  
**NOTES TO FINANCIAL STATEMENTS**

7

December 31, 2017

**10. Accumulated surplus**

The accumulated surplus consists of individual fund surplus/(deficit) amounts and reserve and reserve funds as follows:

	<b>2017</b>	<b>2016</b>
General revenue accumulated surplus		
and invested in tangible capital assets	\$ 72,795,866	\$ 71,144,687
Sanitary sewer systems	(287,521)	(121,119)
Waterworks systems	-	3,504,008
Landfill closure and post-closure liability	(5,622,300)	(5,457,700)
Kirkton-Woodham Swimming Pool	2,054	(2,895)
Exeter BIA	15,596	21,003
Reserves and reserve funds	<u>20,922,303</u>	<u>15,661,792</u>
	<u>\$ 87,825,998</u>	<u>\$ 84,749,776</u>

For additional information, see the Consolidated Schedule of Continuity of Reserves, Reserve Funds, and Obligatory Deferred Revenue.

**11. Financial instrument risk management**

**Credit risk**

The Municipality is exposed to credit risk through its cash, trade and other receivables, loans receivable, and long-term investments. There is the possibility of non-collection of its trade and other receivables. The majority of the Municipality's receivables are from ratepayers and government entities. For trade and other receivables, the Municipality measures impairment based on how long the amounts have been outstanding. For amounts outstanding considered doubtful or uncollectible, an impairment allowance is setup.

**Liquidity risk**

Liquidity risk is the risk that the Municipality will not be able to meet its financial obligations as they fall due. The Municipality has a planning and a budgeting process in place to help determine the funds required to support the Municipality's normal operating requirements on an ongoing basis. The Municipality ensures that there are sufficient funds to meet its short-term requirements, taking into account its anticipated cash flows from operations and its holdings of cash and cash equivalents. To achieve this aim, it seeks to maintain an available line of credit balance as approved by the appropriate borrowing bylaw to meet, at a minimum, expected requirements.

**Market risk**

Market risk is the risk that changes in market prices, such as foreign exchange rates or interest rates will affect the Municipality's income or the value of its holdings of financial instruments. The objective of market risk management is to control market risk exposures within acceptable parameters while optimizing return on investments.

**Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Municipality is exposed to interest rate risk arising from the possibility that changes in interest rates will affect the variable rate of temporary borrowings and long-term liabilities and the value of fixed rate long-term liabilities.

There has been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure risks.

**12. Budget amounts**

Under Canadian public sector accounting standards, budget amounts are to be reported on the consolidated statement of financial activities for comparative purposes. The 2017 budget amounts for the Corporation of the Municipality of South Huron approved by Council are unaudited and have been restated to conform to the basis of presentation of the revenues and expenditures on the consolidated statement of activities. Budget amounts were not available for certain boards consolidated by the municipality. The budget figures have not been audited.

**MUNICIPALITY OF SOUTH HURON**  
**Consolidated Schedule of Tangible Capital Assets**  
**For the Year Ended December 31, 2017**

	General				Infrastructure			TOTAL	TOTAL
	Land	Buildings	Vehicles	Other	Roads and Land Improvements	Underground and other Networks	Assets Under Construction	Net Book Value 2017	Net Book Value 2016
<b>Cost</b>									
Balance, beginning of year	1,882,882	6,943,541	6,674,483	800,116	55,408,148	76,929,981	1,883,148	<b>150,522,299</b>	147,619,657
Add: Additions during the year		323,801	777,583	119,967	1,532,903	1,623,902	(373,931)	<b>4,004,225</b>	3,405,973
Less: Disposals during the year		(25,366)	(442,498)	(204,464)	(430,869)	(834,611)		<b>(1,937,808)</b>	(503,331)
Balance, end of year	<u>1,882,882</u>	<u>7,241,976</u>	<u>7,009,568</u>	<u>715,619</u>	<u>56,510,182</u>	<u>77,719,272</u>	<u>1,509,217</u>	<b>152,588,716</b>	150,522,299
<b>Accumulated Amortization</b>									
Balance, beginning of year		3,455,642	4,110,136	405,514	22,624,489	23,265,498		<b>53,861,279</b>	51,486,524
Add: Amortization during the year		202,003	286,984	48,031	1,055,211	1,205,294		<b>2,797,523</b>	2,811,152
Less: Accumulated amortization on disposals		(11,537)	(442,498)	(137,548)	(288,245)	(529,068)		<b>(1,408,896)</b>	(436,397)
Balance, end of year	<u>-</u>	<u>3,646,108</u>	<u>3,954,622</u>	<u>315,997</u>	<u>23,391,455</u>	<u>23,941,724</u>	<u>-</u>	<b>55,249,906</b>	53,861,279
<b>Net Book Value of</b>									
<b>Tangible Capital Assets</b>	<u>1,882,882</u>	<u>3,595,868</u>	<u>3,054,946</u>	<u>399,622</u>	<u>33,118,727</u>	<u>53,777,548</u>	<u>1,509,217</u>	<b>\$ 97,338,810</b>	\$ 96,661,020

**MUNICIPALITY OF SOUTH HURON**  
**Consolidated Schedule of Tangible Capital Assets**  
**For the Year Ended December 31, 2017**

	General Government	Protection	Transportation	Environmental	Health	Recreation and Cultural	Work in Process	<b>TOTAL Net Book Value 2017</b>	TOTAL Net Book Value 2016
<b>Cost</b>									
Balance, beginning of year	1,486,467	3,977,748	65,314,400	71,396,738	175,633	6,288,165	1,883,148	<b>150,522,299</b>	147,619,657
Add: Additions during the year		25,036	2,574,209	1,569,463		209,448	(373,931)	<b>4,004,225</b>	3,405,973
Less: Disposals during the year		(360,603)	(583,696)	(910,894)		(82,615)		<b>(1,937,808)</b>	(503,331)
Interdepartmental transfers	(70,172)		(29,121)			99,293		-	-
Balance, end of year	<u>1,416,295</u>	<u>3,642,181</u>	<u>67,275,792</u>	<u>72,055,307</u>	<u>175,633</u>	<u>6,514,291</u>	<u>1,509,217</u>	<b>152,588,716</b>	<u>150,522,299</u>
<b>Accumulated Amortization</b>									
Balance, beginning of year	627,131	1,986,500	24,269,706	24,379,392	48,876	2,549,674		<b>53,861,279</b>	51,486,524
Add: Amortization during the year	65,301	133,841	1,141,586	1,240,089	6,444	210,262		<b>2,797,523</b>	2,811,152
Less: Accumulated amortization on disposals		(294,266)	(516,732)	(591,525)		(6,373)		<b>(1,408,896)</b>	(436,397)
Interdepartmental transfers	(25,172)		(29,121)			54,293		-	-
Balance, end of year	<u>667,260</u>	<u>1,826,075</u>	<u>24,865,439</u>	<u>25,027,956</u>	<u>55,320</u>	<u>2,807,856</u>	<u>-</u>	<b>55,249,906</b>	<u>53,861,279</u>
<b>Net Book Value of</b>									
<b>Tangible Capital Assets</b>	<u>749,035</u>	<u>1,816,106</u>	<u>42,410,353</u>	<u>47,027,351</u>	<u>120,313</u>	<u>3,706,435</u>	<u>1,509,217</u>	<b>\$ 97,338,810</b>	<u>\$ 96,661,020</u>

**MUNICIPALITY OF SOUTH HURON****Consolidated Schedule of Continuity of Reserves, Reserve Funds and Deferred Revenue**

For the Year Ended December 31, 2017

	Balance, beginning of year	Revenues and contributions			Transfers out Utilized During Year	Balance, end of year
		Interest	From Operations	Other		
<b>Reserves and reserve funds</b>						
Reserves						
for general government	2,049,845		1,042,873		(118,724)	<b>2,973,994</b>
for protection services	989,851		172,916		(53,641)	<b>1,109,126</b>
for transportation services	2,487,686		885,300		(676,298)	<b>2,696,688</b>
for environmental services	7,652,691		4,145,497		(854,180)	<b>10,944,008</b>
for health services	65,831		6,580			<b>72,411</b>
for recreation and cultural services	336,316		155,969		(57,094)	<b>435,191</b>
	<u>13,582,220</u>	<u>-</u>	<u>6,409,135</u>	<u>-</u>	<u>(1,759,937)</u>	<u><b>18,231,418</b></u>
Reserve funds						
Amenity fee community funding	293,296	3,129	311,761			<b>608,186</b>
Webber gravel pit	33,087	353				<b>33,440</b>
Building code	1,000,179	10,670	86,484			<b>1,097,333</b>
Exeter community development	316,385	3,375	20,213			<b>339,973</b>
Dashwood community development	79,012	843				<b>79,855</b>
Exeter cemetery expansion	475	6				<b>481</b>
Exeter cemetery columbarium	18,243	194	7,103			<b>25,540</b>
Landfill perpetual care	313,439	3,344	87,347			<b>404,130</b>
South Huron recreation centre	25,456	272				<b>25,728</b>
	<u>2,079,572</u>	<u>22,186</u>	<u>512,908</u>	<u>-</u>	<u>-</u>	<u><b>2,614,666</b></u>
Total reserves and reserve funds	<u>15,661,792</u>	<u>22,186</u>	<u>6,922,043</u>	<u>-</u>	<u>(1,759,937)</u>	<u><b>20,846,084</b></u>
<b>Deferred revenue</b>						
Parkland	67,962	725		4,500		<b>73,187</b>
Federal Gas Tax Funds	-		307,713		(307,713)	<b>-</b>
OCIF formula-based component	-	1,759	319,794		(245,334)	<b>76,219</b>
Development charges	462,974	4,940		124,065	(11,893)	<b>580,086</b>
	<u>530,936</u>	<u>7,424</u>	<u>627,507</u>	<u>128,565</u>	<u>(564,940)</u>	<u><b>729,492</b></u>
<b>Total</b>	<u><b>\$ 16,192,728</b></u>	<u><b>29,610</b></u>	<u><b>7,549,550</b></u>	<u><b>128,565</b></u>	<u><b>(2,324,877)</b></u>	<u><b>\$ 21,575,576</b></u>



**MUNICIPALITY OF SOUTH HURON****Segmented Information**

For the Year Ended December 31, 2017

	General Government	Protective Services	Transportation Services	Environmental Services	Health Services	Recreation and Culture	Planning and Development	<b>Total 2017</b>	Total 2016
<b>Revenue</b>									
Taxation	8,639,878							<b>8,639,878</b>	8,216,961
User charges	660,671	60,812	275,353	6,708,726	92,014	732,588	218,022	<b>8,748,186</b>	8,610,110
Government transfers	1,368,392	51,212	592,837			71,382	13,154	<b>2,096,977</b>	2,518,883
Interest and penalties	359,967							<b>359,967</b>	327,821
Other	73,156							<b>73,156</b>	75,945
	<u>11,102,064</u>	<u>112,024</u>	<u>868,190</u>	<u>6,708,726</u>	<u>92,014</u>	<u>803,970</u>	<u>231,176</u>	<b><u>19,918,164</u></b>	<u>19,749,720</u>
<b>Operating expenditure</b>									
Wages, salaries and benefits	1,100,223	590,188	824,056	900,272	85,281	944,528	58,831	<b>4,503,379</b>	4,416,811
Contract services	103,971	1,973,688	22,772	670,154	4,623	91,656	4,023	<b>2,870,887</b>	2,895,672
Supplies, materials, equipment and interest	213,588	536,104	1,320,384	3,480,691	28,280	917,824	173,282	<b>6,670,153</b>	5,862,914
Amortization	65,301	133,841	1,141,586	1,240,089	6,444	210,262		<b>2,797,523</b>	2,811,152
	<u>1,483,083</u>	<u>3,233,821</u>	<u>3,308,798</u>	<u>6,291,206</u>	<u>124,628</u>	<u>2,164,270</u>	<u>236,136</u>	<b><u>16,841,942</u></b>	<u>15,986,549</u>
<b>Net revenue (expense)</b>	<u>9,618,981</u>	<u>(3,121,797)</u>	<u>(2,440,608)</u>	<u>417,520</u>	<u>(32,614)</u>	<u>(1,360,300)</u>	<u>(4,960)</u>	<b><u>3,076,222</u></b>	<u>3,763,171</u>

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## INDEPENDENT AUDITOR'S REPORT

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To the Members of Council, Inhabitants and Ratepayers  
of the Corporation of the Municipality of South Huron

We have audited the accompanying financial statements of the trust funds of the Corporation of the Municipality of South Huron, which comprise the balance sheet as at December 31, 2017, and the statement of continuity of trust funds for the year then ended, and a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

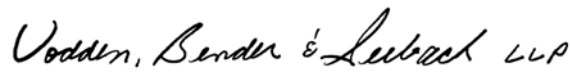
Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### *Opinion*

In our opinion, the financial statements present fairly, in all material respects, the financial position of the trust funds of the Corporation of the Municipality of South Huron as at December 31, 2017 and the continuity of trust funds for the year then ended in accordance with Canadian public sector accounting standards.



Chartered Professional Accountants  
Licensed Public Accountants

Clinton, Ontario  
April 6, 2018

**MUNICIPALITY OF SOUTH HURON  
TRUST FUNDS  
STATEMENT OF CONTINUITY**

**For the Year Ended December 31, 2017**

	Perpetual Care Fund	Niche Care Fund	Five-Year Flower Fund	Pre-need Fund	Perpetual Flower Fund	Monuments Marker Fund	<b>2017</b>	2016
<b>Balance beginning of year</b>	343,487	29,634	15,874	96,294	286,964	60,295	<b>832,548</b>	814,240
<b>Receipts</b>								
Perpetual care	8,740					1,300	<b>10,040</b>	14,184
Donations and capital contributions		1,871	4,098	3,026			<b>8,995</b>	17,228
Interest earned	14,360						<b>14,360</b>	16,384
	<u>23,100</u>	<u>1,871</u>	<u>4,098</u>	<u>3,026</u>	<u>-</u>	<u>1,300</u>	<b>33,395</b>	<u>47,796</u>
<b>Expenditure</b>								
Transfers to cemetery	14,360		7,803	1,413			<b>23,576</b>	29,488
	14,360	-	7,803	1,413	-	-	<b>23,576</b>	29,488
<b>Balance end of year</b>	<b>\$ 352,227</b>	<b>\$ 31,505</b>	<b>\$ 12,169</b>	<b>\$ 97,907</b>	<b>\$ 286,964</b>	<b>\$ 61,595</b>	<b>\$ 842,367</b>	<b>\$ 832,548</b>

**BALANCE SHEET**

<b>As at December 31</b>	<b>2017</b>	2016
<b>Assets</b>		
Cash	<b>26,919</b>	23,148
Investments, cost	<b>862,566</b>	842,170
<b>Liabilities</b>		
Due to general fund	<b>(47,118)</b>	(32,770)
<b>Trust fund net asset balances</b>	<b>\$ 842,367</b>	<b>\$ 832,548</b>

**MUNICIPALITY OF SOUTH HURON**  
**TRUST FUNDS**  
**NOTES TO FINANCIAL STATEMENTS**

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**For the Year Ended December 31, 2017**

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**1. Accounting Policies**

Significant aspects of accounting policies adopted by the municipality are as follows:

a) Management responsibility

The financial statements of the Trust Funds are the representations of management. They have been prepared in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada and prescribed by the Ministry of Municipal Affairs and Housing for municipalities and their related entities.

b) Basis of consolidation

These trust funds have not been consolidated with the financial statements of the Municipality of South Huron.

c) Basis of accounting

Capital receipts and income are reported on the cash basis of accounting. Expenditures are reported on the cash basis of accounting with the exception of administration expenses which are reported on the accrual basis of accounting, which recognizes expenditures as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

d) Investments

Investments are recorded at cost less amounts written off to reflect a permanent decline in value.

e) Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the period. Actual results could differ from those estimates.

**2. Investments**

Trust fund investments have a market value equal to cost of \$ 862,566 (2016 : \$ 842,170).

**EXETER BUSINESS IMPROVEMENT AREA  
FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

***VODDEN, BENDER & SEEBACH LLP***  
***Chartered Professional Accountants***

Vodden, Bender & Seebach LLP  
Chartered Professional Accountants

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Tel: (519) 482-7979  
Fax: (519) 482-5761  
vbs@vbsca.ca

## INDEPENDENT AUDITOR'S REPORT

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To the Directors of the Exeter Business Improvement Area

We have audited the accompanying financial statements of the Exeter Business Improvement Area, which comprise the statement of financial position as at December 31, 2017, and the statements of revenue and expenditure and accumulated surplus and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian generally accepted accounting principles, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

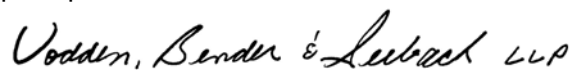
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An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### *Opinion*

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Exeter Business Improvement Area as at December 31, 2017 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.



Chartered Professional Accountants  
Licensed Public Accountants

Clinton, Ontario  
March 21, 2018

**EXETER BUSINESS IMPROVEMENT AREA**  
**STATEMENT OF FINANCIAL POSITION**

See accompanying notes to the financial statements

<b>As at December 31</b>	<b>2017</b>	<b>2016</b>
<b>ASSETS</b>		
Cash	<b>8,062</b>	10,373
Accounts receivable	<b>17,801</b>	10,394
HST recoverable	<b>4,355</b>	15,233
	<b><u>\$ 30,218</u></b>	<u>\$ 36,000</u>
<b>LIABILITIES AND ACCUMULATED SURPLUS (DEFICIT)</b>		
Accounts payable and accrued liabilities	<b>14,622</b>	15,347
Accumulated surplus (deficit)	<b>15,596</b>	20,653
	<b><u>\$ 30,218</u></b>	<u>\$ 36,000</u>

**EXETER BUSINESS IMPROVEMENT AREA****STATEMENT OF REVENUE AND EXPENDITURE AND ACCUMULATED SURPLUS**

See accompanying notes to the financial statements

<b>For the Year Ended December 31</b>	<b>2017</b>	<b>2016</b>
<b>Revenue</b>		
Municipality of South Huron - levy	<b>67,783</b>	66,584
Digital sign rental revenue	-	8,915
Coupon Book	<b>11,660</b>	10,790
Grant- Welcome Centre	<b>6,000</b>	6,000
Awards gala	<b>7,034</b>	7,926
Other revenue	<b>3,538</b>	2,145
	<b><u>96,015</u></b>	<u>102,360</u>
<b>Expenditure</b>		
Advertising and promotional activities	<b>23,657</b>	19,449
Bank charges	<b>257</b>	217
Downtown improvement and beautification	<b>11,718</b>	12,971
General and administration	<b>65,440</b>	65,802
	<b><u>101,072</u></b>	<u>98,439</u>
<b>Net surplus (deficit) for the year</b>	<b>(5,057)</b>	3,921
<b>Accumulated surplus (deficit) beginning of year</b>	<b><u>20,653</u></b>	<u>16,732</u>
<b>Accumulated surplus (deficit) end of year</b>	<b><u><u>\$ 15,596</u></u></b>	<u><u>\$ 20,653</u></u>



# EXETER BUSINESS IMPROVEMENT AREA

## STATEMENT OF CASH FLOWS

See accompanying notes to the financial statements

For the Year Ended December 31	2017	2016
<b>Operating activities</b>		
Surplus (deficit) for the year	(5,057)	3,921
Net change in working capital balances		
Accounts receivable	(7,407)	(6,042)
HST recoverable	10,878	(6,653)
Accounts payable and accrued liabilities	(725)	10,261
<b>Change in cash and cash equivalents during year</b>	<b>(2,311)</b>	<b>1,487</b>
<b>Cash and cash equivalents, beginning of year</b>	<b>10,373</b>	<b>8,886</b>
<b>Cash and cash equivalents, end of year</b>	<b>\$ 8,062</b>	<b>\$ 10,373</b>

## EXETER BUSINESS IMPROVEMENT AREA

### NOTES TO FINANCIAL STATEMENTS

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For the Year Ended December 31, 2017

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#### 1. Nature of operations

The Exeter Business Improvement Area is a municipal sub-committee of the Municipality of South Huron consisting of local merchants, business and property owners. Its mandate is to beautify, improve, and promote the Exeter shopping district.

#### 2. Significant accounting policies

The financial statements of the Exeter Business Improvement Area are the representation of management. Significant accounting policies include the following:

##### a) Accrual basis of accounting

Expenditures and related sources of funding are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues in the period in which transactions or events occurred that gave rise to the revenues; expenditures are recognized in the period the goods and services are acquired and a liability is incurred or transfers are due.

##### b) Revenue recognition

Revenues are recognized in the period in which the activities occur.

##### c) Tangible capital assets

Tangible capital assets are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives.

##### d) Investments

Investments are recorded at the lower of cost or fair value.

##### e) Contributed services

Volunteer contributions are substantial but the value can not be estimated and therefore are not recognized in the financial statements.

##### f) Financial instruments

Unless otherwise stated in these financial statements, the fair value of the corporation's financial assets and liabilities approximate their carrying amount. It is management's opinion that the company is not exposed to significant interest, currency or credit risk arising from these financial instruments.

##### g) Use of estimates

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts in the financial statements and accompanying notes. Due to the inherent uncertainty in making estimates, actual results could differ from those estimates.

**KIRKTON-WOODHAM SWIMMING POOL  
FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

***VODDEN, BENDER & SEEBACH LLP***  
***Chartered Professional Accountants***

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## INDEPENDENT AUDITOR'S REPORT

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To the Directors of the Kirkton- Woodham Swimming Pool

We have audited the accompanying financial statements of the Kirkton- Woodham Swimming Pool, which comprise the balance sheet as at December 31, 2017, and the statement of operations and accumulated surplus for the year then ended, and a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian generally accepted accounting principles, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

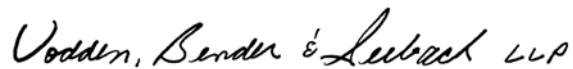
Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### *Opinion*

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Kirkton- Woodham Swimming Pool as at December 31, 2017 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.



Chartered Professional Accountants  
Licensed Public Accountants

Clinton, Ontario  
March 21, 2018

# KIRKTON-WOODHAM SWIMMING POOL BALANCE SHEET

As at December 31	2017	2016
<b>ASSETS</b>		
Due from Municipality of South Huron	<u>4,605</u>	<u>-</u>
	<u><b>\$ 4,605</b></u>	<u><b>\$ 0</b></u>
<b>LIABILITIES AND FUND BALANCES</b>		
Due to Municipality of South Huron	-	5,292
Accounts payable and accrued liabilities	<u>497</u>	<u>499</u>
	<u><b>497</b></u>	<u><b>5,791</b></u>
Fund balances		
Reserve funds	-	-
Accumulated surplus (deficit)	<u>4,108</u>	<u>(5,791)</u>
	<u><b>4,108</b></u>	<u><b>(5,791)</b></u>
	<u><b>\$ 4,605</b></u>	<u><b>\$ 0</b></u>

**KIRKTON-WOODHAM SWIMMING POOL**  
**STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS**

<b>For the Year Ended December 31</b>	<b>2017</b>	<b>2016</b>
<b>Revenue</b>		
Pool receipts	<b>30,732</b>	28,427
Grants from municipalities	<b>46,182</b>	46,400
Grants from municipalities- capital	<b>10,000</b>	99,354
	<b>86,914</b>	174,181
<b>Expenditure</b>		
Wages and benefits	<b>46,609</b>	50,064
Maintenance and pool supplies	<b>13,754</b>	14,733
Heat, hydro and telephone	<b>7,141</b>	7,609
Insurance	<b>1,591</b>	1,556
Accounting fee	<b>865</b>	865
Capital	<b>7,055</b>	99,354
	<b>77,015</b>	174,181
<b>Net surplus (deficit) for the year</b>	<b>9,899</b>	-
<b>Transfer from (to) reserves</b>	-	-
<b>Accumulated surplus (deficit) beginning of year</b>	<b>(5,791)</b>	(5,791)
<b>Accumulated surplus (deficit) end of year</b>	<b>\$ 4,108</b>	(\$ 5,791)

**KIRKTON-WOODHAM SWIMMING POOL****NOTES TO FINANCIAL STATEMENTS**

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**For the Year Ended December 31, 2017**

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**1. Nature of operations**

The Kirkton-Woodham Swimming Pool is a joint local board between the Municipality of South Huron and the Township of Perth South, with each municipality having a 50% interest.

**2. Significant accounting policies**

The financial statements of the Kirkton-Woodham Swimming Pool are the representation of management. Significant accounting policies include the following:

a) **Accrual basis of accounting**

Expenditures and related sources of funding are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues in the period in which transactions or events occurred that gave rise to the revenues; expenditures are recognized in the period the goods and services are acquired and a liability is incurred or transfers are due.

b) **Revenue recognition**

Revenues are recognized in the period in which the activities occur.

c) **Tangible capital assets**

The tangible capital asset for the Pool are recorded in the participating municipalities financial statements in their proportionate ownership share.

d) **Investments**

Investments are recorded at the lower of cost or fair value.

e) **Contributed services**

Volunteer contributions are substantial but the value can not be estimated and therefore are not recognized in the financial statements.

f) **Financial instruments**

Unless otherwise stated in these financial statements, the fair value of the entity's financial assets and liabilities approximate their carrying amount. It is management's opinion that the entity is not exposed to significant interest, currency or credit risk arising from these financial instruments.

g) **Use of estimates**

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts in the financial statements and accompanying notes. Due to the inherent uncertainty in making estimates, actual results could differ from those estimates.

**KIRKTON-WOODHAM COMMUNITY CENTRE BOARD**  
**FINANCIAL STATEMENTS**  
**DECEMBER 31, 2017**

***VODDEN, BENDER & SEEBACH LLP***  
***Chartered Professional Accountants***



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vbs@vbsca.ca

## INDEPENDENT AUDITOR'S REPORT

---

To the Directors of the Kirkton-Woodham Community Centre Board

We have audited the accompanying financial statements of the Kirkton-Woodham Community Centre Board, which comprise the statement of financial position as at December 31, 2017, and the statements of revenue and expenditure and accumulated surplus and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian generally accepted accounting principles, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

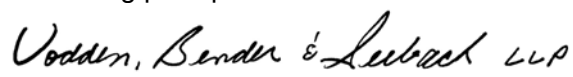
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An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### *Opinion*

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Kirkton-Woodham Community Centre Board as at December 31, 2017 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.



Chartered Professional Accountants  
Licensed Public Accountants

Clinton, Ontario  
June 20, 2018

**KIRKTON-WOODHAM COMMUNITY CENTRE BOARD****STATEMENT OF FINANCIAL POSITION**

See accompanying notes to the financial statements

<b>As at December 31</b>	<b>2017</b>	<b>2016</b>
<b>ASSETS</b>		
Cash	<u>8,797</u>	<u>15,458</u>
	<u><b>\$ 8,797</b></u>	<u><b>\$ 15,458</b></u>
<b>LIABILITIES AND ACCUMULATED SURPLUS (DEFICIT)</b>		
Accounts payable and accrued liabilities	<u>11,168</u>	<u>800</u>
Accumulated surplus (deficit)	<u>(2,371)</u>	<u>14,658</u>
	<u><b>\$ 8,797</b></u>	<u><b>\$ 15,458</b></u>

**KIRKTON-WOODHAM COMMUNITY CENTRE BOARD****STATEMENT OF REVENUE AND EXPENDITURE AND ACCUMULATED SURPLUS**

See accompanying notes to the financial statements

<b>For the year ending December 31</b>	<b>2017</b>	<b>2016</b>
<b>Revenue</b>		
Diamond rental	120	-
Hall and kitchen rental	20,888	24,372
Municipal grants	15,000	15,000
Library grant - County of Huron	10,050	10,000
	<u>46,058</u>	<u>49,372</u>
<b>Expenditure</b>		
Administrative	342	404
Audit fee	850	850
Furnace oil	4,546	2,992
Garbage collection	316	1,509
Grass cutting	4,613	4,126
Hydro - athletic field	445	475
Hydro - hall	6,678	6,855
Insurance	5,363	5,467
Janitorial service	13,141	12,917
Repairs and maintenance	9,947	9,175
Snow removal	2,462	1,859
Supplies	1,360	1,806
Telephone	465	471
Capital expenditures	12,559	1,059
	<u>63,087</u>	<u>49,965</u>
<b>Net surplus (deficit) for the year</b>	<b>(17,029)</b>	<b>(593)</b>
<b>Accumulated surplus (deficit) beginning of year</b>	<b>\$ 14,658</b>	<b>\$ 15,251</b>
<b>Accumulated surplus (deficit) end of year</b>	<b><u>(\$ 2,371)</u></b>	<b><u>\$ 14,658</u></b>

# **KIRKTON-WOODHAM COMMUNITY CENTRE BOARD**

## **STATEMENT OF CASH FLOWS**

See accompanying notes to the financial statements

<b>For the year ending December 31</b>	<b>2017</b>	<b>2016</b>
<b>Operating activities</b>		
Net surplus (deficit) for the year	(17,029)	(593)
Net change in working capital balances		
Accounts payable and accrued liabilities	<u>10,368</u>	<u>-</u>
<b>Change in cash during year</b>	<b>(6,661)</b>	<b>(593)</b>
<b>Cash, beginning of year</b>	<u><b>15,458</b></u>	<u>16,051</u>
<b>Cash, end of year</b>	<u><u><b>\$ 8,797</b></u></u>	<u><u><b>\$ 15,458</b></u></u>

## KIRKTON-WOODHAM COMMUNITY CENTRE BOARD

### NOTES TO FINANCIAL STATEMENTS

---

For the Year Ended December 31, 2017

---

**1. Nature of operations**

The Kirkton-Woodham Community Centre Board is a joint local board between the Municipality of South Huron and the Township of Perth South, with each municipality having a 50% interest.

**2. Significant accounting policies**

The financial statements of the Kirkton-Woodham Community Centre Board are the representation of management. Significant accounting policies include the following:

a) Accrual basis of accounting

Expenditures and related sources of funding are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues in the period in which transactions or events occurred that gave rise to the revenues; expenditures are recognized in the period the goods and services are acquired and a liability is incurred or transfers are due.

b) Revenue recognition

Revenues are recognized in the period in which the activities occur.

c) Tangible capital assets

The tangible capital asset for the Board are recorded in the participating municipalities financial statements in their proportionate ownership share.

d) Investments

Investments are recorded at the lower of cost or fair value.

e) Contributed services

Volunteer contributions are substantial but the value can not be estimated and therefore are not recognized in the financial statements.

f) Financial instruments

Unless otherwise stated in these financial statements, the fair value of the corporation's financial assets and liabilities approximate their carrying amount. It is management's opinion that the company is not exposed to significant interest, currency or credit risk arising from these financial instruments.

g) Use of estimates

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts in the financial statements and accompanying notes. Due to the inherent uncertainty in making estimates, actual results could differ from those estimates.



## Staff Report

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**Report To:** Dan Best, Chief Administrative Officer  
**From:** **Sandy Becker, Director of Financial Services**  
**Date:** August 13 2018  
**Report:** FIN.18.17  
**Subject:** Financial Software Analysis

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### Recommendations:

**That** South Huron Council receives the report from S. Becker, Director of Financial Services/Treasurer re: Financial Software Analysis, and

**That** South Huron Council authorize the Treasurer to engage in sole sourcing as the method of procurement as per the Procurement By-Law 33-2017, and

**That** South Huron Council authorize the Treasurer to enter into a contract with USTI/Aptean for the purchase of Asyst Financial Software.

### Purpose:

This report is intended to advise Council of the outcome of the review and analysis of our financial software to determine the most efficient software investment that will maximize functions and minimize costs.

### Background and Analysis:

Currently Staff use Great Plains financial software to perform the bulk of the internal tasks such as General Ledger, Utility Billing, Payroll, Property Taxation, Point of Sale and more.

The financial analysis is completed from the budgeting and reporting software which pulls data from Great Plains. However, the transactions are first entered into a job costing software and drawn into the General Ledger. This make analysis cumbersome.

The current costs of the financial software package are as follows:

2014	2015	2016	2017	2018
\$37,737.22	\$38,682.61	\$34,063.17	\$39,061.17	\$35,599.28

The average annual cost for licensing, support and upgrades is \$37,028.69 based on a five year average. This is a high cost for a Municipality of this size.

The alternative financial software providers can be summarized as follows including purchase prices and ongoing annual support costs (exclusive of HST).

Software Provider	Purchase Price	Annual Support
Asyst	\$24,296	\$7,290
Keystone	\$36,000	\$15,025
Vadim	\$48,500	\$9,700

The software listed above have all been acquired recently by "Aptean," including Great Plains. Extensive research into functionality has been undertaken. The research includes speaking with several Municipalities using each of the listed software providers as well as participating in demos.

As a result, Finance Staff have selected Asyst based on the decision matrix below:

Criteria	Weight
Cost	30%
Reporting	25%
Usability – reduces support requirements; efficiencies	20%
Support and Upgrades	15%
Security	10%

The greatest weight is placed on cost as there is an opportunity for cost savings from the current software. The next greatest concern was reporting capabilities to improve reporting and analysis both internally and externally. Asyst uses an interface that is very similar to Microsoft Office products which staff are very familiar with, this will assist with the transition and further use.

As Aptean owns all of the aforementioned software options that are offered in this area for Municipalities/operations of our size, staff have determined that the purchase of the financial software would fall under the single source purchase method.

**Operational Considerations:**

There are no changes expected for operations apart from cost savings and greater reporting capabilities.

**South Huron's Strategic Plan:**

Section 6.2.2 includes strategic objectives that recommend initiatives reflecting the collective perspectives of the strategic planning process. Asset Management supports the following objectives:

- Administrative Efficiency and Fiscal Responsibility by ensuring the right amount is invested in the right assets at the right time to optimize their useful lives and reduce annual replacement costs.
- Transparent, Accountable, and Collaborative Governance through the use of data analysis to remove the subjectivity of the operational and capital budgeting processes.

**Financial Impact:**

The proposed change in financial software is within the budgeted amount. As a result no adverse financial impact is anticipated. In fact, there are cost savings associated with the switch that will be realized within the first 12 months of switching.

In the 2017 Operating Budget Council approved \$18,000 as part of the purchase/implementation of capital budgeting software which was placed in reserve. The 2018 Operating Budget included another \$18,000 for financial software. As previously reported, staff proposed to review all of our financial modules including the capital budgeting component to determine the most efficient software investment that will maximize functions and minimize costs. Upon further analysis Staff concluded that capital budgeting in excel for a Municipality of this size is not unreasonable and does not reduce accuracy or efficiency substantially. Therefore, it is recommended that the \$36,000 be applied to new financial software which can expand the department's reporting capabilities, enhance usability and support and will pay for itself within the first year of operations.

The following is a summary of the cost information for Asyst Software which results in a payback period of 0.5 years. This includes the elimination of the job costing software which is currently an additional step in the financial



process. An expansion of the chart of accounts will be utilized to accommodate the level of information all staff require for reporting and analysis. The software purchase can be summarized as follows:

<b>Costs</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<i>Software Purchase</i>	24,724		
<i>Implementation</i>	7,876		
<i>Annual Licensing</i>	2,472	7,417	7,417
<i>Less: Reserve</i>	36,000		
<i>Less: Estimated Savings Realized</i>		27,200	37,900
<b>Net Savings</b>	<b>928</b>	<b>19,783</b>	<b>30,483</b>

*Note: these costs are expressed including the non-recoverable portion of HST for accuracy. 2018 Annual licensing has been pro-rated as the cost will only be for September to December (4 months).*

It will be necessary to maintain support/licensing of Great Plains and WorkTech until 2018 year end is complete and audited, which is estimated to be March 31, 2019.

There are no adverse financial impacts anticipated for the current or future years. The proposed software is within the approved operating budget for 2018.

### **Legal Impact:**

There are no legal implications as a result of this report.

### **Staffing Impact:**

The implementation of the financial software will be completed by Staff in the Finance Department with the assistance of the software provider. There are no adverse staffing impacts as a result of this report.

### **Policies/Legislation:**

The software is integral in providing the data and reporting to meet numerous different policies and legislative requirements.

### **Consultation:**

Chief Administrative Officer

Also, a great deal of consultation with other municipalities and Aptean took place in order to gauge how the software will satisfy our unique needs.

Additionally, staff took part in demos offered by Aptean in order to complete the decision matrix and select the software most beneficial to the municipality.

**Related Documents:**

None.

Prepared by,

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**Angela Shipway, Financial Services Supervisor**

Respectfully submitted,

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**Sandy Becker, Director of Financial Services**



## Staff Report

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**Report To:** Dan Best, Chief Administrative Officer  
**From:** **Sandy Becker, Director of Financial Services**  
**Date:** August 13 2018  
**Report:** FIN.18.18  
**Subject:** Capital Progress Report – July

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### Recommendations:

**That** South Huron Council receives the report from S. Becker, Director of Financial Services re: 2018 Capital Progress Report – July completed as of July 31, 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 July the Municipality is well into 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 just over 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  
Dan Best, CAO

**Related Documents:**

Appendix A – 2018 Capital Progress Report – July

Prepared by,

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**Angela Shipway, Financial Services Supervisor**

Respectfully submitted,

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**Sandy Becker, Director of Financial Services**

## Appendix A – 2018 Capital Progress Report – July

Job	Job Description	YTD	Budget	Variance	% of Comp.	NOTES
<b>General Administration</b>						
2018-GA-01	Replace Photocopier	3,202	3,562	360	100%	Completed within budget.
		<b>3,202</b>	<b>3,562</b>	<b>360</b>		
<b>Emergency Services - Fire</b>						
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%	5/9 sets delivered 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.
2018-FD-04	Exeter Station Pad Paving	-	20,000	20,000	0%	Referred to transportation services to achieve financial efficiencies.
		<b>21,595</b>	<b>302,240</b>	<b>280,645</b>		
<b>Transportation Services</b>						
20-3043	James St - Main to Edward	19,107	18,900	(207)	100%	Contract awarded to Hanna and Hamilton Construction Co as per motion #98-2017; Complete.
20-3054	Simcoe St. - Andrew to Main	8,739	10,375	1,636	100%	Completed within budget.
20-3055	William St. - Anne to Huron	10,847	11,800	953		

20-3056	George St. - Main to Orchard	14,409	16,700	2,291		
20-3057	Bridge Repairs - #3037 McTaggart Line	1,455	20,805	19,350	66%	Tender awarded to Weathertech Restoration Services Inc as per motion #127-2018. Removal & restoration of concrete complete; rip-rap, guiderail & associated roadwork remains.
20-3059	Bridge Repairs - #3039 McTaggart Line	1,635	44,948	43,313		
2017-TS-06	McTaggart Line Bridge #3038	137,226	570,446	433,220		
2017-TC-05	Huron St Recon - Edward-East	60,742	890,000	829,258	15%	Tender awarded to Birnam Excavating Inc as per motion #191-201; Underground services Edward to Pryde complete. Section from Pryde to Eastern Ave still remaining, as well as all surface restoration work.
2017-TS-03	Line 17 - Hern to Rogerville	-	180,000	180,000	15%	Lead by the Municipality of West Perth; Authorization for South Huron portion as per motion #307-2018; Estimated start date October 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	10%	Engineering tender awarded to BM Ross as per motion

						#342-2018; Base plan survey work has begun.
2018-TS-02	Mollard and McTaggart Line	-	142,632	142,632	10%	Tender awarded to Norjohn Contracting and Paving Ltd as per motion #341-2018; Internal prep 85% Complete with Contractor anticipated to start in September 2018.
2018-TS-05	Whalen Line - Hwy 4-McTaggart	24,392	501,050	476,658	20%	Lead by Lucan Biddulph; Authorization for South Huron portion as per motion #306-2018; Shoulder widening and subdrains complete; Paving contractor scheduled to pulverize and pave by the end of August 2018.
2018-TS-07	Replace Kvernland Disk Mower	-	12,000	12,000	5%	Draft tender complete and under review.
2018-TS-08	Replace JD Tractor	-	139,500	139,500	5%	Draft tender complete and under review.
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	15%	Engineering tender awarded to GM BluePlan as per motion #344-2018. Base plan survey work has been completed.
		<b>285,745</b>	<b>2,730,656</b>	<b>2,444,911</b>		



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.
		-	<b>160,000</b>	<b>160,000</b>		
<b>Recreation Services</b>						
20-7126	Port Blake Revitalization (Design)	1,840	414,578	412,738	15%	RFP closed in April with no bids. As per report CAO.07-2018 the landscaping patio and entrance are moving forward in late fall project.
20-7127	Exeter Swimming Pool	1,382,894	1,700,000	317,106	95%	Anticipated pool opening August 3, 2018
20-7132	SHRC/Community Hub	22,514	125,000	102,486	10%	Leisure Plan International will be commencing telephone survey over next few weeks. Focus groups will be starting. RFP for fundraising will be issued.
2017-RS-05	Dashwood CC Washrooms	11,854	120,000	108,146	15%	Tenders received over budget. Staff report forthcoming.
2017-RS-11	Victoria Park Washrooms	-	10,000	10,000	100%	Lioness Club Project; Washrooms are open.
2018-RS-05	4x4 Utility Vehicle	-	9,158	9,158	15%	Staff researching options within budget. Anticipated to benefit Staff all seasons.
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.
		<b>1,462,594</b>	<b>2,438,774</b>	<b>976,180</b>		
<b>Solid Waste Services</b>						
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.
		-	<b>80,000</b>	<b>80,000</b>		
<b>Sewer Services</b>						
20-5623	William St Sanitary Pumping Station	28,469	1,900,040	1,871,571	10%	Final Design delayed due to potential dewatering requirements and related shoring of wet well excavation. Test dig completed and supplemental geotechnical report issued. Evaluating alternatives to bring project within budget
20-5629	Simcoe St. - Andrew to Main	4,521	6,275	1,754	100%	Completed within budget.
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%	Completed within budget. Carryforward project and some expenditures recorded in 2017 which explains the significant savings. User fee budget.
2017-SC-04	James St - Main to Edward	11,464	12,000	536	100%	Completed within budget.
2017-SC-05	Huron St Recon - Edward-East	120,340	630,000	509,660	15%	Tender awarded to Birnam Excavating Inc as per motion #191-2018. Underground services from Edward to Pryde complete Section from Pryde to Eastern Ave still remaining, as well as all surface restoration work.
2018-S-01	Rehab Sewage Lagoon Filters	4,352	15,000	10,648	90%	Engineering complete, awaiting final report and draft tender document.
2018-S-03	Mollard Line Forcemain Repl.	276,189	386,006	109,816	90%	Tender for road surface restoration was awarded to Norjohn Contracting and Paving Ltd as per motion #341-2018.
2018-SC-05	Waterloo Street - London -Rail	-	60,000	60,000	10%	Engineering tender awarded to BM Ross as per motion #342-2018. Base plan survey work has commenced.
		<b>652,954</b>	<b>3,436,441</b>	<b>2,783,487</b>		

Water Services						
20-4141	Simcoe St. - Andrew to Main	2,579	4,040	1,461	100%	Completed within budget.
20-4142	Willam St. - Anne to Huron	5,446	6,000	554		
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	370,136	585,000	214,864	99%	Contract awarded to Robinson Farm Drainage as per motion #158-2018. Dashwood Rd and Shipka Line complete. Commissioning and final tie-ins required on McTaggart & Huron.
2017-W-04	Shipka Line - South R-Kirkton	315,761	372,000	56,239		
2017-W-05	Watermain Repl - Huron-McTag.	143,915	139,800	(4,115)		
2017-W-07	Bulk Water Station 82 Nelson	-	50,000	50,000	5%	Draft tender completed and under review
2017-WC-04	James St Recon. Main - Edward	7,531	7,500	(31)	100%	Completed within budget.
2017-WC-05	Huron St Recon - Edward-East	31,039	550,000	518,961	15%	Tender awarded to Birnam Excavating Inc as per motion #191-201. Underground services from Edward to Pryde complete. Section from Pryde to Eastern Ave still remaining, as well as all surface restoration work.
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	15%	Engineering tender awarded to GM BluePlan as per motion #344-2018. Base plan survey work has been completed.
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	5%	Engineering tender awarded to BM Ross as per motion #342-2018. Work has commenced and is on schedule to be complete before the end of the year.
2018-WC-05	Eng - Waterloo St - #4-Rail	-	70,000	70,000	10%	Engineering tender awarded to BM Ross as per motion #342-2018. Base plan survey work has commenced.
		<b>939,619</b>	<b>2,203,166</b>	<b>1,263,547</b>		
	<b>Grand Totals</b>	<b>3,365,710</b>	<b>11,354,839</b>	<b>7,989,129</b>		



## Staff Report

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**Report To:** Dan Best, Chief Administrative Officer

**From:** **Jo-Anne Fields, Manager of Community Services**

**Date:** August 13 2018

**Report:** CSD.18.06

**Subject:** Dashwood Community Centre Washroom Addition and Accessible Parking Request for Tender Results

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### Recommendations:

**That** South Huron Council receives the report from Jo-Anne Fields, Community Services Manager re: Dashwood Community Centre Washroom Addition and Accessible Parking Request for Tender Results;and

**That** Council not award the Request For Tender (RFT) for the Dashwood Community Centre Addition and Accessibility Parking project as all bids exceed the budgeted amount.

### Purpose:

To report on the results of the tender for this project.

### Background and Analysis:

The present washroom facilities at the Dashwood Community Centre are not accessible and require renovating. The fixtures are outdated and require replacement. In 2011, R. Ritz Architech were retained to provide a conceptual drawing for the proposed renovation. The renovation will require an extension to the north side of the building, where the present washroom facilities are located. To allow for accessibility, the renovation would extend into the grassy area of the parking lot 5 feet, 10 inches. Renovations could potentially increase rental opportunities and usage of facility.

The Request for Tender closed on Monday, July 23, 2018. Three (3) tenders were received and opened by Dan Best, Wayne DeLuca, Maggie McBride, Dave Atthill and Jo-Anne Fields.

The following are the results of the request for tender.

<b>Contractor</b>	<b>Price (Excluding HST)</b>	<b>HST</b>	<b>Total Cost (Including HST)</b>
Feltz Design Build	\$227,148.61	\$29,529.32	\$256,677.93
SDI Builders 2010 Ltd.	\$231,000.00	\$30,030.00	\$261,030.00
Oke Woodsmith Building System Inc.	\$289,006.34	\$37,570.82	\$326,577.16

This project was approved in the 2018 Community Services Department capital budget in the amount of \$120,000.00.

At this time, Staff will coordinate a meeting with our partner (the Municipality of Bluewater) to discuss next steps. A subsequent report will come to Council and advise of those discussions and options moving forward.

### **Operational Considerations:**

There were no alternative operational considerations at this time. Upon review with the Municipality of Bluewater, options will be presented in a subsequent report to Council.

### **South Huron's Strategic Plan:**

#### **6.1.1.1 Strategic Vision Goals**

- Ensuring the condition of municipal infrastructure is maintained and planned for

### **Financial Impact:**

This project was approved in the 2018 Community Services Department capital budget in the amount of \$120,000.00.

Staff re-confirmed construction costing with the Engineer prior to preparing the 2018 budget as well as directly before the Request for Tender was released.

The project submissions received are over the estimated budget amount of \$120,000.00.

**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 this report.

**Consultation:**

Chief Administrative Officer  
Director of Financial Services/Treasurer

**Related Documents:**

2018 Budget  
CAO Report dated February 20, 2018

Respectfully submitted,

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**Jo-Anne Fields, Community Services Manager**





## Staff Report

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**Report To:** Dan Best, Chief Administrative Officer

**From:** **Scott Currie, Communications and Strategic Initiatives Officer**

**Date:** August 13 2018

**Report:** Comm 2018-2

**Subject:** 2018 South Huron Health and Wellness Forum

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### Recommendations:

**THAT** South Huron Council receives the report from S. Currie, entitled "2018 South Huron Health and Wellness Forum."

### Purpose:

The purpose of this report is to inform South Huron Council of a "Health and Wellness Forum" event being planned by municipal staff in partnership with the Huron County Health Unit.

### Background and Analysis:

As part of the Age-Friendly Community Plan recently approved by Council, staff are moving forward with organizing a Health and Wellness Forum on September 20<sup>th</sup>, from 2pm-9pm at the South Huron Rec Centre in Exeter.

This tradeshow-style forum is meant to raise awareness among regional residents and connect them directly to local health and wellness service providers. From the municipality's perspective, this is an opportunity to improve the attractiveness of our communities to newcomers and also help retain the people we have by profiling access to outstanding health and wellness services right here at home.

The format will consist of a 'vendors' area where public agencies and local businesses have table top displays, a speaker series where vendors have a

chance to deliver a short plenary presentation (if they choose), a 'conversation café' serving light refreshments, and a demonstration area for fitness/yoga providers.

This will be a free event for attendees. The municipality is operating this event on a cost-recovery basis and will be asking participating organizations to pay \$50/table to cover promotional costs etc. The exclusion to this will be the County of Huron and Public Health.

### **Operational Considerations:**

The Municipality of South Huron's in-kind contribution to this event is the rec centre facility and the planning efforts of Community Services and Communications staff.

### **South Huron's Strategic Plan:**

In addition to moving forward on the Age-Friendly Community Plan, this Health and Wellness forum will advance economic development by making our community a more attractive place to live, which complements the efforts of both the Ambassador Program and Local Immigration Partnership (administered by Huron County).

### **Financial Impact:**

This event will not impact the budget. It will operate on a cost-recovery basis with advertising and rental expenses covered by a participation fee charged to featured vendors.

### **Legal Impact:**

None

### **Staffing Impact:**

It is estimated that this project will require the following staff commitment:

<b>Event Activities</b>	<b>Estimated Staff Time (hours)</b>	<b>Lead</b>
Planning	35	S Currie
Marketing	29	S Currie
Logistics (set up/take down)	4	K Russell
Attendance	7	S Currie
Reporting	2	S Currie
<b>Total</b>	<b>77</b>	

**Policies/Legislation:**

None

**Consultation:**

Dan Best, Chief Administrative Officer  
Kate Russell, Community Services Program Coordinator

**Related Documents:**

None.

Respectfully submitted,

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**Scott Currie, Communications and Strategic Initiatives Officer**



## Staff Report

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**Report To:** Dan Best, Chief Administrative Officer  
**From:** **Rebekah Msuya-Collison, Municipal Clerk**  
**Date:** August 13 2018  
**Report:** 21-2018  
**Subject:** Request for Drainage Improvement – Extension of Project

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### Recommendations:

**That South Huron Council receives the report from R. Msuya-Collison, Clerk re: Requests for Drain Improvement under Section 78 of the Drainage Act; and**

**That South Huron Council hereby appoints William J. Dietrich, P. Eng., from Dietrich Engineering Ltd. as the Municipal Drainage Engineer to include the proposed new drain construction, as set out in the petition for drainage works, to the municipal drainage project report for Fleming-Morrissey Drain Improvement.**

### Purpose:

To provide Council with the Petition for Drain Improvement filed by Stephen Morrissey.

### Background and Analysis:

South Huron Council received a report on June 15, 2015 filed by Helen Ryan for improvement works on the Morrissey Municipal Drain, Stephen Ward. William J. Dietrich from Dietrich Engineering Ltd. was appointed as the Municipal Drainage Engineer in accordance with Section 78 of the Drainage Act by South Huron council resolution #297-2015.

Stephen Morrissey has filed a new petition under section 78 for improvements to the Fleming-Morrissey Drain to be included in the same drainage report.

The Drainage Engineer has advised that the final report can include both Section 78 improvements. Please find attached Petition for Drain Improvement by Owners pursuant to Section 78 of the Drainage Act. R.S.O. 1990, as submitted by Stephen Morrissey.

### **Operational Considerations:**

There are no operational considerations as a result of the actions outlined in 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 is no financial impact as a result of the actions outlined in this report.

### **Legal Impact:**

There is no legal impact as a result of the actions outlined in this report.

### **Staffing Impact:**

There is no staffing impact as a result of the actions outlined in this report.

### **Policies/Legislation:**

Drainage Act

### **Consultation:**

Dietrich Engineering Limited

### **Related Documents:**

Notice of Request for Drain Improvement

Respectfully submitted,

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**Rebekah Msuya-Collison, Municipal Clerk**

**Notice of Request for Drain Improvement**  
Drainage Act, R.S.O. 1990, c. D.17, subs. 78(1)

To: The Council of the Corporation of the Municipality of South Huron  
Re: Fleming - Morrissey Municipal Drain  
(Name of Drain)

In accordance with section 78(1) of the *Drainage Act*, take notice that I/we, as owner(s) of land affected, request that the above mentioned drain be improved.

The work being requested is (check all appropriate boxes):

- ☐ Changing the course of the drainage works;  
☒ Making a new outlet for the whole or any part of the drainage works;  
☐ Constructing a tile drain under the bed of the whole or any part of the drainage works;  
☐ Constructing, reconstructing or extending bridges or culverts;  
☐ Constructing, reconstructing or extending embankments, walls, dykes, dams, reservoirs, pumping stations or other protective works in connection with the drainage works;  
☒ Otherwise improving, extending to an outlet or altering the drainage works;  
☐ Covering all or part of the drainage works; and/or  
☐ Consolidating two or more drainage works.

Provide a more specific description of the proposed drain improvement you are requesting:

install a new tile drainage system  
to today's standards

**Property Owners:**

- Your municipal property tax bill will provide the property description and parcel roll number.
- In rural areas, the property description should be in the form of (part) lot and concession and civic address.
- In urban areas, the property description should be in the form of street address and lot and plan number, if available.

Property Description

Lot 17, SBC

Ward or Geographic Township

Stephen

Parcel Roll Number

27-057

If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation's name and the name and corporate position of the authorized officer. Only the owner(s) of the property may request a drain improvement.

**Select Ownership Type**

Enter the mailing address and primary contact information of property owner below:

Last Name <i>Morrissey</i>		First Name <i>Stephen</i>		Middle Initial <i>S</i>
Mailing Address		Street/Road Number <i>382521</i>	Street/Road Name <i>Mt Carmel dr.</i>	PO Box <i>NOM 1 m 0</i>
Unit Number				Postal Code
City/Town <i>Crediton</i>		Province <i>Ont.</i>		
Telephone Number	Cell Phone Number (Optional) <i>519 614 3305</i>	Email Address (Optional)		

To be completed by recipient municipality:

Notice filed this / day of 20

Name of Clerk (Last Name, First Name)	Signature of Clerk





## Staff Report

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**Report To:** Dan Best, Chief Administrative Officer  
**From:** **Rebekah Msuya-Collison, Municipal Clerk**  
**Date:** August 13 2018  
**Report:** 22-2018  
**Subject:** 2018 Restricted Acts of Council ("Lame Duck" period)

---

### **Recommendations:**

**That South Huron Council receives the report from R. Msuya-Collison, Clerk re: 2018 Restricted Acts of Council for information only.**

### **Purpose:**

The purpose of this report is to advise that Council is now in a lame duck position.

### **Background and Analysis:**

Determination of a lame duck council is based on the nominations that have been certified after nomination day (July 27, 2018) and any acclamations made to the new council. Report 15-2018 regarding 2018 Restricted Acts of Council was brought forward to Council at the June 18, 2018 Regular Council meeting. I had advised that at the first meeting in August, 2018 that Council would be advised as to whether it is in a lame duck position.

There is a certainty that less than 75 percent of the current members will return to the new council, thus the new council will include less than 75 percent of the outgoing council and lame duck provisions apply.

### **Operational Considerations:**

Operational considerations as outlined in Clerk Report to Council 15-2018.

**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/Budget implications as a result of this report

**Legal Impact:**

Legal implications as outlined in Clerk Report 15-2018.

**Staffing Impact:**

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

**Policies/Legislation:**

*Municipal Act*

*Municipal Elections Act*

*Modernizing Ontario's Municipal Legislation Act*

**Consultation:****Related Documents:**

Report to Council 15-2018 Delegation By-Law 62-2018

Respectfully submitted,

---

**Rebekah Msuya-Collison, Municipal Clerk**



## Staff Report

---

**Report To:** South Huron Council  
**From:** **Dan Best, Chief Administrative Officer/Deputy Clerk**  
**Date:** August 13 2018  
**Report:** CAO 2018-15  
**Subject:** Employee Group Benefits Update

---

### Recommendations:

**That** the report of Dan Best, Chief Administrative Officer dated August 13, 2018 with respect to the Employee Group Benefits Update be received; and

**That** the surplus funds received through the Consortium be placed in the Benefit Contingency Reserve.

### Purpose:

Information

### Background and Analysis:

Huron County Lower Tiers (with the exception of Goderich), Perth County, Perth County Lower Tiers, and St. Marys participate in a consortium with Huron County to collaborate in the procurement and management of benefit costs. Through a risk sharing pool, Huron County's Lower Tier municipalities share extended healthcare and dental costs. The Perth and St. Marys municipalities utilize a similar risk sharing pool. Both pools have protected the individual municipalities against high cost claims which has permitted stable year to year benefit costs.

As a result of the collaborative arrangement, there has been an accumulation of financial reserves jointly owned by the municipalities. Following establishment of the joint reserves balance, balances remain in the

prior separate reserve accounts. These amounts are available to be refunded to the municipalities and will be distributed proportionally based on premiums contributed to the prior risk sharing pool.

As an outcome of the collaborative pooling approach, the participating municipalities have access to favourable underwriting arrangements for the extended healthcare and dental care benefits. These arrangements have been in place with the insurer since 2012 for Huron County municipalities and since 2013 for Perth and St Marys municipalities.

As a group, the overall benefit costs have remained stable for seven consecutive years for Huron municipalities and six consecutive years for the Perth and St Marys municipalities. During these periods, costs for individual municipalities have been adjusted to achieve harmonized rates. Therefore, the municipalities pay equivalent rates to provide equivalent coverage to staff.

As noted above, the favourable underwriting arrangements have yielded significant financial benefits which would not be available to the individual municipalities on a standalone basis. The result has been accumulation of financial reserves jointly owned by the municipalities, which provide benefit cost stability and rating flexibility during the annual benefits renewal.

To further enhance the financial benefits of pooling and sharing of risk amongst the municipalities, the Huron County Lower Tiers, Perth, and St Marys municipalities created a single risk sharing pool as of January 1st, 2018. Establishment of a joint pool was possible due to the municipalities adopting a shared plan design for extended health and dental care benefits as of January 1st, 2017 and uniform premium rates as of January 1st, 2018

### **Financial Impact:**

To support the single risk sharing pool, a joint reserve account was established for the Huron County Lower Tiers, Perth, and St Marys municipalities as of January 1st 2018. The account is funded by transfers from the prior separate reserve amounts. In the interest of fairness, the proportional contribution for each municipality was based on current enrolment levels.

As previously stated and following establishment of the joint reserves balance, funds remain in the prior separate reserve accounts. These amounts are available to be refunded to the municipalities and will be distributed proportionally based on premiums contributed to the prior risk sharing pool.

For the Municipality of South Huron, the amount withdrawn is \$54,526.00. As this is a one-time withdrawal, the municipal consortium recommends the funds be transferred to reserves and not be used for ongoing costs.

**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

**Consultation:**

Huron-Perth-St Marys Benefits Consortium  
Sandy Becker, Director of Financial Services

**Related Documents:**

None

Respectfully submitted,

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**Dan Best, Chief Administrative Officer/Deputy Clerk**



## Staff Memo

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**Report To:** South Huron Council  
**From:** **Dan Best, Chief Administrative Officer/Deputy Clerk**  
**Date:** August 13 2018  
**Report:** CAO 2018-16  
**Subject:** Acting Fire Chief

---

### Recommendations:

**That** the memo of Dan Best, Chief Administrative Officer dated August 13, 2018 regarding the appointment of an Acting Fire Chief be received.

### Purpose:

Information

### Background and Analysis:

As Council is aware Section 6(1) of the *Fire Prevention and Protection Act, 1997*, provides that the Council of a municipality that has established a Fire Department shall appoint a Fire Chief for the Fire Department.

At this time, this Council is in lame and the resignation of the current Fire Chief creates some logistic challenges. More specifically, if a Council is in a 'lame duck' position, the Council shall not take on the following actions:

- a) The appointment or removal from office of any officer of the municipality;
- b) The hiring or dismissal of any employee of the municipality;
- c) The disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal; and

d) Making any expenditures or incurring any other liability which exceeds \$50,000.

As the position of Fire Chief meets the definition of Officer, the requirements of the *Fire Prevention and Protection Act, 1997* and *Bill 68 Modernizing Ontario's Municipal Legislation Act* are in conflict. In addition, the Establishing and Regulating By-law offers no relief (despite the fact that a municipal by-law cannot overrule or be in conflict with a provincial Act) offers no solution as we do not have a Deputy-Chief position which would assume all duties of the Fire Chief in his absence or vacancy. Moreover, the current Establishing and Regulating By-law does not assist based on the role of the District Chief outlined below:

*The District Fire Chief is in charge of the divisions of fire suppression, training, and apparatus and equipment in their district in a supervisory role under the direction of the Fire Chief. He/she will respond to alarms and assume command of the scene unless relieved by the Fire Chief, supervise fire ground activities to ensure officers and fire fighters operate in a manner consistent with established guidelines and accepted fire fighting methods, determine the causes of fires in conjunction with other officers, develop and implement an in-service training program and advise the Fire Chief of any changes in procedures or methods necessary to maintain or improve the fire training programs of the department, advise the Fire Chief of any repairs necessary to vehicles, equipment and stations, and perform any other duties as assigned by the Fire Chief.*

Given the fact that the key role of the Fire Chief is to be administrative in nature as outlined in the establishing and regulating by-law:

*The Fire Chief's role is administrative in nature and involves responsibility for the planning, co-ordination, operation and efficiency of the Fire Department. He/she is also responsible for the public education, fire prevention, and enforcement of the statutes of the Ontario Fire Code. The work is performed under the general direction of the CAO of the Municipality of South Huron.*

At this time the vacating Chief has met a number of tasks related to his position in 2018. The major outstanding item is the mandatory inspections of vulnerable occupancies as outlined in O Regulation 364/13 which can be completed in the Fall of 2018. The assistance and guidance of the Fire Marshall's Office can be accessed.

Based on the above, the prudent course of action is to proceed on a short-term basis with an Acting Chief. This will allow us to ensure that our requirements under the *FPPA, 1997* are met and allow the opportunity for the following:

- New Council can appoint the new Fire Chief through by-law
- New Council can assist in the strategic direction of the organization and in particular the Fire Service
- The Fire Marshall's Office to be requested to come in and perform an audit to assist in developing the strategic direction. Please note that the FMO will only focus on compliance with the Act and not examine operations. This would be done separately through the service review and/or consultant.

In moving forward in this direction, a meeting was held between the CAO, Chief and District Chiefs to determine the level of interest amongst the group to take on the role of Acting Chief. After consideration, two District Chiefs chose to move forward. The Fire Chief and CAO convened two separate meetings with the two District Chiefs and subsequently came up with a decision on who would perform the Acting Fire Chief role.

**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:**

Fire Protection and Prevention Act, 1997  
Establishing and Regulating By-law 18-2006

**Consultation:**

Fire Chief Andrew Baird

**Related Documents:**

None

Respectfully submitted,

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**Dan Best, Chief Administrative Officer/Deputy Clerk**



**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M5G 2E5  
Tel.: 416 585-7000  
Fax: 416 585-6470

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M5G 2E5  
Tél. : 416 585-7000  
Téléc. : 416 585-6470



July 17, 2018

Maureen Cole  
Mayor  
Municipality of South Huron  
[m.cole@southhuron.ca](mailto:m.cole@southhuron.ca)

Dear Mayor Cole:

As a former mayor, I understand the significance of the provincial-municipal relationship and the important role municipal governments fulfil for their residents.

In my new role as Minister of Municipal Affairs and Housing, I look forward to working with you as Ontario's new government delivers policies and programs that will improve the lives of people across our province.

I know I can count on you to comment on matters of concern and provide advice on how to move forward on many important files. Your feedback and unique perspective is vital to ensuring that we are collectively serving the needs of all Ontarians, both urban and rural.

I look forward to meeting you in just a few weeks at AMO or in the months to come.

Sincerely,

Steve Clark  
Minister

c: Laurie LeBlanc  
Deputy Minister

**Rebekah Msuya-Collison**

---

**From:** ROMA Communications <romacommunicate@roma.on.ca>  
**Sent:** Thursday, July 19, 2018 6:37 PM  
**To:** Rebekah Msuya-Collison  
**Subject:** Rural Matters: ROMA AGM and Conference, January 27 - 29, 2019  
**Attachments:** 19ROMARegistrationForm.pdf

ROMA will be hosting Rural Matters, the ROMA Annual AGM and Conference January 27 – 29, 2019 at the Sheraton Centre Hotel in Toronto. Join your colleagues from rural municipalities across Ontario to learn from experts and each other, connect with vendors, meet with government officials, and mark your ballot in the ROMA Board Elections. Our theme, Rural Matters, will celebrate our unique experiences, focus on rural specific issues, and highlight the important role our municipalities play in the provincial landscape.

Registration and hotel information can be found on the website here: <http://roma.on.ca/Events/2019ROMAConference.aspx>

Please note - early bird registration closes September 25, 4pm.

We look forward to seeing you in January.

The ROMA Board

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**DISCLAIMER:** Any documents attached are final versions. ROMA assumes no responsibility for any discrepancies that may have been transmitted with this electronic version. The printed versions of the documents stand as the official record.

**OPT-OUT:** If you wish to opt-out of these email communications from ROMA please [click here](#).



Ontario  
Provincial  
Police

Police  
provinciale  
de l'Ontario



Municipal Policing Bureau  
Bureau des services policiers des municipalités

777 Memorial Ave.  
Orillia ON L3V 7V3

777, ave Memorial  
Orillia (ON) L3V 7V3

Tel: (705) 329-6200

Fax: (705) 330-4191

File number/Référence: 612-20

August 07, 2018

Mayor/Reeve,

The OPP, Municipal Policing Bureau actively participates in events and conferences that we believe can add value to our relationships and discussions surrounding municipal policing matters. As a follow up to our letter to your municipality dated June 8, 2018, we would like to remind you that Municipal Policing Bureau representatives, including myself, are available to meet you for a municipal policing discussion at the Association of Municipalities of Ontario (AMO) Conference held in Ottawa, ON, August 19-21, 2018.

We will be at booth #513 in the Exhibit Hall. Drop in to have a casual discussion and meet Municipal Policing Bureau members. Should you wish to have a more formal discussion in relation to the billing model or your municipality's Annual Billing Statement, please contact us directly at [OPP.MunicipalPolicing@opp.ca](mailto:OPP.MunicipalPolicing@opp.ca) to schedule a meeting with us on Tuesday, August 21, 2018. Simply submit your request along with a brief description of the topic you wish to discuss, and specify any time you are not available that day, if applicable.

The OPP is committed to adequate, effective, and sustainable police service delivery in Ontario. We look forward to seeing you at the upcoming conference.

Thank you.

Sincerely,

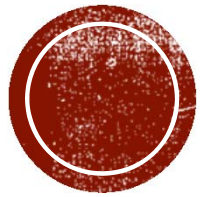
A handwritten signature in black ink, appearing to read "T Rhl".

T.A. (Bert) McDonald, Inspector  
Bureau Manager  
Municipal Policing Bureau  
Ontario Provincial Police

# 2018 HURON COUNTY HOMELESS ENUMERATION







**ON BEHALF OF THE COUNTY OF HURON  
THANK YOU TO THE MANY COMMUNITY CHAMPIONS WHO  
ASSISTED US IN REACHING OUT TO OUR COMMUNITY'S  
VULNERABLE**

# Thank You

# PURPOSE AND SCOPE OF ENUMERATION

- To provide a local snapshot of homelessness
- To inform priorities and set targets for ending homelessness
- To expand evidence base and build local capacity to respond homelessness
- 100% confidential County wide survey
- 15 Provincial data points
- Data to be rolled into Provincial findings



# METHODOLOGY

- One of three Provincially approved methods could be adopted:
  - Period Prevalence Count
  - Point in Time Count
  - Registry Week
- Huron County selected a Period Prevalence Count
  - Conducted March 19<sup>th</sup> – 25<sup>th</sup> 2018

## WHO?

- **Unsheltered**  
Outdoors, public spaces, tents, vehicles, sheds, boats
- **Emergency Sheltered**  
Local shelters; Out of the Cold & domestic violence shelters
- **Provisionally Sheltered**  
Couch surfing, transitional housing, institution (jail, hospital)







- Type of Current Housing/Lodging
- Chronicity of Homelessness
- Frequency of Homelessness
- Reason for Homelessness
- Age
- Indigenous Identity
- Racialized Identity
- Gender Identity
- Sexual Orientation
- Language
- Family Homelessness – dependents
- Military Service
- Health – Mental, Physical, Addictions, Disability
- Child Welfare
- Income Source

## 15 DATA POINTS

Provincially Required





# THE FINDINGS



Let's look deeper...

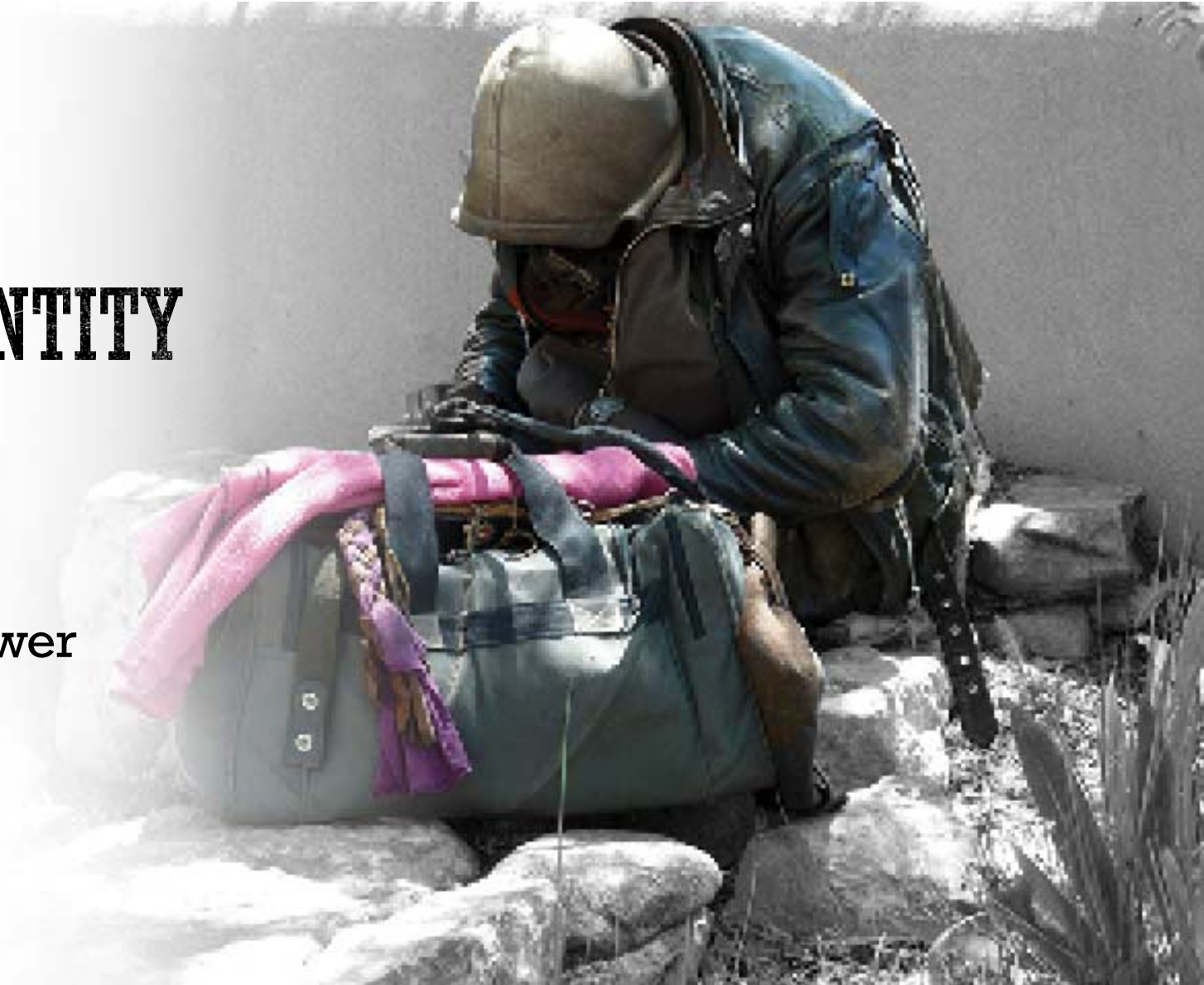
# GENDER IDENTITY

38 males

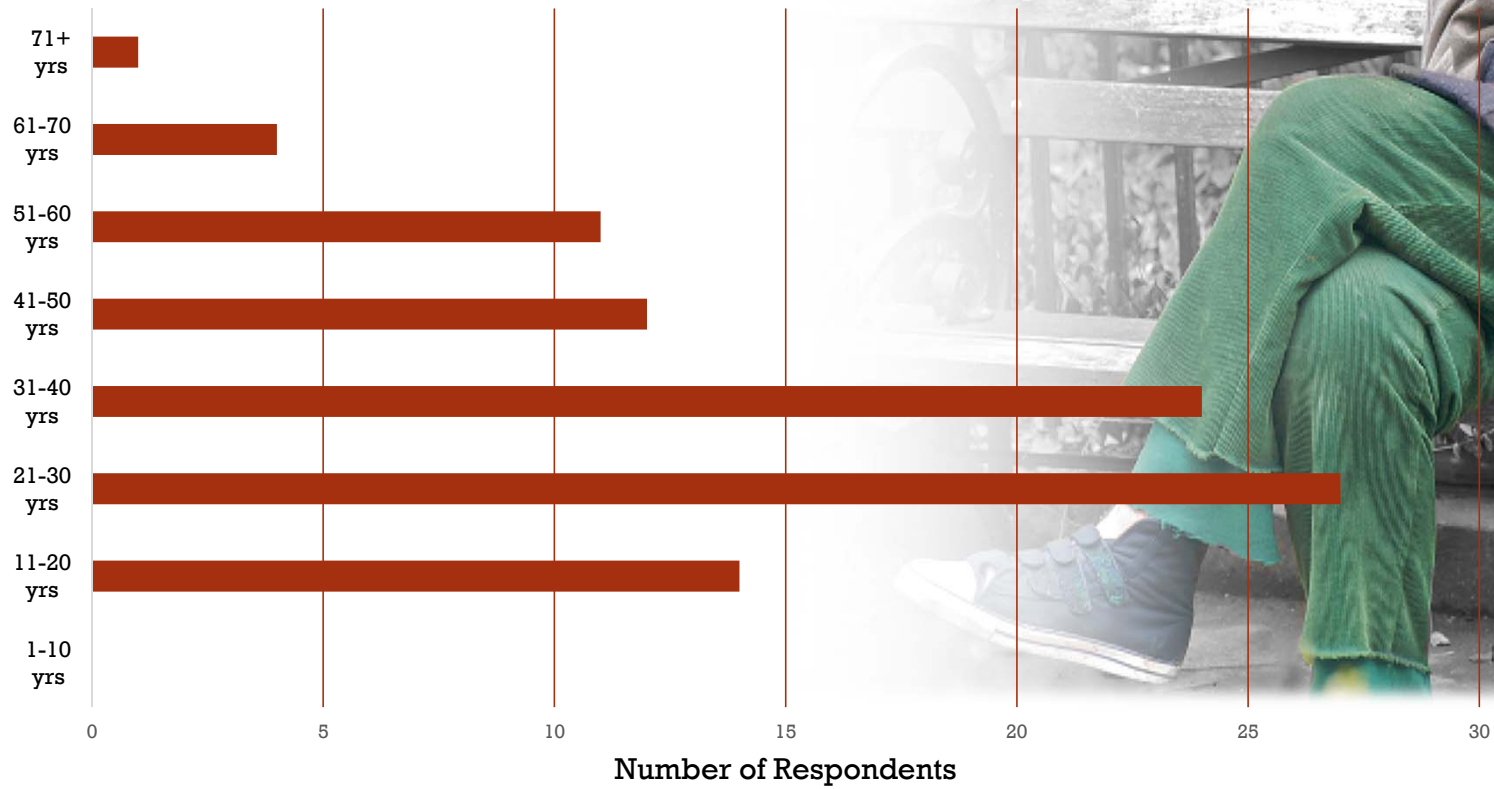
53 females

1 two-spirited

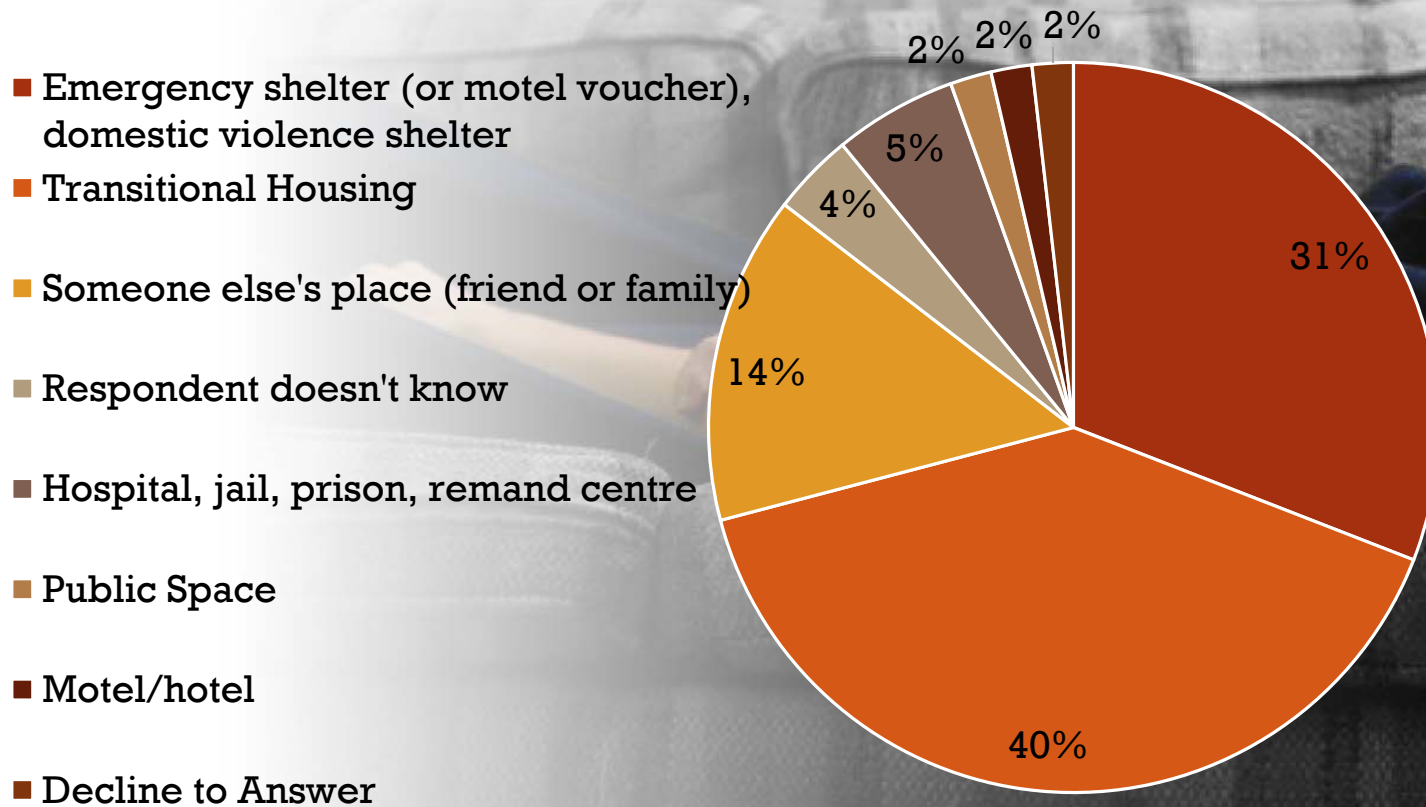
1 declined to answer



# AGE

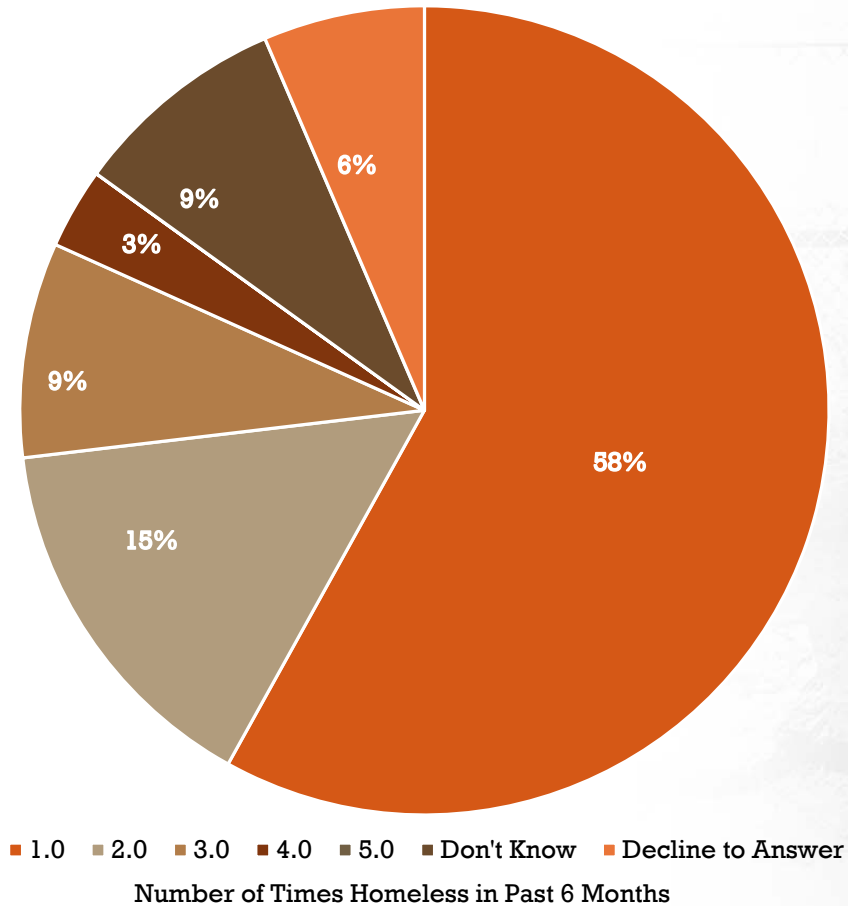


# TYPE OF CURRENT HOUSING/LODGING

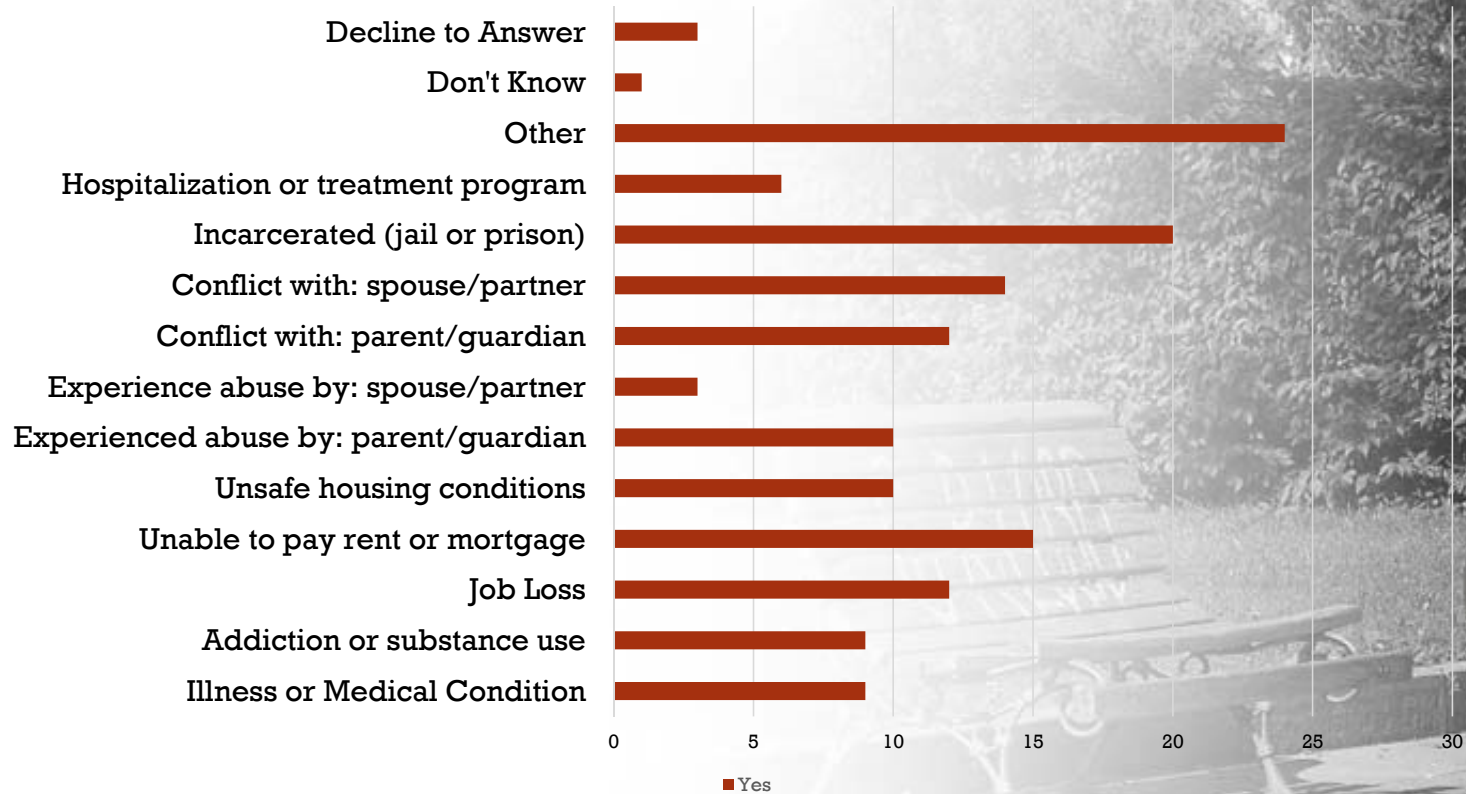




# FREQUENCY OF HOMELESSNESS



# REASON FOR HOMELESSNESS





# INDIGENOUS IDENTITY

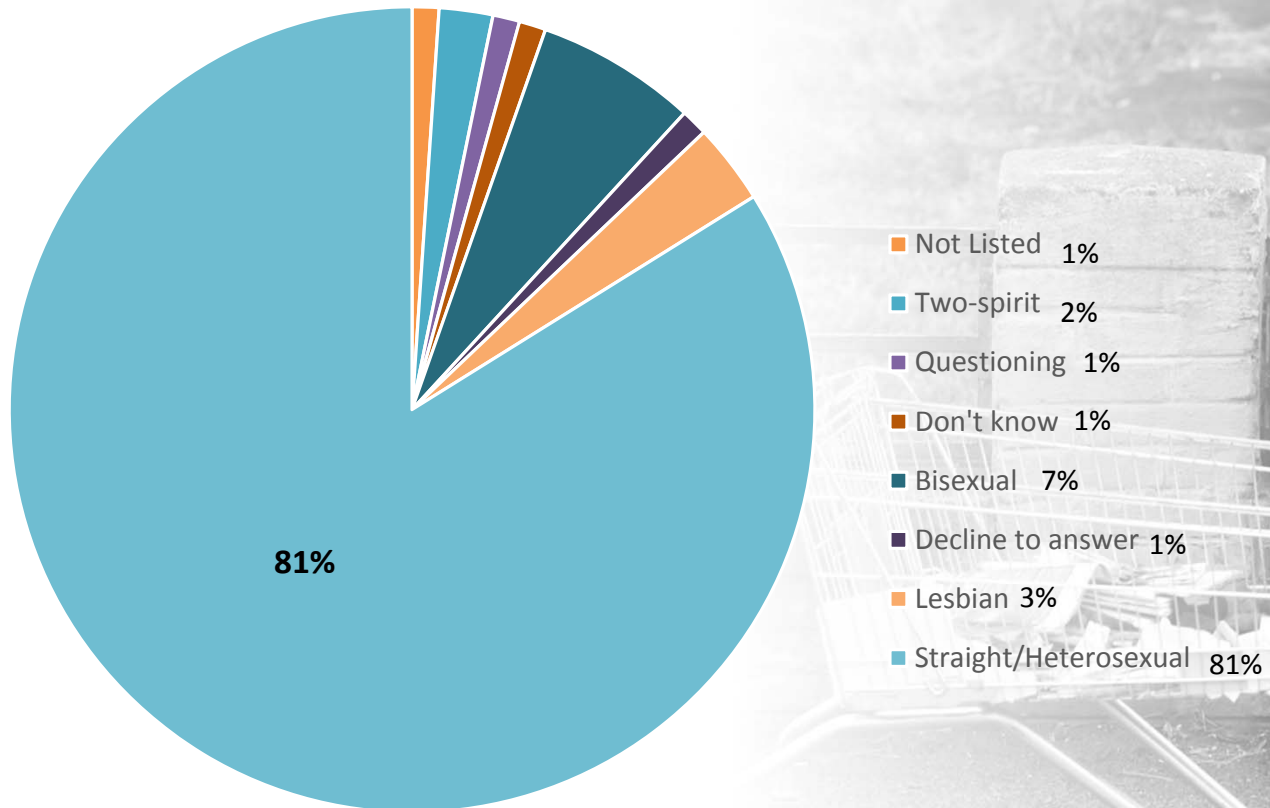
- 14 of the 93 participants identified themselves as Indigenous

# RACIALIZED IDENTITY

- 5 of the 93 participants identified themselves as racialized

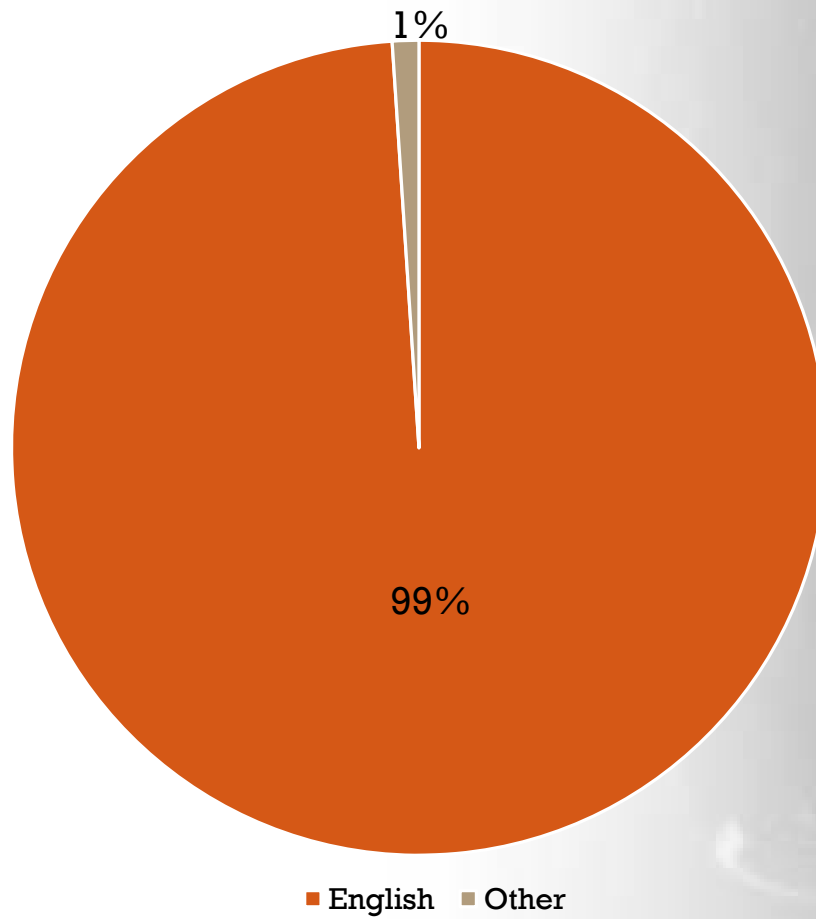


# SEXUAL ORIENTATION

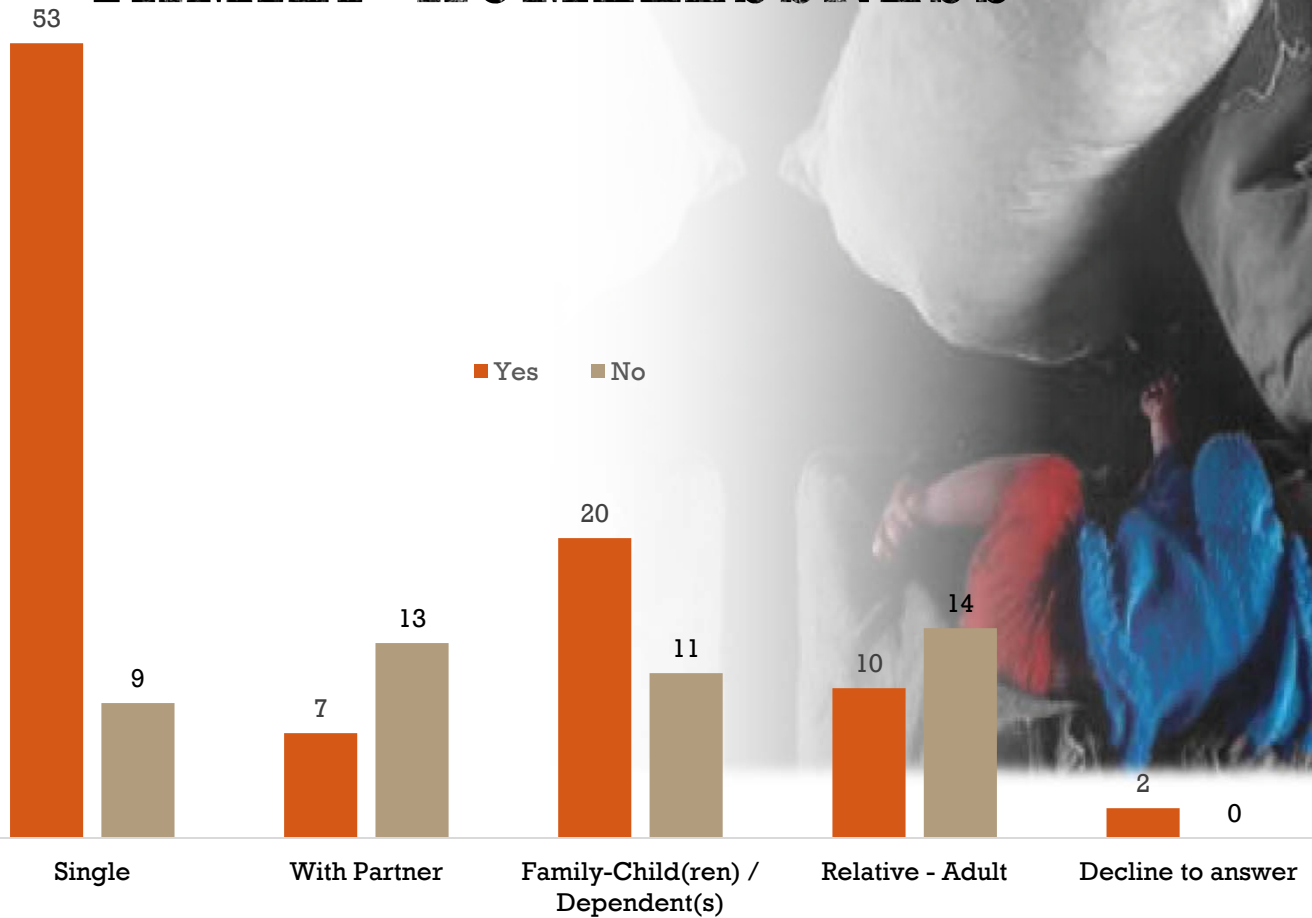




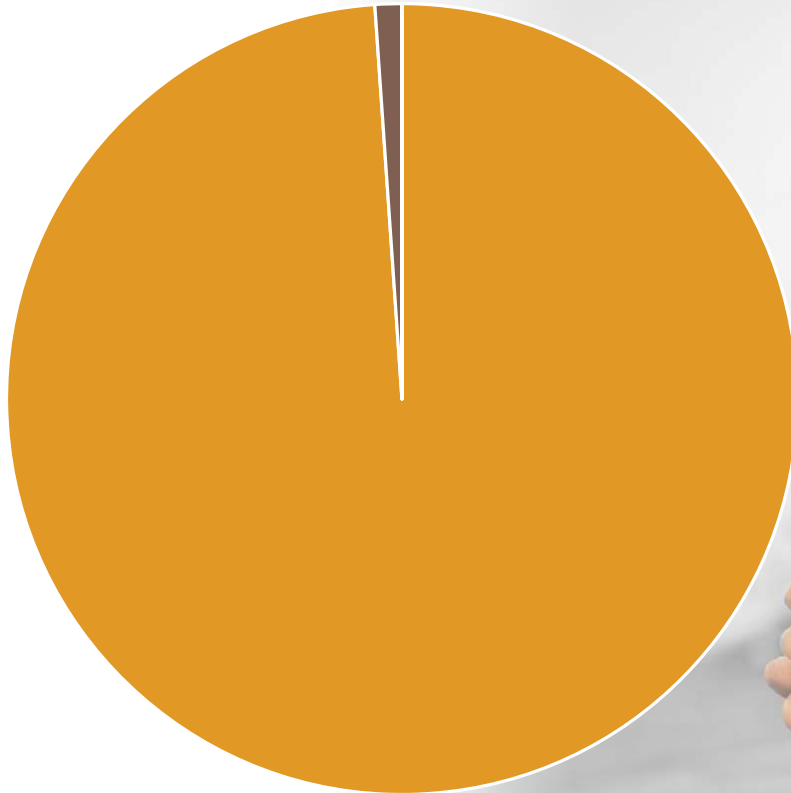
# LANGUAGE



# FAMILY HOMELESSNESS



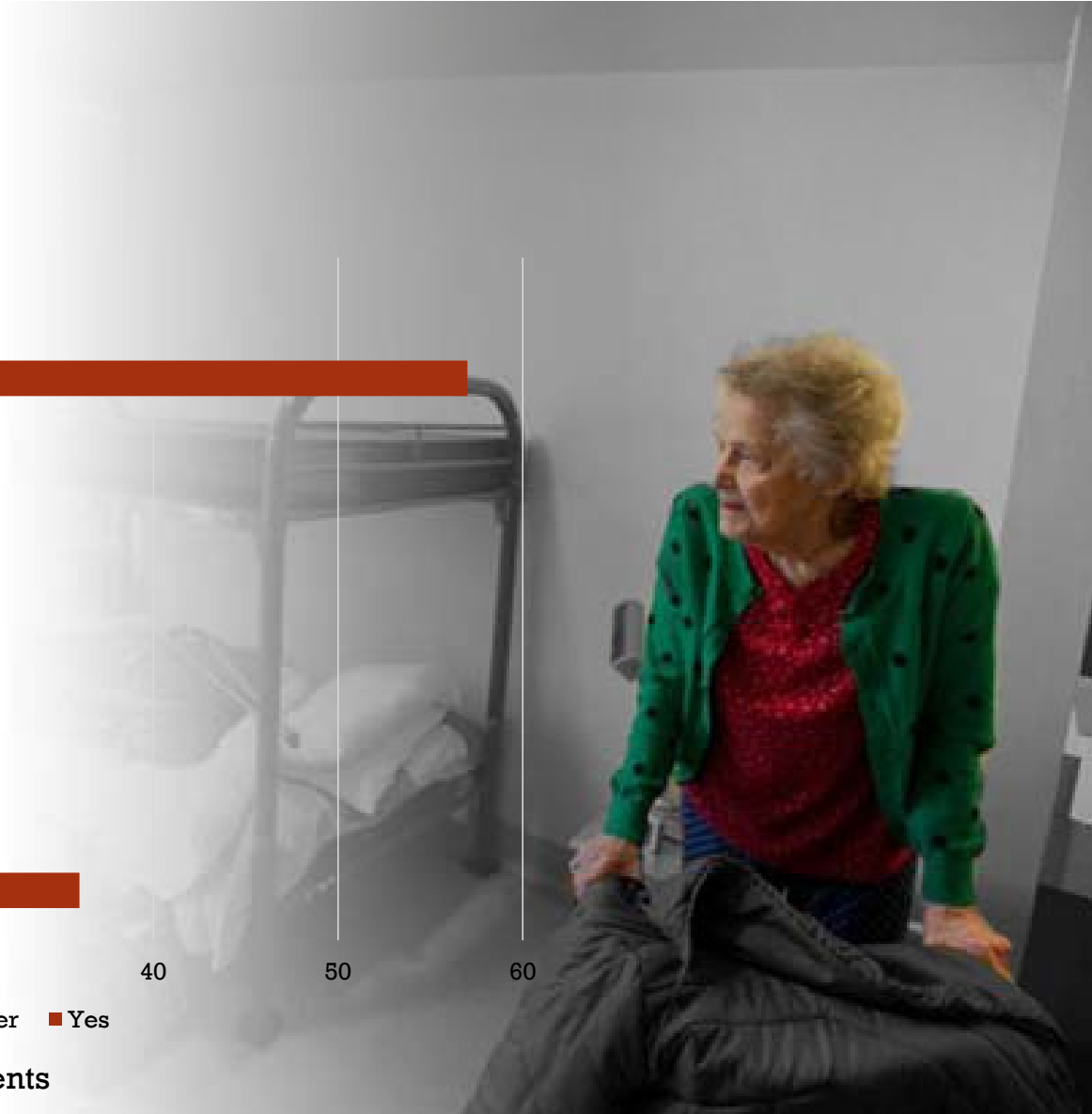
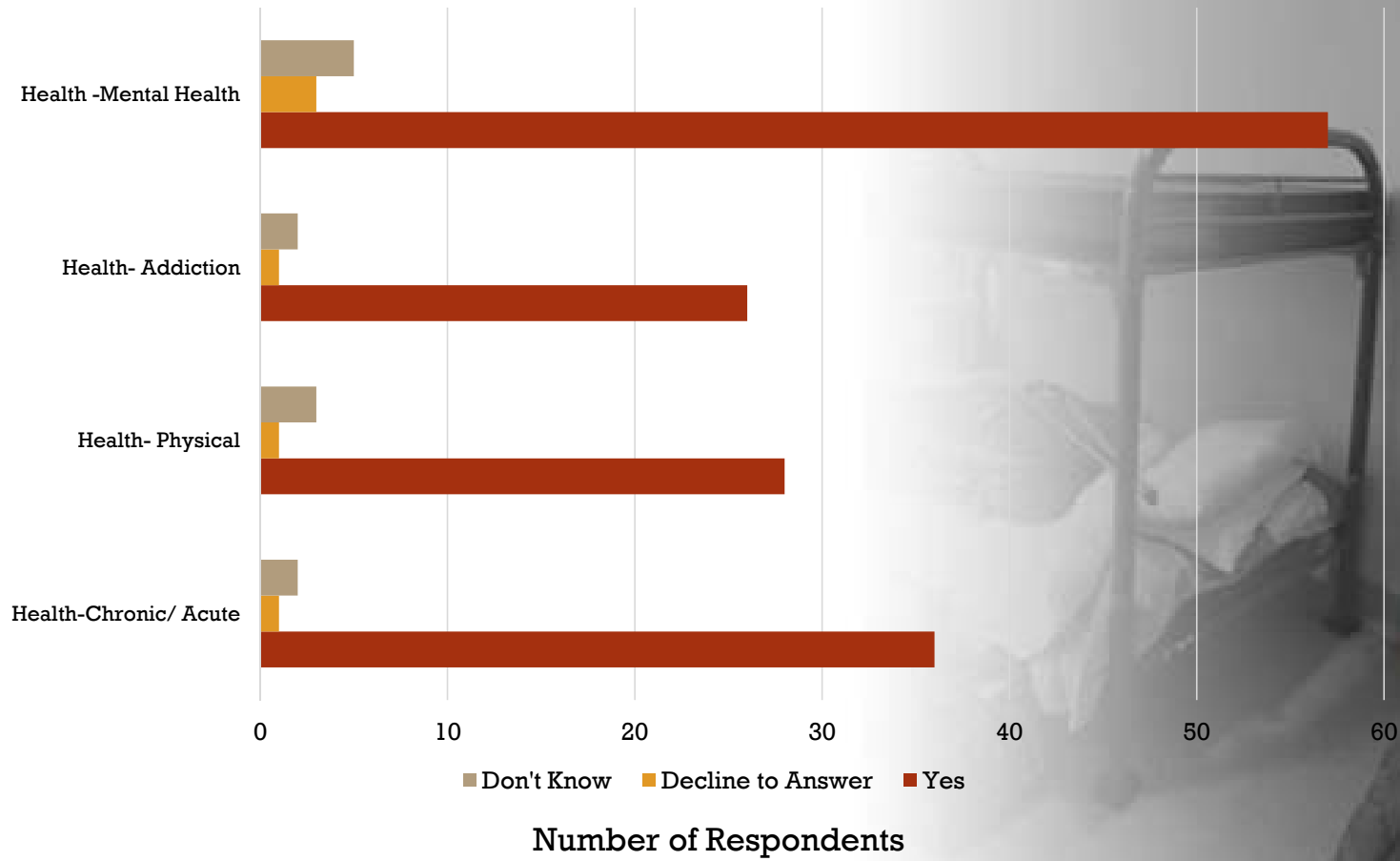
# MILITARY SERVICE



■ Yes ■ No ■ Decline to Answer ■ Don't Know

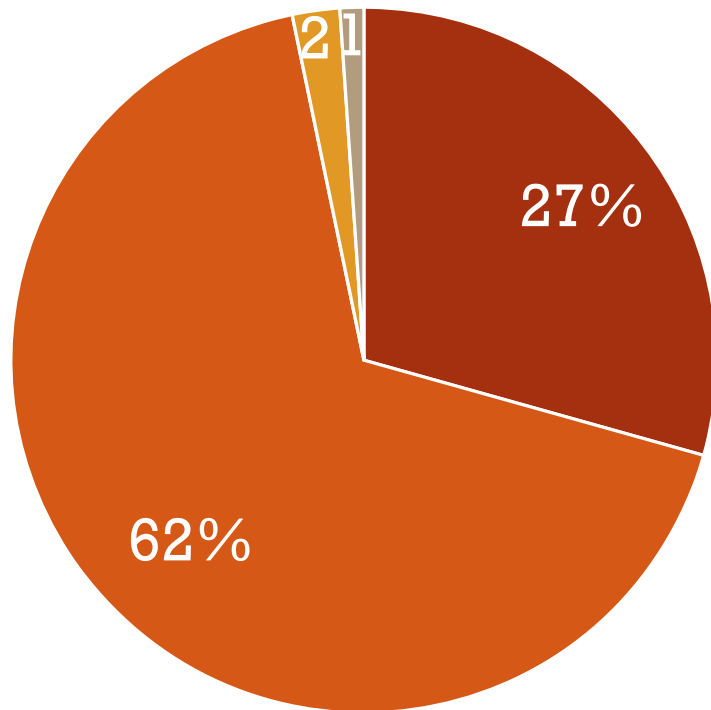


# HEALTH



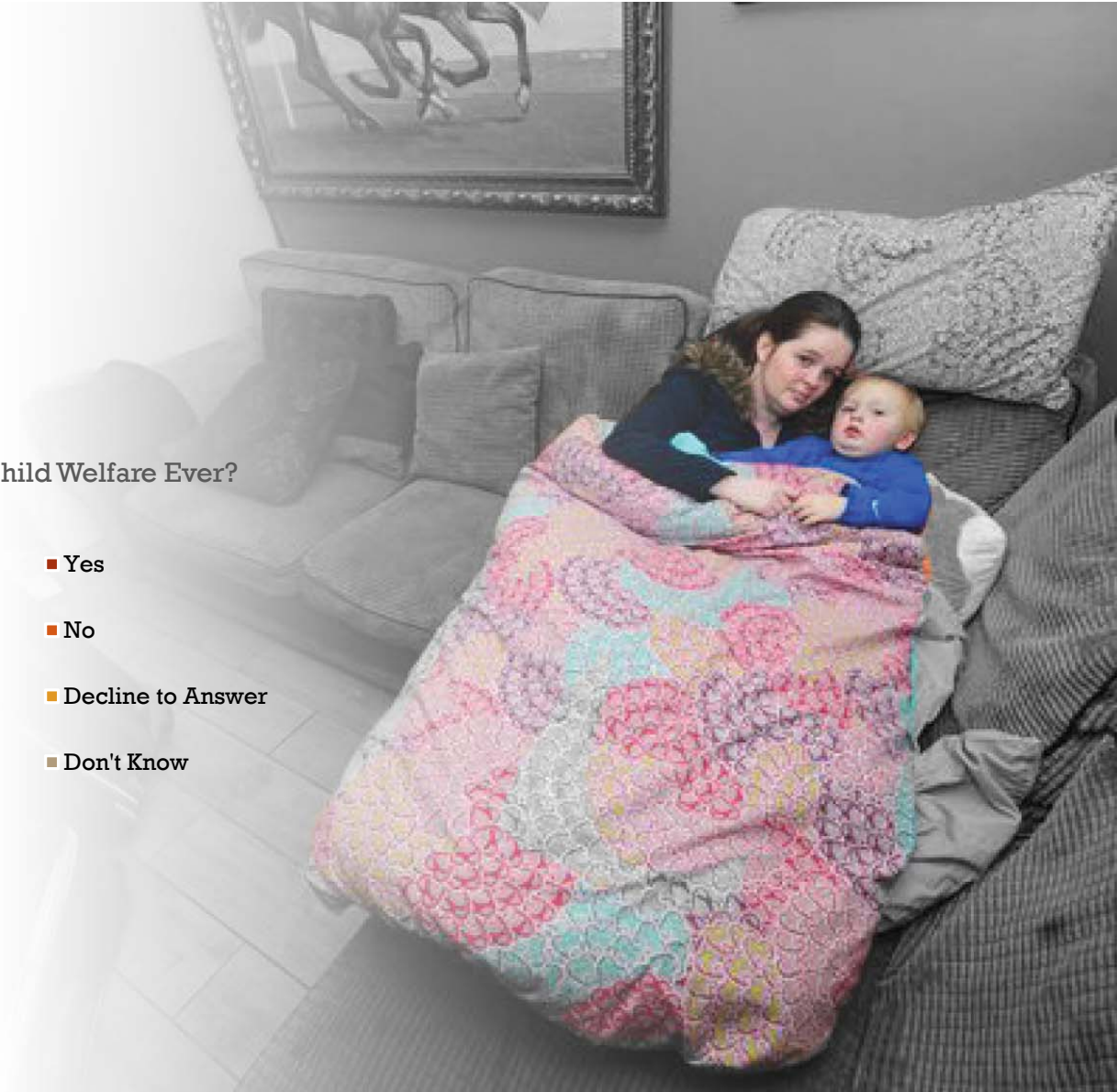


# CHILD WELFARE

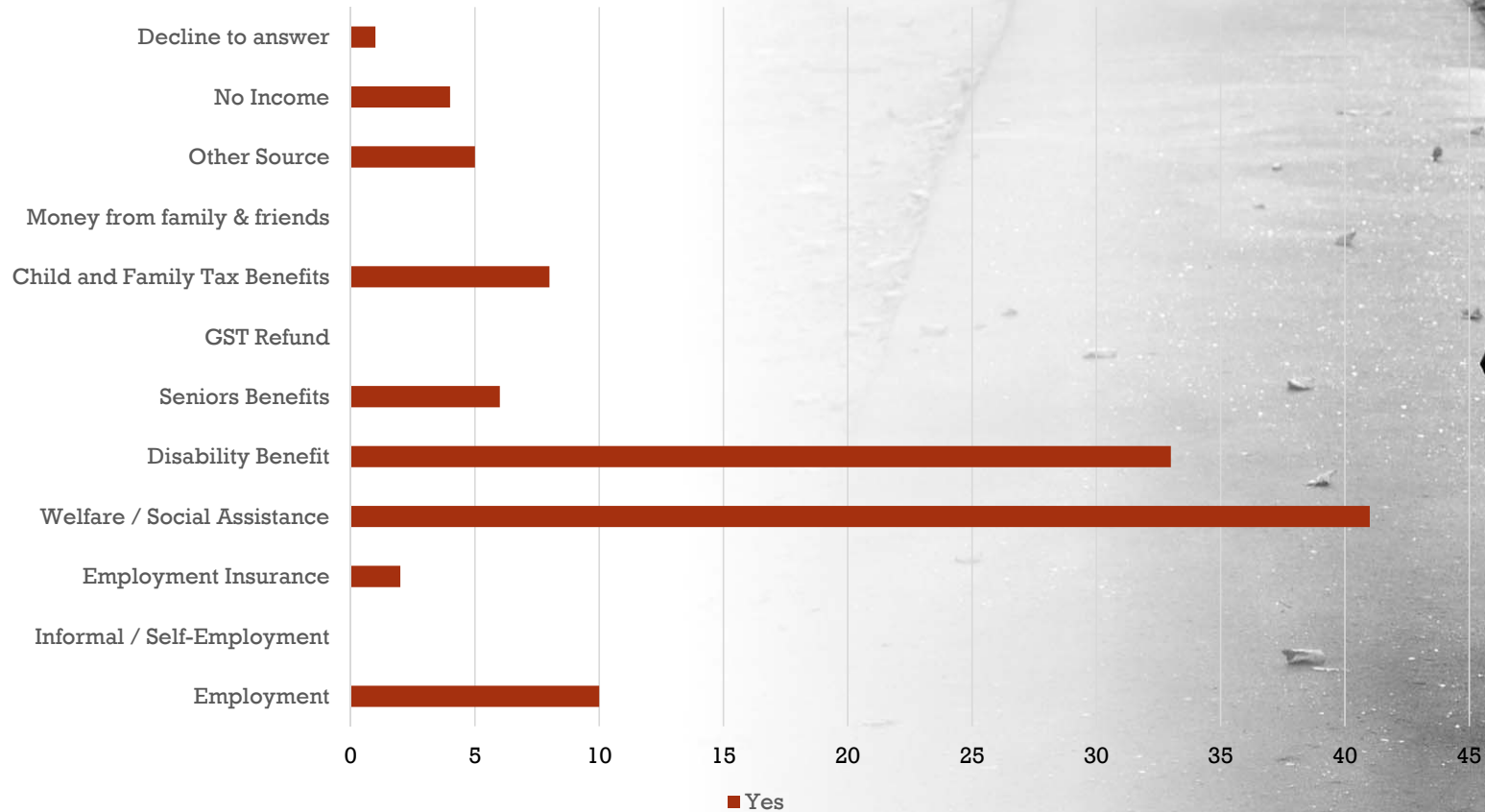


Child Welfare Ever?

- Yes
- No
- Decline to Answer
- Don't Know



# INCOME SOURCE





# QUESTIONS?



# CONTACT INFORMATION

**Barbara Hall**

Director

Social and Property Services

519-482-8505 ext. 4254

**Erin Schooley**

Homelessness Programs Supervisor

Social and Property Services

519-482-8505 ext. 4217





## Memo

Date: August 7, 2018

To: Alexandra Marine & General Hospital (AMGH) Staff & Physicians  
South Huron Hospital Association (SHHA) Staff & Physicians

From: Mike Niglas (AMGH – Board Chair)  
Aileen Knip (SHHA – Board Chair)

### Re: Interim President & CEO Position

Staff & Physicians of SHHA were advised that Friday August 3 was Todd Stepanuik's final day as President & CEO of SHHA as he returns to full-time duties at Middlesex Hospital Association.

All Hospital Boards are charged with the responsibility of acquiring the services of a CEO. As mandated the *Public Hospitals' Act of Ontario*, each Public Hospital is required to have either a permanent CEO or Interim CEO in place.

In addition to his current role of President and CEO of AMGH, the Chairs of the SHHA and AMGH Board of Governors are pleased to announce the appointment of Mr Bruce Quigley as the **Interim President and CEO** of SHHA.

AMGH and Bruce Quigley will provide coverage for the Interim CEO position at SHHA effective August 8, 2018. Initially the term of this agreement will be 120 days, subject to review after 60 days.

Mr Quigley brings 25 years of CEO experience successfully leading both acute care hospitals and complex integrated healthcare systems. Bruce is pleased to take on these new responsibilities working with SHHA as it continues to meet the many challenges of providing high quality healthcare in these times of significant change and fiscal challenge.

The AMGH Board is pleased to be able to assist SHHA during this transition period as they establish a permanent solution for the CEO leadership role. Any questions regarding this announcement may be directed through Alana Ross, Executive Assistant to the CEO.

On behalf of the SHHA Board and Leadership Team, please welcome Bruce as he arrives on site this week. Understanding that change can be a challenge, I do hope that you embrace this change with energy and optimism. Please connect with Jennifer Peckitt, Site Director/CNE, with any questions that you may have.

Sincerely,

Mike Niglas

Aileen Knip

AMGH Board Chair

SHHA Board Chair

RECEIVED  
JUL 30 2018



To The Mayor and Councillors-Municipality of South Huron:

Another controversy? No doubt...this time the focus is on the Exeter Cemetery.

One has to pick their battles in life and when you are passionate about something, you do what needs to be done in order to be heard. Not everyone has to agree BUT everyone has a right to be heard.

By this time you will have read the letter from Bill and Linda Russell regarding the unexpected removal of the fence from around the Exeter Cemetery grounds the content of which raised some concerns. We, the members of the Exeter and District Heritage Foundation have these questions for you:

1. Who authorized the removal of the fence?
2. Why was it removed?
3. Was any consideration given to repairing it, getting more than one quote or replacing it with a similar design and quality?

It is our understanding that the fence was taken to Advance Auto Parts and subsequently sold to a gentleman from the Exeter area. Was the Municipality paid by Advance Auto Parts for the iron fence? If so, where did the proceeds from the sale go? Sadly the decision to remove the fence was made without any public consultation or input from the citizens of our Community.

The Exeter and District Heritage Foundation would like an opportunity to explore the feasibility of replacing the fence-which until recently surrounded the perimeter of the Exeter Cemetery-with either wrought iron or with a product that will be similar in design but cost effective and which would also eliminate the less than appealing plastic fencing now situated along Airport Line.

Wrought iron fencing has been used around cemeteries for centuries; it is not only a durable fence that can last for decades, if properly cared for, but it has a distinguished and reverent appearance-unlike chain link or plastic.

Over the past years, the Exeter Cemetery has been described as an absolute showpiece admired by many both in and outside the Exeter area. Let's maintain that reputation. With the loss of the fence, no doubt there will be an accumulation of garbage and other debris strewn about the cemetery which will certainly detract from its overall appearance.

The fight to save and restore the "Olde Town Hall" in the 1970s by the Exeter and District Heritage Foundation should be a strong indication of the commitment and determination of the organization and its supporters to ensure the preservation of our historic past. With the backing of the South Huron Council and the Community, the Foundation will hopefully be able to move forward with this new proposal.

The Foundation would appreciate a favourable reply to this letter following its review at your next Council meeting.

Thank you.

A handwritten signature in black ink, appearing to read "Valerie Gould", written in a cursive style.

Valerie Gould  
Exeter and District Heritage Foundation  
July 27<sup>th</sup>, 2018

# Alzheimer Society

## HURON COUNTY

Erin Dale

Alzheimer Society of Huron County

317 Huron Road Box 639

Clinton, ON N0M 1L0

July 13, 2018

Maureen Cole

Mayor

Municipality of South Huron

322 Main St. S. Box 759

Exeter, ON N0M 1S6

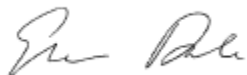
Dear Maureen Cole:

The Alzheimer Society of Huron County would like to request permission from the Municipality of South Huron to conduct a road toll fundraiser. Friday, September 21<sup>st</sup> is World Alzheimer's Day and it is the ideal opportunity to raise awareness and funds to support persons affected by Alzheimer's disease and other dementias. The event would be entitled "Drive for Dementia" and would be held from 4:00pm-7:00pm on Friday, September 21, 2018. We would like to set up one location: on Highway 4 in front of the former Canadian Tire building. If there is another location you would prefer, we are willing to accommodate your recommendation.

Both locations would have staff and volunteers wearing reflective vests and signage of Drive for Dementia for oncoming motorists would be placed prior to each of the locations. All funds raised at Drive for Dementia would remain in Huron County to support programs and services offered by the Alzheimer Society of Huron County.

Your assistance with our fundraising endeavours is greatly appreciated. Please let me know the outcome of your decision. I can be contacted at 519-482-1482 or [erin@alzheimershuron.on.ca](mailto:erin@alzheimershuron.on.ca). If you would like to know more about our organization, please visit our website at [www.alzheimer.ca/huroncounty](http://www.alzheimer.ca/huroncounty).

Sincerely,



Erin Dale

Events/Community Outreach Coordinator

P.O. Box 639, Clinton, Ontario N0M 1L0

Tel: 519-482-1482

1-800-561-5012

Fax: 519-482-8692

Charitable Registration #14068-5751-RR0001

[www.alzheimer.ca/huroncounty](http://www.alzheimer.ca/huroncounty)

Page 192  
RECEIVED  
JUL 31 2018

# Alzheimer Society

HURON COUNTY

Municipality of South Huron  
322 Main St  
Exeter ON N0M 1S3



July 20<sup>th</sup>, 2018

Dear Municipality of South Huron,

Make your coffee count! Coffee Break is the Alzheimer Society's nationwide annual fundraiser where people gather all across Canada to raise funds for their local Alzheimer Society. This year marks the 23<sup>rd</sup> annual Coffee Break campaign for the Alzheimer Society of Huron County.

Hosting a Coffee Break can be as simple as brewing a pot of coffee at home or at work, putting out a donation box, and inviting friends, family, or colleagues to enjoy a cup. **We will provide you with a free host kit to help make your Coffee Break a huge success!** Let your donation box and poster do the "asking" for you. It's a fun, social event that is easy to do and can take place anytime, anywhere!

With an ever increasing demand for the Alzheimer Society of Huron County's programs and services, your support is essential to us in order to keep these resources in our community.

Proceeds raised from this event are used to enhance our local programs and services, including: education, counseling, the volunteer companion program, and support groups for caregivers, people with the disease, and family members. A portion of our proceeds is also designated towards research.

**You can make a difference by hosting an Alzheimer Coffee Break.** If you are interested in hosting a Break, please see the registration form on the following page. If you have any questions or if you would like to learn more about hosting your own Coffee Break, please do not hesitate to call or email us, we're here to help!

Thank you for taking the time to consider partnering with us and we hope that you will be able to join us in hosting a Coffee Break to provide **Help for Today. Hope for Tomorrow...®**

***Make Your Coffee Count!***

Sincerely,

A handwritten signature in blue ink, appearing to read "Erin Dale".

Erin Dale  
Community Outreach/Events Coordinator



**YES.....We want to participate in the  
23<sup>rd</sup> Annual Alzheimer Coffee Break® 2018**

Fax to 519-482-8692 or scan and e-mail to [events@alzheimerhuron.on.ca](mailto:events@alzheimerhuron.on.ca)

NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_

ORGANIZATION (if applicable): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

POSTAL CODE: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

HOST KIT NEEDED BEFORE (List Date): \_\_\_\_\_

WE WILL SELL COFFEE CUP DECALS (Please Circle):                      YES                      NO

WE WILL SUPPORT COFFEE BREAK WITH OUR MATCHING PROGRAM: YES                      NO

DO YOU WANT US TO ADVERTISE YOUR COFFEE BREAK ON OUR WEBSITE (If yes, please indicate date, time and location of your Coffee Break): \_\_\_\_\_

Please indicate the number of each free item required beside the picture.



Tent Cards \_\_\_\_\_



Coffee Cup Decals \_\_\_\_\_



Coin/Donation Boxes \_\_\_\_\_



Coffee Tin (280g) \_\_\_\_\_



Posters (8.5" x 11") \_\_\_\_\_



Educational Materials \_\_\_\_\_



Large Banners (Plastic, 25" x 30") \_\_\_\_\_



Posters (11" x 17") \_\_\_\_\_

**Sorry, I can't host an Alzheimer Coffee Break this year, *but I do want to help.*  
Enclosed is a Coffee Break donation:**

\$30\_\_ \$50\_\_ \$100\_\_ Other \_\_\_\_\_

Please return to Alzheimer Society of Huron County at below address:

P.O. Box 639, Clinton, Ontario N0M 1L0 Tel: 519-482-1482 Fax: 519-482-8692  
Email: [events@alzheimerhuron.on.ca](mailto:events@alzheimerhuron.on.ca) [www.alzheimer.ca/huroncounty](http://www.alzheimer.ca/huroncounty)  
Charitable Registration # 14068-5751-RR0001

RECEIVED  
Aug 3, 18

July 24, 2018

Mayor Maureen Cole, Deputy Mayor Dave Frayne, Councillors Wayne DeLuca, Craig Hebert, Marissa Vaughan, Tom Tones, Ted Oke.

This is a courtesy notification to each of you as elected officials, that an application will be made within the next few days through the clerk's office to seek, through the Freedom of Information Act, a true copy of the report of the Consultant and Municipal lawyer Mr. Fred Dean... otherwise known as the Fred Dean Report, dealing with actives of the current council of The Municipality of South Huron. The request is being made due to the unwillingness of the majority of council to make the report public.

We would also kindly request that the clerk notify members of council that this notice has been delivered to Town Hall for their pickup.

William George Roberson  
353 William ST B1834 519-235-2030  
Exeter Ont N0M1S7

Benjamin Johnson  
59 JOHN ST E.  
EXETER, ON 519-235-4848

Steve Shaw  
249 Pryde Blvd 519-235-0208  
EXETER, ONT.

John Morley Robert Morley  
421 Pryde Blvd Exeter, Ont.  
226-777-2107



August 7, 2018

Mayor Cole  
Members of Council  
Municipality of South Huron  
322 Main St south  
Exeter, Ontario  
N0M 1S6

First of all, thank you to those who have communicated with me since speaking to all of you at the public meeting on the zoning bylaw update. Once aware of the zoning bylaw update, my need has been to ensure that there are no negative impacts to our family property from some of the proposed changes in the zoning bylaw. The main changes we find concerning are how the front yard is looked at and how frontage is calculated in the new zoning bylaw. When I spoke at the public meeting, it was actually the first time I had heard of these changes to front yard position. Admittedly, we had been reviewing an older copy of the bylaw updates and had not realized that there were several new changes since our first download of the document. We have had some communications with planner Sarah Smith and look forward to seeing her report to understand her suggestion on how we can maintain the status our property with respect to frontage and front lot line.

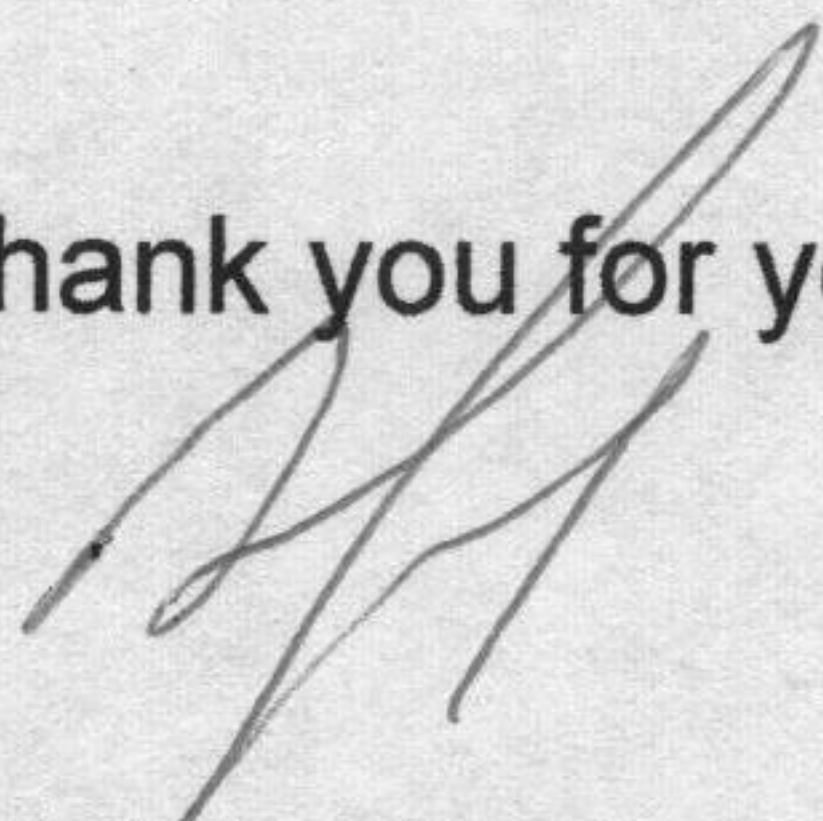
For council's understanding we need to detail the consent application for 5 Lakeshore Drive that was submitted August 3, 2018 for the creation of a new single lot. When we purchased this cottage at 5 Lake Shore Drive, it came up very quickly and unexpectedly but we loved the property, the location and could not pass up this opportunity of having a permanent family cottage on the lake. Early on, we recognized that the property met the zoning bylaw requirements to sever a lot; eventually allowing us to build a year-round home suited to the needs of our family. The original cottage is full of character and great in so many ways, but its construction, energy efficiency, and certain design limitations do not meet all of our family needs. We desire to enjoy the property as it is and keep the option to sever and build a home that is in keeping with neighbouring homes/cottages on our street.

Throughout this process I have primarily tried to communicate over the phone, as historically in business it has been easier for me to do so. I experienced difficulty having my questions answered in detail through responses to my phone messages. Without having all of our questions addressed, one of my office's email communications stated that we were going to submit "development applications". I admit that we misspoke then, and again want to state our intentions clearly to council that we are not looking to do broader "development" to this land. Rather, we will be assisting with the submittal of building application for the neighboring lot owned by our daughter, and for



our personal property having just submitted an application of consent for a lot severance so that we will eventually enjoy a full season home there. Although we were originally in no rush to build a year-round home, with the confusion that our email brought and the uncertainty of the change of zoning bylaw, we felt it was now important to demonstrate to Council our clear intentions for a single lot application. We love the idea of living in Grand Bend permanently and maintaining relationships with neighbours and the community is extremely important to us. Further, we recognize the need to have any building integrate well with the existing neighborhood. We know that with proper design we can build a home that complements our family's needs and integrates well in the future. We please request Council's recognition of the front yard position being maintained along the roadway to allow rear yard use as it had been envisioned by the previous bylaw.

Thank you for your assistance.



Don de Jong  
5 Lakeshore Drive  
Grand bend, Ontario



**Rebekah Msuya-Collison**

---

**From:** Dave Giroux <davedgiroux@hotmail.com>  
**Sent:** Monday, July 30, 2018 4:16 PM  
**To:** Rebekah Msuya-Collison  
**Subject:** food truck insurance.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon. As requested i am writing to inquire about the reason the public liability insurance has gone from 2 million to 5 million needed to operate a food truck in South Huron. So far i have heard that cost just need to go up as one reason and the other that your insurance company suggested it. Both are not good reason to increase the cost of operating a small business. The fact the your insurance company suggested it is a very bias opinion. My business insurer was very surprised it was this much and actually asked me to call and confirm with you before getting me a second quote for the new amount of 5 million. They are out of Sarnia where it is still only 2 million needed. I used to have a 260 seat licensed restaurant and was only required to have 2 million in public liability. I would like to know how a food truck serving only food is considered such a high risk in comparison to a licensed restaurant. I would like to put forward a motion to get this reversed for the future back to the 2 million.

Thanks for your time

Chef Dave Giroux

Owner and chef of Runaway Kitchen. Catering to the play house staff, crew, actor and actresses as well as there guest.



The Corporation of the Township of  
**NORTH STORMONT**  
**RESOLUTION**

Date: June 26, 2018

Resolution No. RES-1437-2018

**Moved By:**

Deputy Mayor Bill McGimpsey  
 Councillor Jim Wert  
 Councillor François Landry  
 Councillor Randy Douglas

**Seconded By:**

<input type="checkbox"/>	Deputy Mayor Bill McGimpsey	<input type="checkbox"/>
<input type="checkbox"/>	Councillor Jim Wert	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Councillor François Landry	<input type="checkbox"/>
<input type="checkbox"/>	Councillor Randy Douglas	<input checked="" type="checkbox"/>

**WHEREAS** Ontario's Green Energy Act clearly outlines the commitment the Province has to Green Energy; and

**WHEREAS** Municipal governments have been removed from having any meaningful input in these Green Energy projects; and

**WHEREAS** Legal agreements between Municipalities and Green Energy companies cannot guarantee the future safeguards needed to protect lower tier governments from financial exposure if Green Energy companies forfeit their responsibilities; and

**WHEREAS** the magnitude of some of these projects would financially cripple a municipal government if they inherited restoration or repair costs;

**THEREFORE** be it resolved that the Province of Ontario extend its areas of responsibility to include any costs that Municipalities may have to inherit from Green Energy projects. Such as water quality, site restoration, infrastructure repair;

**AND** that this resolution be circulated to Premier Doug Ford, Ministry of Energy ~~Minister~~ *Stéphane Duro* ~~Stéphane Duro~~, MPP Jim McDonnell, United Counties of SDG, AMO and all the municipalities of Ontario.

FOR

AGAINST

Recorded Vote:

CARRIED: *Dennis P.*  
*Mayor*

DEFEATED: \_\_\_\_\_  
*Mayor*

Declaration of Conflict of Interest: \_\_\_\_\_

- ☐ Disclosed His/Her/Their interest  
☐ Vacated His/Her/Their Seat  
☐ Deferred

\_\_\_\_\_  
 CAO/CLERK



# **The City of Niagara Falls, Ontario**

## **Resolution**

July 10, 2018

**Moved by: Councillor Thomson**

**Seconded by: Councillor Pietrangelo**

**WHEREAS**, the North American Free Trade Agreement (NAFTA) governs nearly every aspect of Canada and the United States economic relationship including manufacturing, agriculture, resources industries, and services;

**WHEREAS**, about 80% of all of Ontario's exports go to the United States and Ontario is the top trading partner of half of all American States;

**WHEREAS**, even minor changes to the established trade relationship between Canada and the United States could have significant consequences for workers, consumers, and governments on both sides of the border;

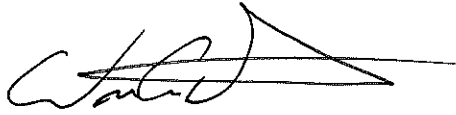
**WHEREAS**, Canada's and Ontario's economic future and the continued well-being of communities and their local economies depend on free and fair trading relationships based in current future trade agreements;

**Therefore be it resolved**; that Ontario municipal governments, represented by the Association of Municipalities of Ontario (AMO), stand together with the Federal and Ontario governments in their efforts to protect Canadian jobs and local economies;

**RESOLVED** that AMO will work with the Province of Ontario to support the interests of municipalities and communities affected by trade disputes and during ongoing trade agreement negotiations;

**RESOLVED** that AMO will work with the Federation of Canadian Municipalities to ensure that Canada understands the municipal impacts affected by trade disputes and during ongoing trade agreement negotiations;

AND The Seal of the Corporation be hereto affixed.

A handwritten signature in black ink, appearing to read 'W. Matson', with a long horizontal line extending to the right.

**WILLIAM G. MATSON  
ACTING CITY CLERK**

A handwritten signature in black ink, appearing to read 'V. Kerrio', with a stylized, looped design.

**VINCE KERRIO  
ACTING MAYOR**



44816 Harriston Road, RR 1, Gorrie On N0G 1X0  
 Tel: 519-335-3208 ext 2 Fax: 519-335-6208  
[www.howick.ca](http://www.howick.ca)

July 19, 2018

Ontario Premier Doug Ford  
 Huron Bruce MPP Lisa Thompson  
 Bereavement Authority of Ontario  
 Association of Municipalities of Ontario

Dear Madam/Sir:

The Township of Howick Cemetery Boards made up of volunteers representing the Fordwich, Gorrie, Wroxeter and Lakelet Cemeteries, recently met to discuss how to cover expenses such as grass cutting, road repair and tree maintenance/removal on their limited budget. Howick cemeteries have anywhere from 10-20 burials/year and sold 12 plots in 2017. All Howick Cemetery Boards have money in a Care and Maintenance Fund which can only be used to purchase land. Interest earned from these accounts, approximately \$2 - \$84/month, can be used to cover operating expenses.

At its meeting held July 17, 2018, the Council of the Township of Howick passed the following resolution:

**Moved by Councillor Harding; Seconded by Councillor Scott:**

**Whereas; Ontario Regulation 30/11 states the Capital portion of the Care and Maintenance Trust Fund cannot be accessed, the only exception is to purchase land adjacent to the cemetery to increase the capacity of the cemetery;**

**And whereas; none of the Howick Township Cemetery Boards have a need to purchase land to increase capacity at this time or in the near future;**

**And whereas, only the interest generated from the Care and Maintenance Trust Fund can be used for the care and maintenance of the lots, markers and grounds of the cemetery;**

**And whereas, Howick Township Cemetery Boards have minimal funds to cover the cost of minimal maintenance in their cemeteries;**

**And whereas; major maintenance projects such as road repair and tree maintenance/removal could be arranged if the Cemetery Boards could borrow/loan funds from the Care and Maintenance Trust Fund;**

**Therefore, be it resolved that Council petition the Bereavement Authority of Ontario to amend Ontario Regulation 30/11 to allow borrowing of funds from the Care and Maintenance Trust Fund for capital improvements and purchases when other municipal cemetery funds are exhausted. Carried. Resolution No. 169/18**

Please accept this correspondence for your consideration and support. If you require any further information, please contact this office. Thank you.

Yours truly,

*Carol Watson*

Carol Watson, Clerk, Township of Howick



## **The Corporation of the Municipality of South Huron**

### **By-Law #51- 2018**

#### **To amend By-Law #12-84, being the Zoning By-Law for the former Township of Stephen for lands known as CON LRE W PT GORE Lot 7 AS RP 22R4348 PART 1, Stephen Ward, Municipality of South Huron.**

Whereas the Council of The Corporation of the Municipality of South Huron considers it advisable to amend Zoning By-Law #12-84, of the former Township of Stephen, Corporation of the Municipality of South Huron;

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

1. That this By-Law shall apply to CON LRE W PT GORE Lot 7 AS RP 22R4348 PART 1, Stephen Ward, Municipality of South Huron.
2. That By-law 12-1984 is hereby amended by adding Section 22.7.18. HC1-14:

22.7.18.1 In the area zoned HC1-14 the following special provisions shall apply:

22.7.18.1.1 Notwithstanding the provisions of Section 22.1 to the contrary, the area zoned HC1-14 shall include the following additional permitted uses:

- contractor's shop/yard
- commercial storage warehouse (rental units)
- outdoor seasonal sales pavilion including an open outdoor structure where agriculture produce, food items, plants, craft items and other goods are made available for occasional sale to the public.

22.7.18.1.2 Notwithstanding the provisions of Section 3.15 to the contrary, more than one main building is permitted in the HC1-14 zone.

22.7.18.1.3 all other provisions of the By-law shall apply.

3. That By-law 12-1984 is hereby amended by the addition of the following section:

2.40.1 Commercial Storage Warehouse (Rental Units) means 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.

3. That the purpose and effect of this amendment, identified as Schedule "A", attached hereto, forms an integral part of this by-law.
4. That the Township of Stephen Location Map, identified as Schedule "B", attached hereto, forms an integral part of this by-law.

5. That this By-Law shall come into effect upon final passing, pursuant to Section 34(21) of the *Planning Act, 1990*.

Read a first and second time this 4<sup>th</sup> day of June, 2018.

---

Maureen Cole, Mayor

---

Rebekah Msuya-Collison, Clerk

Read a third time and finally passed this 13<sup>th</sup> day of August, 2018.

---

Maureen Cole, Mayor

---

Rebekah Msuya-Collison, Clerk



**Schedule “A” to By-Law #51-2018****Corporation Of The Municipality Of South Huron**

By-Law #51-2018 has the following purpose and effect:

This By-law affects the property known municipally as 34239 Dashwood Road, and legally as CON LRE W PT GORE Lot 7 AS RP 22R4348 PART 1 Stephen Ward. The subject lands are currently zoned Institutional (I1) which permits a range of uses including a fire hall, hospital, museum, post office etc. The applicant wishes to rezone the subject lands to a Highway Commercial use for a future commercial development. Site Specific provisions have been requested to allow as permitted use a contractor's shop/yard, commercial storage warehouse (rental units), and an outdoor seasonal sales pavilion including an open outdoor structure where agriculture produce, food items, plants, craft items and other goods for occasional sale to the public.

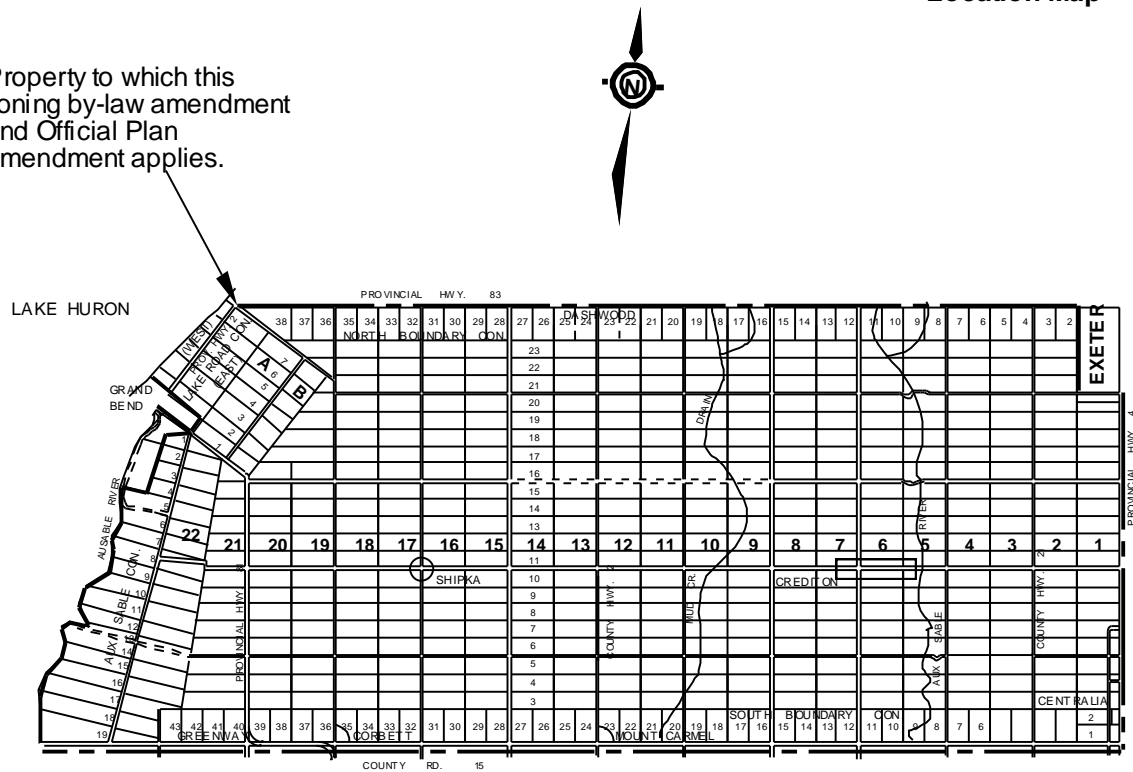
An application to re-designate the subject lands from Community Facility to Highway Commercial through amendment to the Municipality of South Huron Official Plan is also being considered (OPA #13). This Zoning By-law amendment will not come into force until the Official Plan Amendment (OPA#13) is approved by the County of Huron, in accordance with Section 42(21) of the Planning Act.

This By-law amends Zoning By-law #12-1984 of the former Township of Stephen. Maps showing the general location of the lands to which this proposed zoning by-law amendment applies are shown on the following pages.

**Schedule "B" to By-Law #51- 2018  
Corporation Of The Municipality Of South Huron**

**Schedule 'A'  
STEPHEN WARD  
Location Map**

Property to which this  
zoning by-law amendment  
and Official Plan  
amendment applies.



**Schedule "C" – Showing the Area Subject to the Amendment  
Corporation Of The Municipality Of South Huron  
By-Law #51-2018**



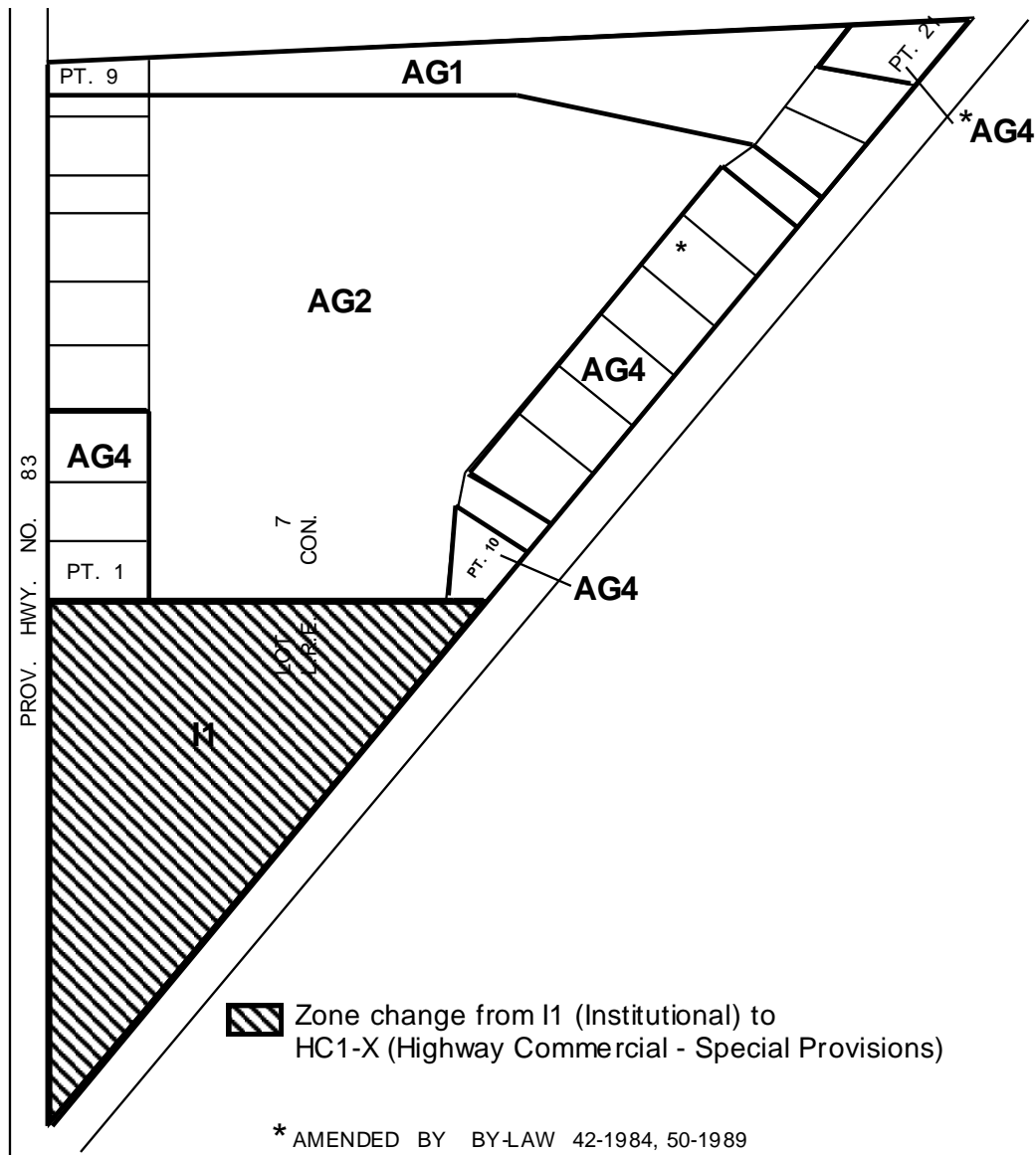
SCHEDULE "A"

**KEY MAP 49A**

TOWNSHIP OF STEPHEN

0 50 100 150  
METRES

0 250 500  
FEET



# MUNICIPALITY OF SOUTH HURON ZONING BY-LAW

AUGUST 13, 2018

PREPARED BY:  
MUNICIPALITY OF SOUTH HURON  
COUNTY OF HURON PLANNING AND DEVELOPMENT DEPARTMENT



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 16<sup>th</sup> DAY OF JULY , 2018

READ A SECOND TIME ON THE 16<sup>th</sup> DAY OF JULY , 2018

---

Maureen Cole, Mayor

---

Rebekah Msuya-Collison, Clerk

READ A THIRD TIME AND PASSED THIS 13<sup>th</sup> DAY OF AUGUST, 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:

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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.

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Section 1      Application, Administration, Enforcement, Interpretation and Schedules

### **1.5. 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.

### **1.6. 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.

### **1.7. 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.

### **1.8. 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.

### **1.9. 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.

### **1.10. 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.

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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.

#### **1.11. 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.

#### **1.12. 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.

#### **1.13. 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.

#### **1.14. 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.



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### **1.15. 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

### **1.16. 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:

1.16.1. 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;

1.16.1. 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

1.16.1. 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.

### **1.17. Meaning of Terms**

#### **1.17.1. 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.

#### **1.17.2. 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.

#### **1.17.3 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
**1.18. 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.

**1.19. Zones, Symbols, and Section Numbers**

For the purposes of this By-law the Municipality is hereby divided into the following use zones:

<b>Zone Symbol</b>	<b>Zone</b>	<b>Section #</b>
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

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- 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.

#### **1.20. 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

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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.

#### **1.21. 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.

#### **1.22. 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.

#### **1.23. Use of Examples**

Where examples are provided to explain a By-law provision, these examples are illustrative only.

#### **1.24. 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

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passed as well as any successor statutes/regulations to the referenced statute/regulation.

**1.25. 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.

**1.26. 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
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## **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

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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.

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**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.



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**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
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**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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**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



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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.

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**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.

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**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.

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**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.

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**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.

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**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.

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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
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**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
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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

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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.

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**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.

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**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

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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.

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**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.

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**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



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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
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**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".

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**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).

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**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.

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**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.

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**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.

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**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.

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**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



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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.

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**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

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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.

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**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.

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### 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

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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.



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### 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:

<b>Structure</b>	<b>Yards in which Projection is Permitted</b>	<b>Maximum Projection into Minimum Required Yard</b>
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

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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.

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### 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. 147/06, 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;

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- 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,

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- 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

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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.

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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) 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.
- b) Outdoor storage is prohibited on the property in which the Medical Marihuana Production Facility is located.
- c) Medical Marihuana Production Facility shall only be permitted within the zones as explicitly indicated in this Zoning By-law.
- d) 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.

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.

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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 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.



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#### 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.

### 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.

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**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.

**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.

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### 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.
- 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.

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### 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
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

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<b>Type of Use</b>	<b>Minimum Parking Requirements</b>
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
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).

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**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
- 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

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<b>Residential Uses</b>		
<b>Total Number of Spaces</b>	<b>Required Type A Barrier Free Spaces</b>	<b>Required Type B Barrier Free Spaces</b>
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

<b>Commercial, Industrial, Community Facility, and all other uses</b>		
<b>Total Number of Spaces</b>	<b>Required Type A Barrier Free Spaces</b>	<b>Required Type B Barrier Free Spaces</b>
1-12	1	0
13-20	1	1
21-50	2	2
51-100	2	3
101-150	3	3
151-201	4	4
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';

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- 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 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



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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.

#### 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:

<b>Zone</b>	<b>Yards in which Required Parking Area Permitted</b>
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.

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### 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

<b>Angle of Parking</b>	<b>In perpendicular width, the parking aisle shall not be less than:</b>
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
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

<b>For Cars Parked:</b>	<b>The parking space shall be not be less than:</b>
Side by side	2.7 metres
With wall or fence adjacent	3.0 metres

#### 3.26.15.3. Parking Space Depth

<b>Angle of Parking</b>	<b>In perpendicular width, the parking space depth shall not be less than</b>
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

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**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.

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:

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- 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.

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.

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### 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.

### 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

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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.
- 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.

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### **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.

**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.

<b>Minimum Setback from:</b>	<b>To Livestock facility or Covered, Open, or Earthen Manure Storage</b>
Drilled Well	15 metres
Dug Well	30 metres
Municipal Well	100 metres
Watercourse	50 metre flow path
Open Ditch	50 metre flow path

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Minimum Setback from:	To Livestock facility or Covered, Open, or Earthen Manure Storage
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.

### 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



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- 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.

#### **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;

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- 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.

#### **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
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#### **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
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- 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
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#### **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
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- 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
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#### 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
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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
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#### 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
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## 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
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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
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## 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
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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
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### 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
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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
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- 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
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## 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
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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
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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
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#### 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
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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
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- 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
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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
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#### 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
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## 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
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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
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## **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
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#### 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
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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
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## 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
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## **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
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## **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
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### 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
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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
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## 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
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#### 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
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#### 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
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## 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. 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;

LR1	Municipality of South Huron Zoning By-law Section 15 Lakeshore Residential	LR1
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- 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.

## 15.7. Special Provisions

### 15.7.1. 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.

### 15.7.2. 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.

### 15.7.3. 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

### 15.7.4. 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

### 15.7.5. LR1-3 (As per By-law 21-1986)

Notwithstanding the provisions of the Lakeshore Residential (LR1) Zone to the contrary, the following shall apply to the property zoned LR1-3:

LR1	Municipality of South Huron Zoning By-law Section 15 Lakeshore Residential	LR1
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a) property area (minimum) 698 sq. metres;

All other provisions of this By-law shall apply.

15.7.6. 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.

15.7.7. 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.

RC3	Municipality of South Huron Zoning By-law Section 17 Recreational Commercial	RC3
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## 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:



RC3	Municipality of South Huron Zoning By-law Section 17 Recreational Commercial	RC3
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- 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.

RC3	Municipality of South Huron Zoning By-law Section 17 Recreational Commercial	RC3
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#### **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

RC3	Municipality of South Huron Zoning By-law Section 17 Recreational Commercial	RC3
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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)

RC3	Municipality of South Huron Zoning By-law Section 17 Recreational Commercial	RC3
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## 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):

Front yard	30 metres (98 ft.)
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RC3	Municipality of South Huron Zoning By-law Section 17 Recreational Commercial	RC3
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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
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## **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
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## 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
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	<b>Full services (Public Water &amp; Public Sewer)</b>	<b>Public Water &amp; Private Septic</b>	<b>Private Water &amp; Private Septic</b>
	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

	<b>Semi-Detached</b>	<b>Link semi-detached</b>	<b>Duplex</b>
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, <del>4.5</del> 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
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	<b>Semi-Detached</b>	<b>Link semi-detached</b>	<b>Duplex</b>
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
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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
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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
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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
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## 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
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	<b>Full services (Public Water &amp; Public Sewer)</b>	<b>Public Water &amp; Private Septic</b>	<b>Private Water &amp; Private Septic</b>
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

	<b>Semi- Detached</b>	<b>Link semi- detached</b>	<b>Duplex</b>
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
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	<b>Semi-Detached</b>	<b>Link semi-detached</b>	<b>Duplex</b>
Landscaped open space (minimum)	30 %		
Building height (maximum)	14 metres		

## 20.6. Triplex and Quadruplex Dwellings – Zone Provisions

	<b>Triplex</b>	<b>Quadruplex</b>
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
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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
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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
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## 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
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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
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- 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
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- 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
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### 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
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#### 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
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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
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- 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
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## 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
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## 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
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#### 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
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## 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
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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
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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)

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## 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
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- 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

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- 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
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## 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.

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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:	<ul style="list-style-type: none"> <li>- shall be located a minimum of 4.5 metres from any property boundary along any street;</li> <li>- shall not be located within a radius of 10 metres of intersecting street lines;</li> <li>- shall comply with any additional setback requirements of the Ministry of Transportation where applicable.</li> </ul>
Ingress and Egress	<ul style="list-style-type: none"> <li>- No portion of any ingress or egress ramp shall be located closer than 4.5 metres to a property boundary along any street;</li> <li>- 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</li> <li>- The minimum distance between 2 ramps shall not be less than 9 metres.</li> </ul>
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.

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## 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
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- 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.

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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
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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;



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- 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
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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
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- 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
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## 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

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- 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
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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 C 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. a

C4	Municipality of South Huron Zoning By-law Section 25 Core Commercial	C4
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- 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
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## 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
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- 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
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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.

#### **26.6. 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 C for the boundaries of Defined Area 3. Except

C5	Municipality of South Huron Zoning By-law Section 26 Mixed Use Commercial	C5
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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. a

Notwithstanding the Parking General Provisions of this By-law, off-street parking spaces or loading areas are not required within Defined Area 3

C6	Municipality of South Huron Zoning By-law Section 27 Grouped Commercial	C6
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## 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
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- 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
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- 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
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## 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
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	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
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## **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
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- 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
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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
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- 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.

#### 28.6.5. C8-6

Notwithstanding the provisions of the Village Commercial (C8) Zone to the contrary, permitted uses on lands zoned C8-6 are limited to an auto body shop and motor vehicle repair shop.

#### 28.6.5. C8-7

Notwithstanding the provisions of the Village Commercial (C8) Zone to the contrary, lands zoned C8-7 permit an auto body shop, motor vehicle repair shop, and other like uses for service of motor vehicles including but not limited to automobiles, trucks, tractors, recreational vehicles, commercial motor vehicles, trailers, boats, motorcycles, snowmobiles, etc.

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

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#### 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
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- 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
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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
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**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
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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.

#### 29.5.10. M1-10

All uses permitted in the Light Industrial (M1) Zone are permitted in the M1-10 zone.

Notwithstanding the permitted uses in the Light Industrial (M1) zone, the following additional uses are permitted in the M1-10 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.

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
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### 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
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- 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
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	The exterior side yards for corner lots shall be 6 metres.
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### 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
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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
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- 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
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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
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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
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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
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### 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
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- 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
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### 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
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Side yard requirement (minimum)	6 metres
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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
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## 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
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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
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### 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
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### **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
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## **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
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### *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
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### **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
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### 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
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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
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### 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
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### 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

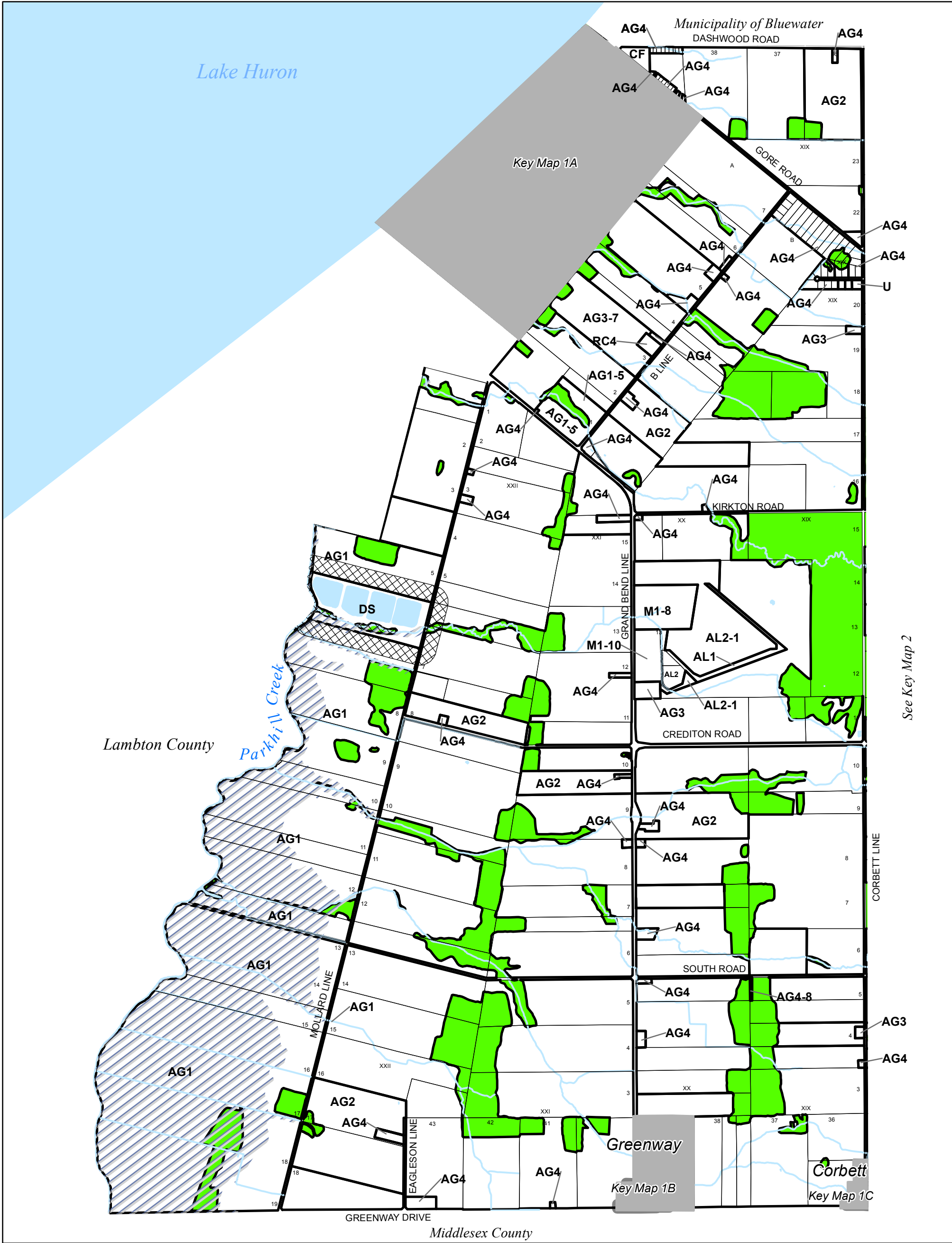
#### 38.3. Zone Provisions

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

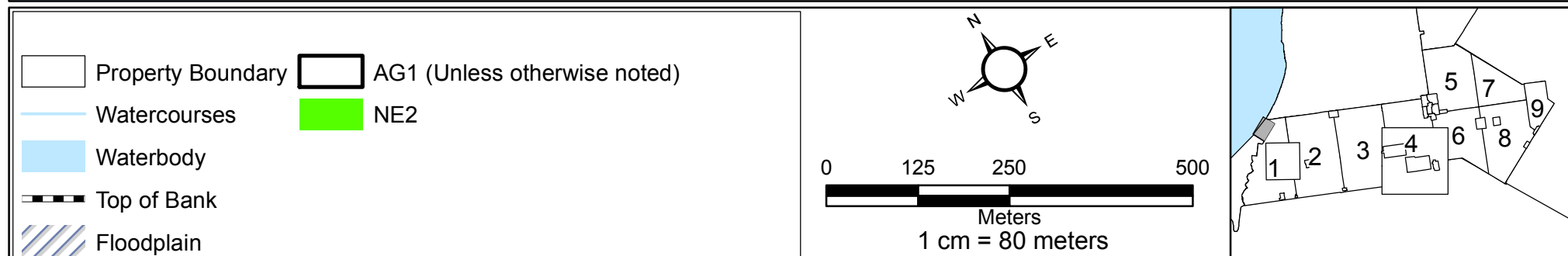
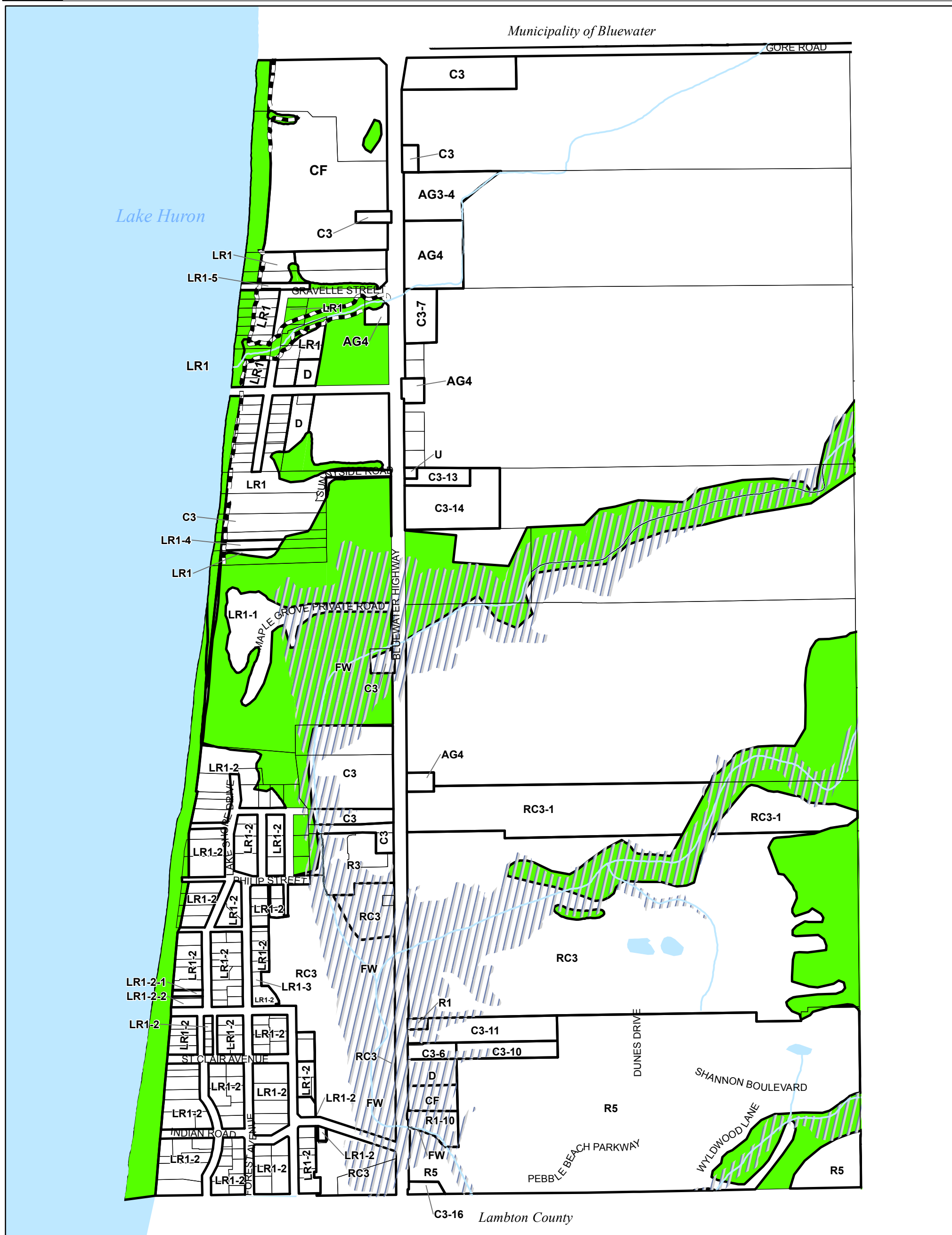
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6

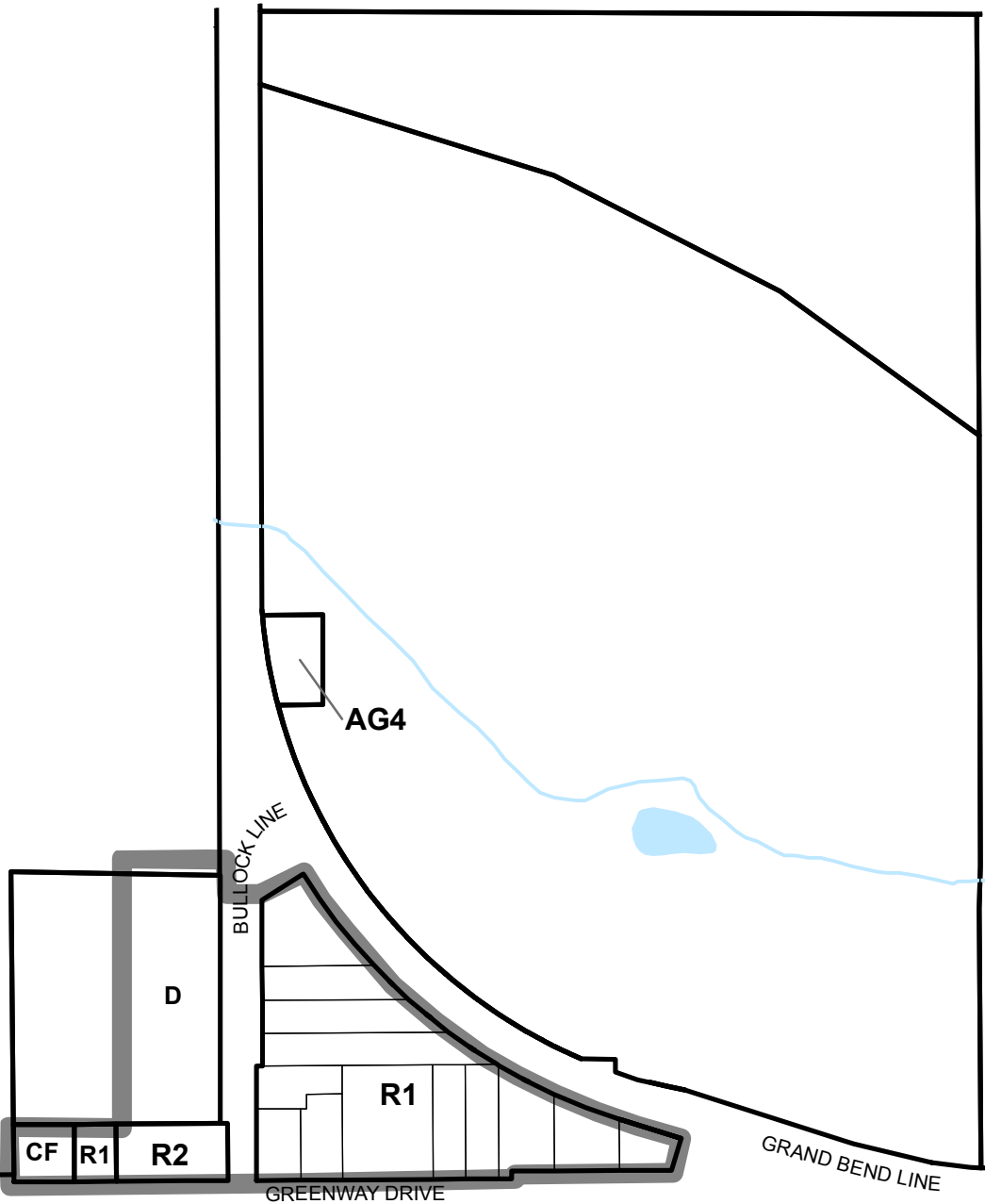
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8

9



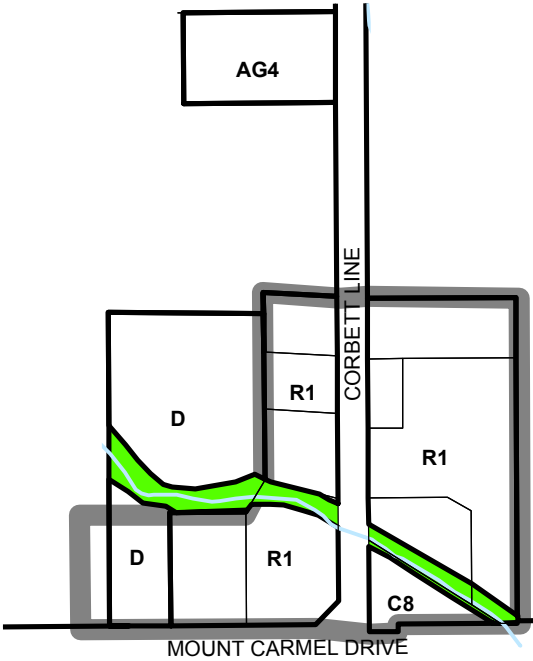
See Key Map 1



Middlesex County

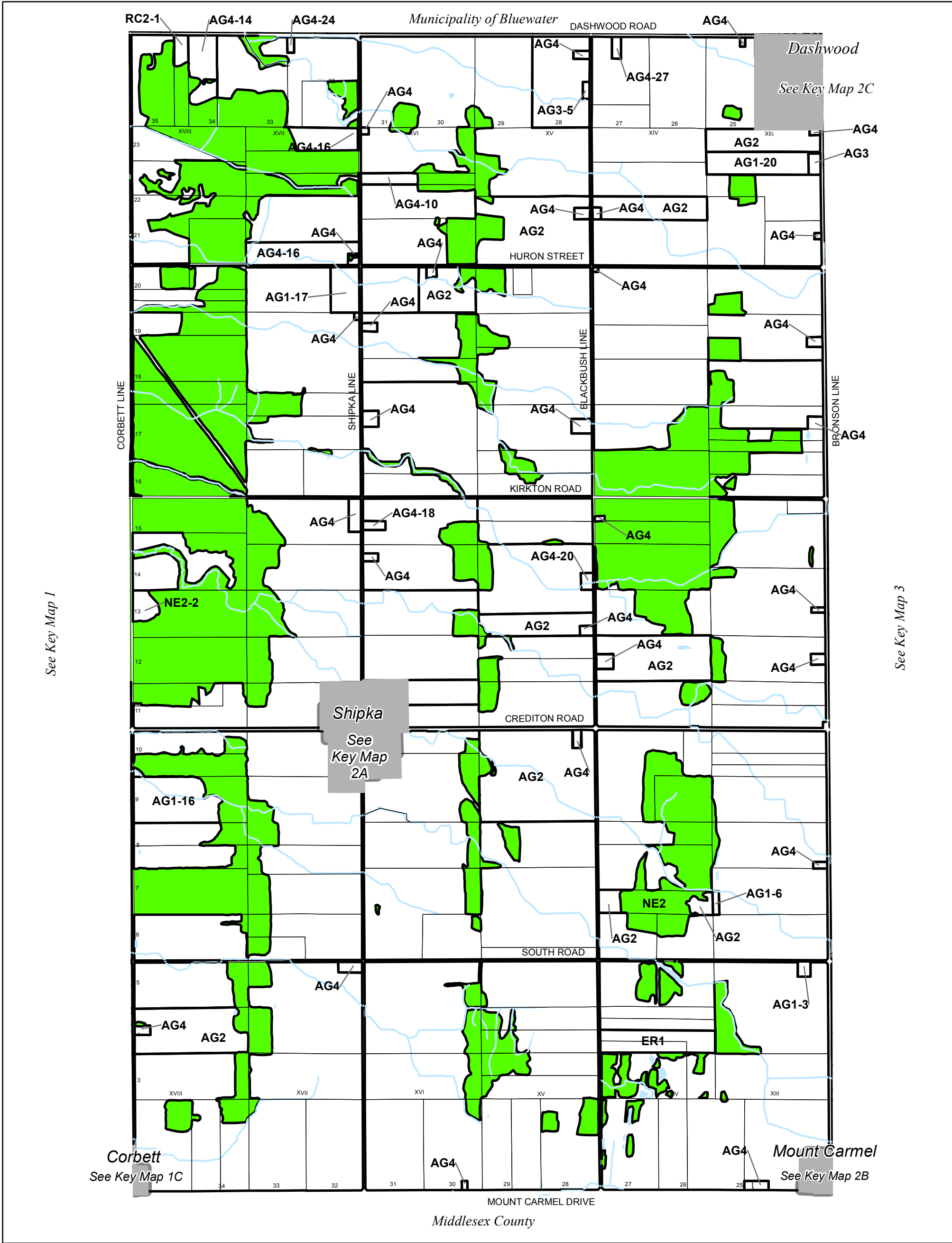
See Key Map 1

See Key Map 2



Middlesex County





Property Boundary

Watercourses

Waterbody

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

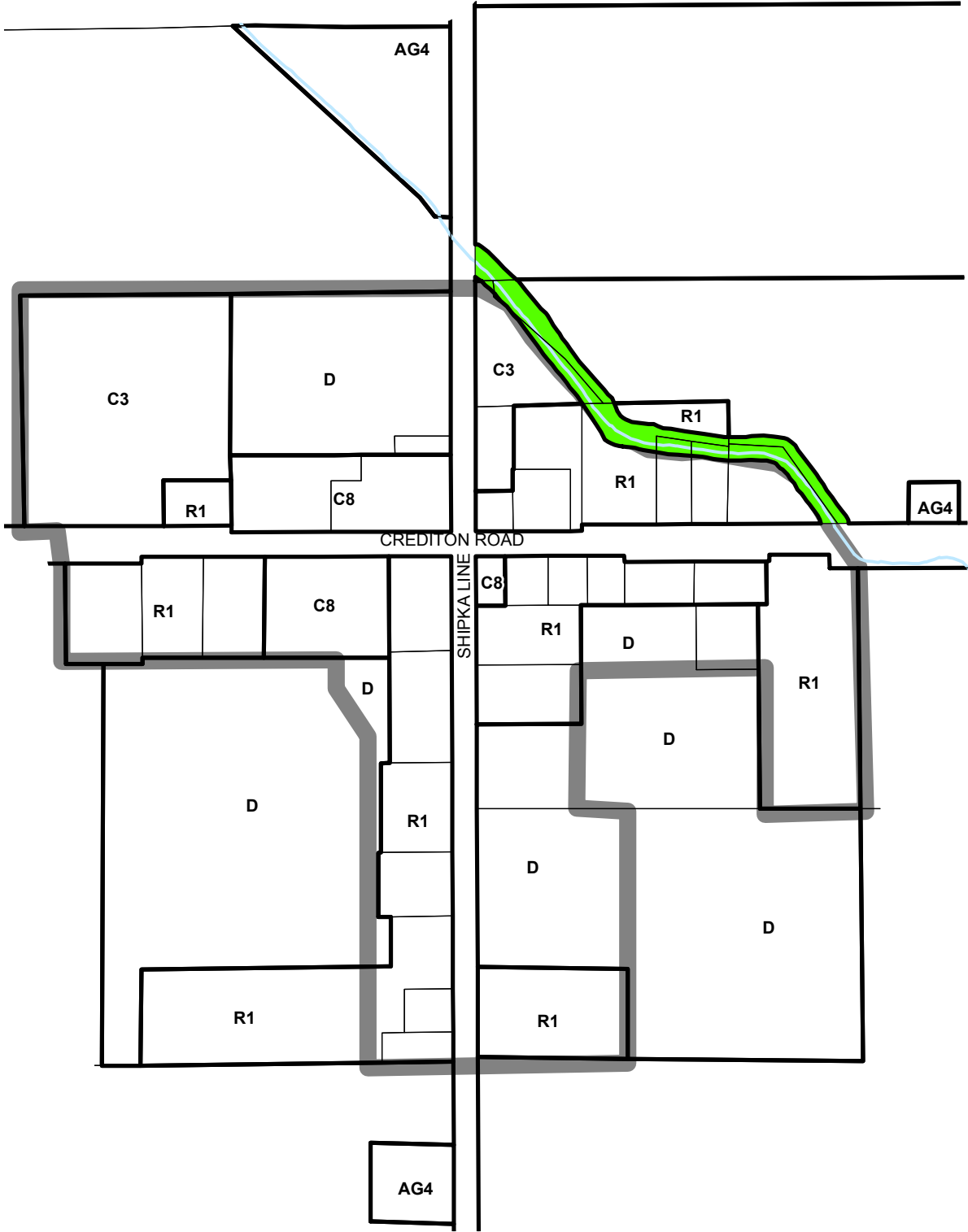
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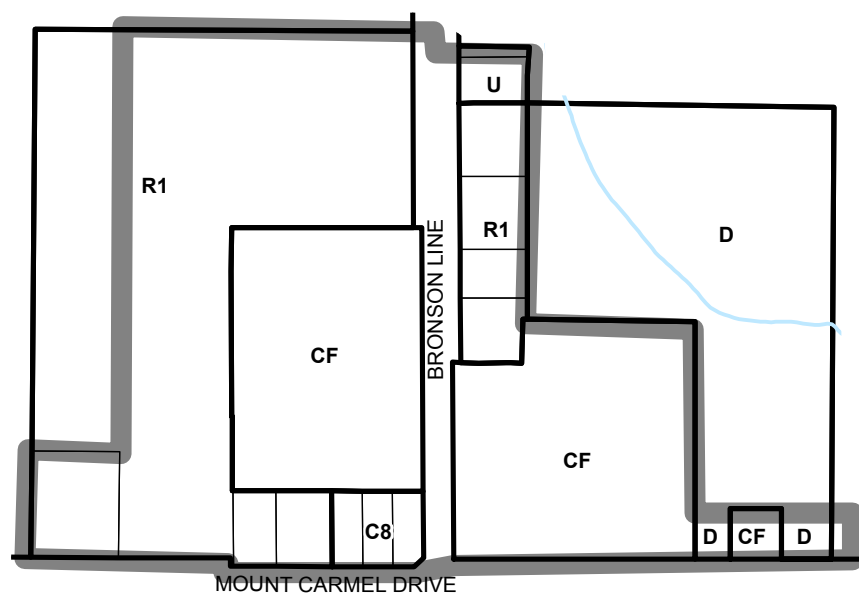
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9

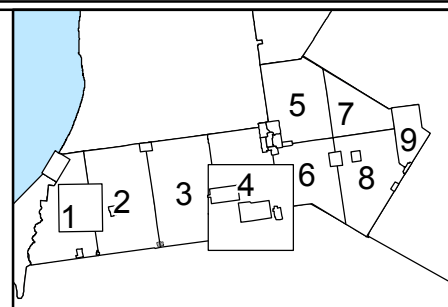
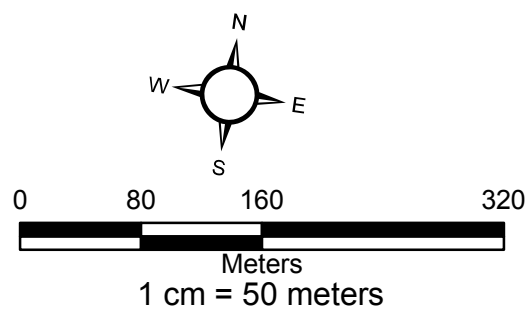


*See Key Map 2*

*See Key Map 3*



*Middlesex County*

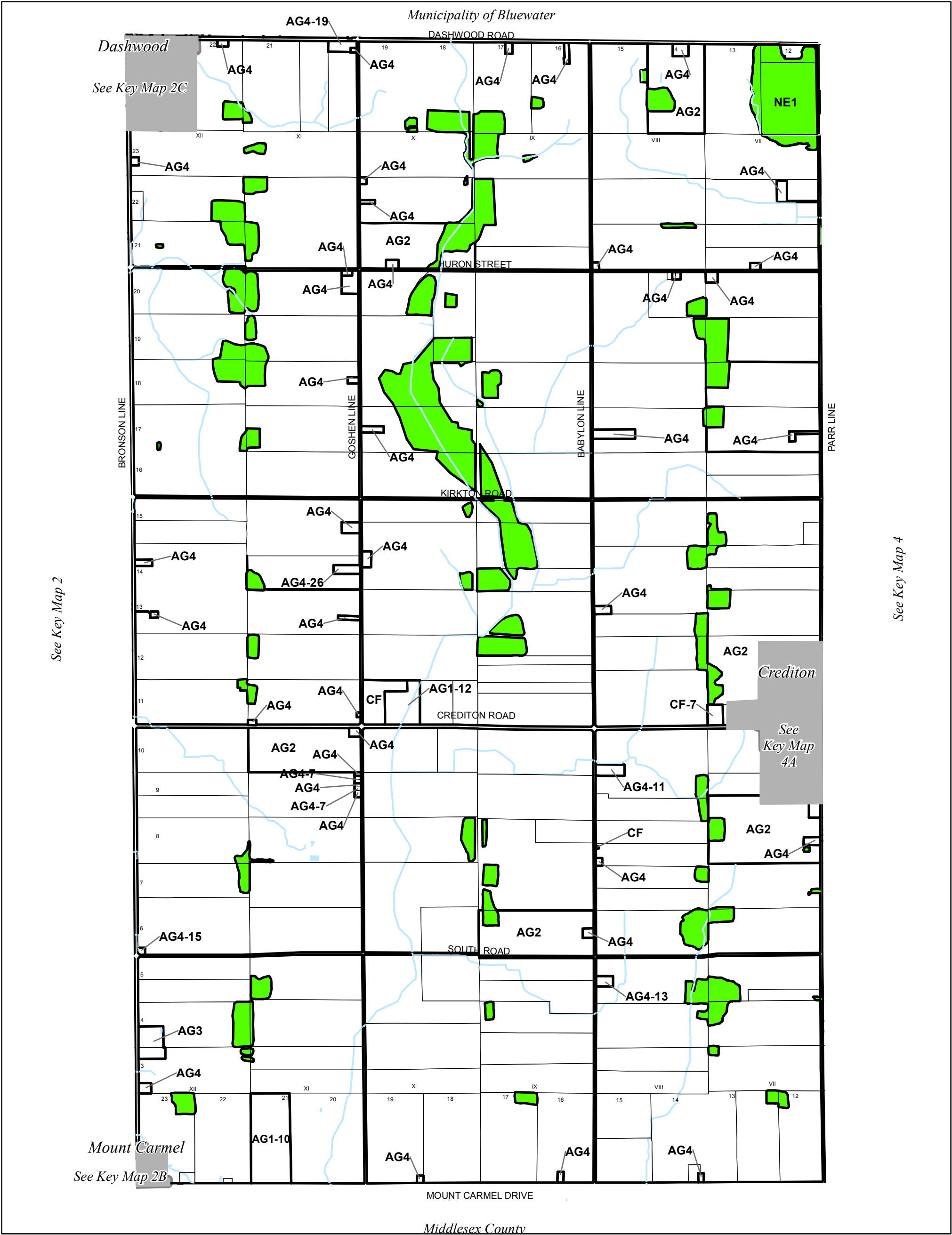


Municipality of Bluewater



See Key Map 2

See Key Map 3



Property Boundary

Watercourses

Waterbody

AG1 (Unless otherwise noted)

NE1 or NE2 - Special

NE2

Settlement Boundary

N

W

S

E

0

500

1,000

2,000

Meters

1 cm = 320 meters

1

2

3

4

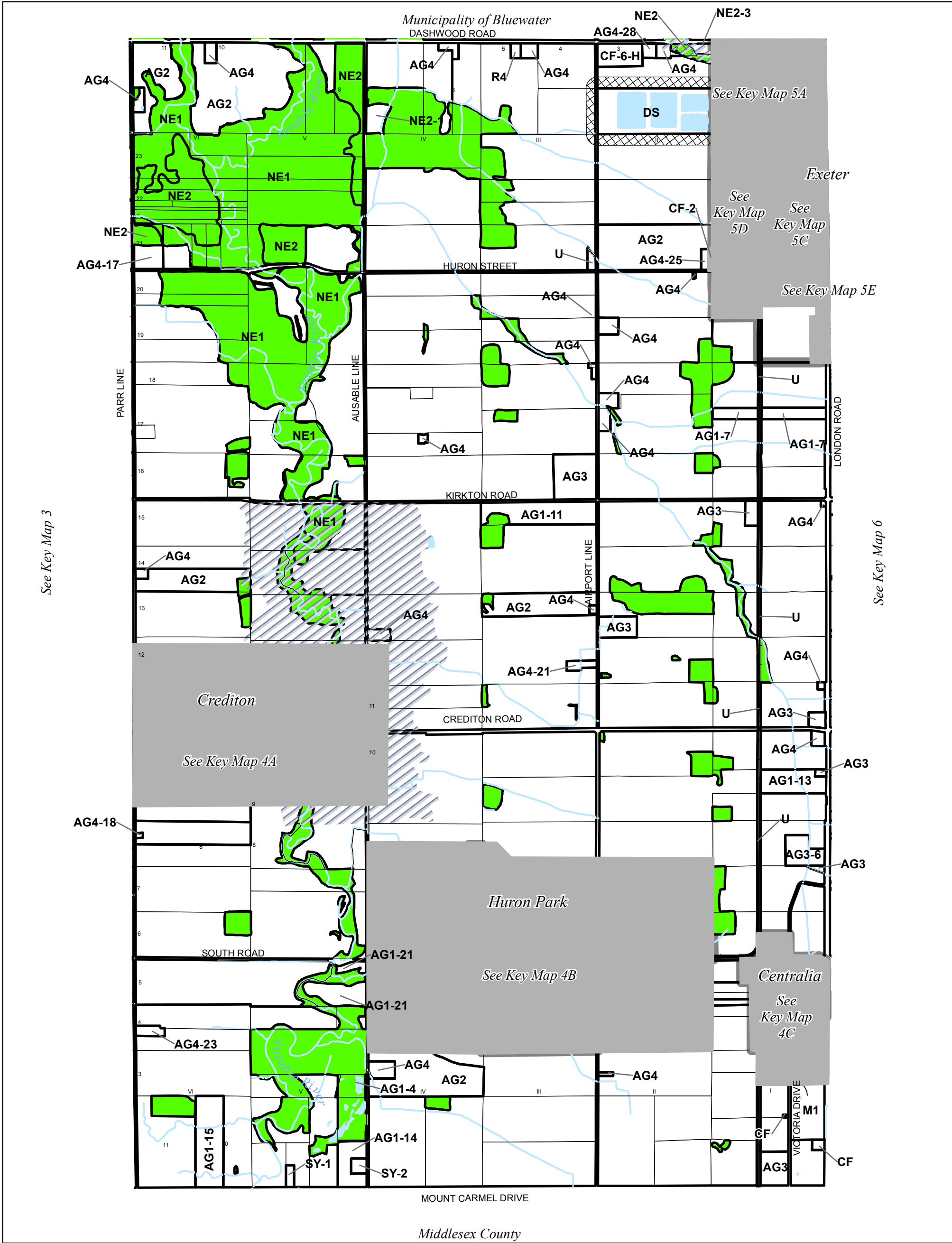
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8

9



DS Zone Buffer

Property Boundary

Watercourses

Waterbody

Floodplain

AG1 (Unless otherwise noted)

NE1 or NE2 - Special

NE2

Settlement Boundary

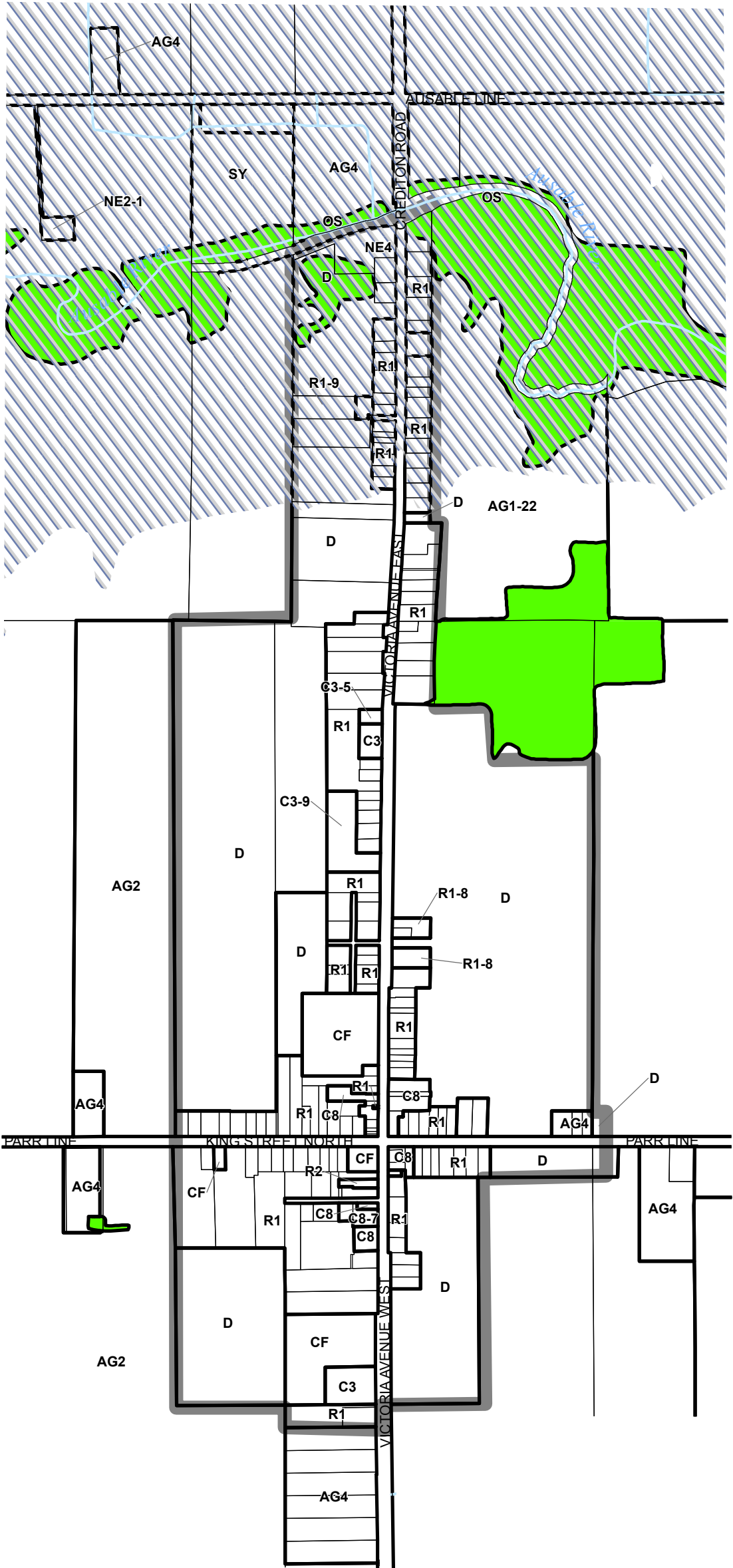
N  
W E S

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

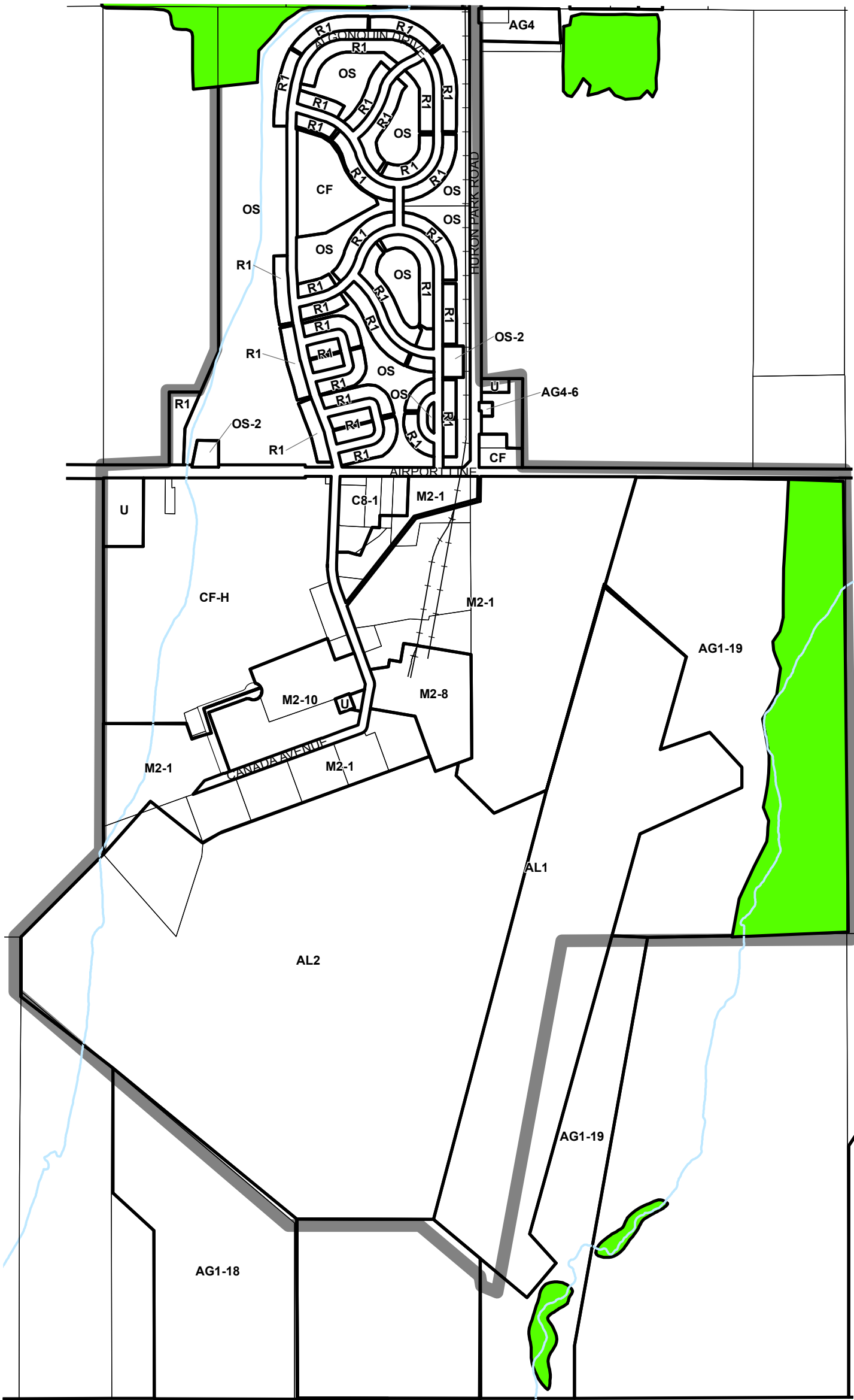
160

320

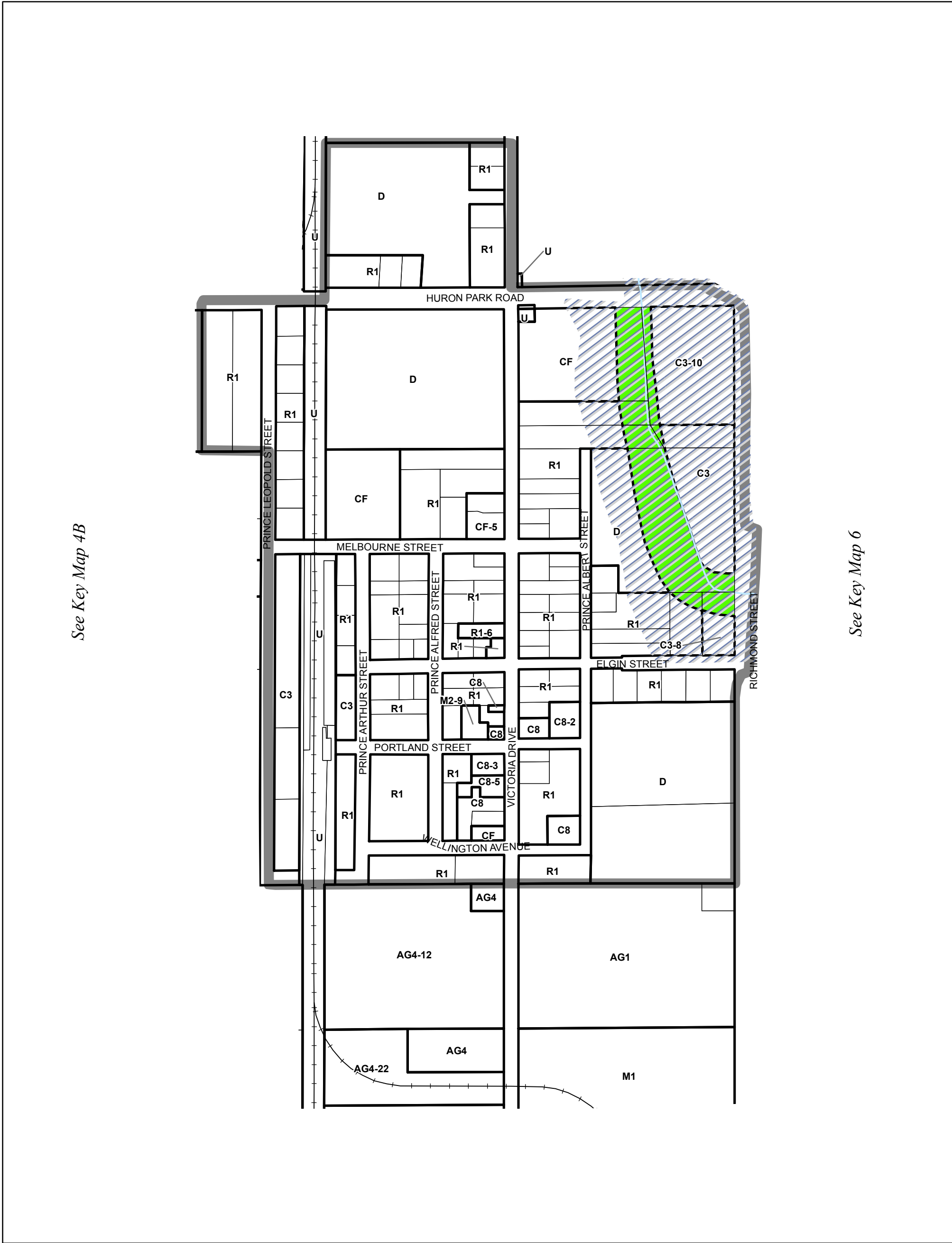
640

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

1

2

3

4

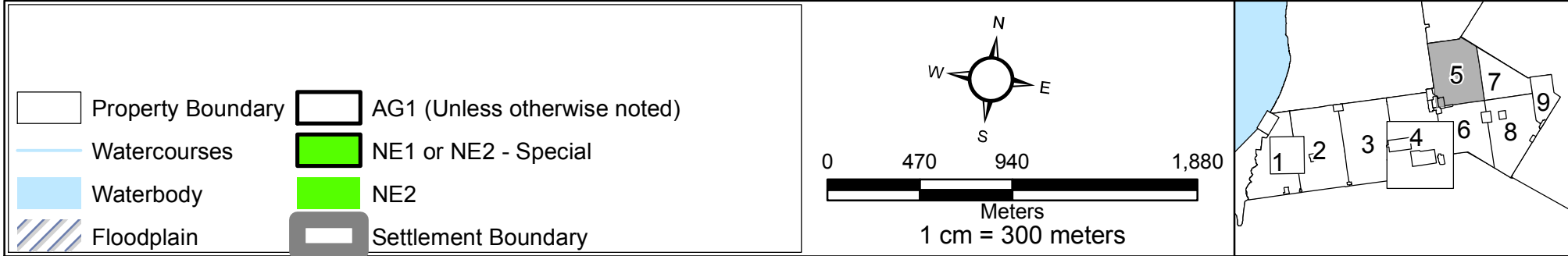
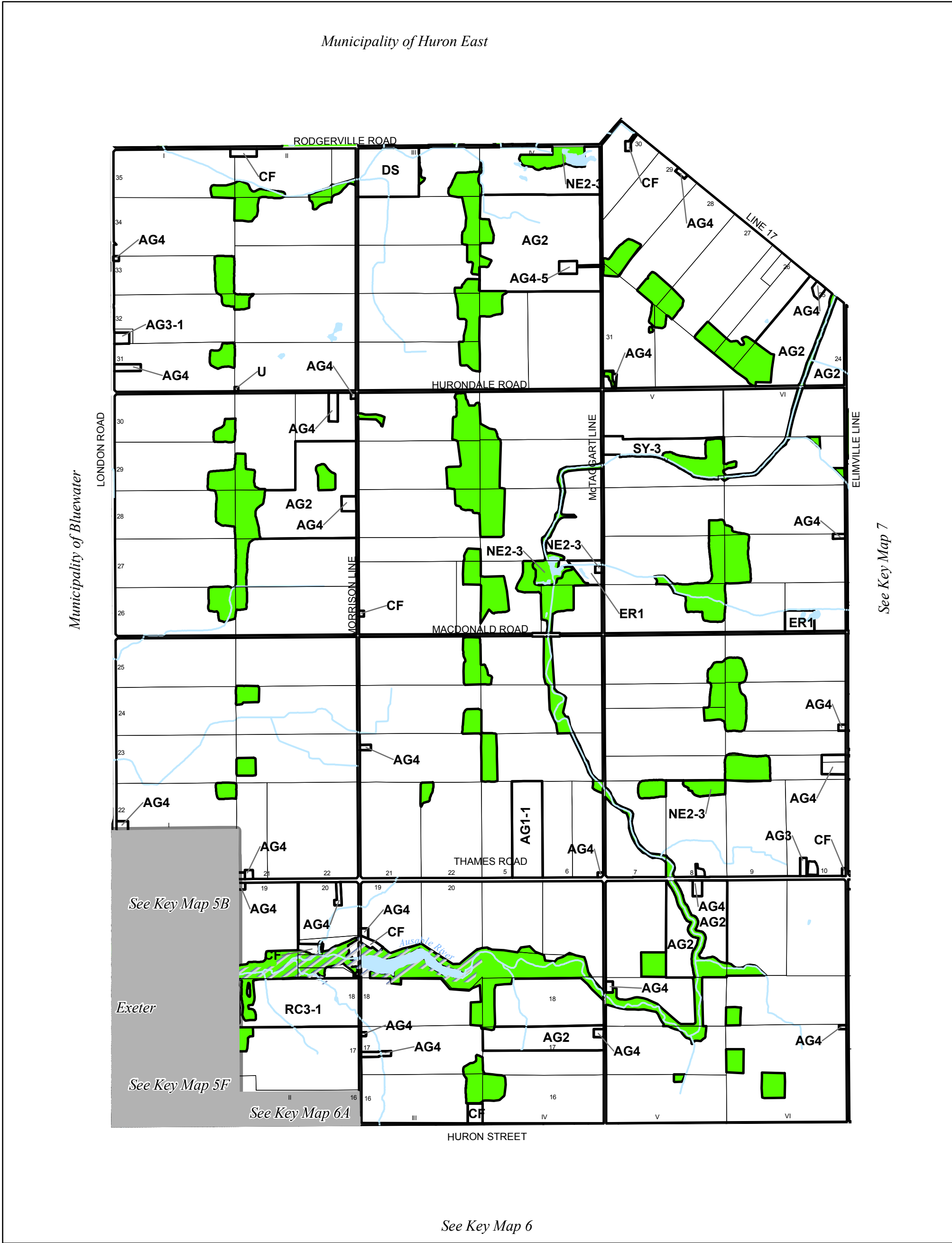
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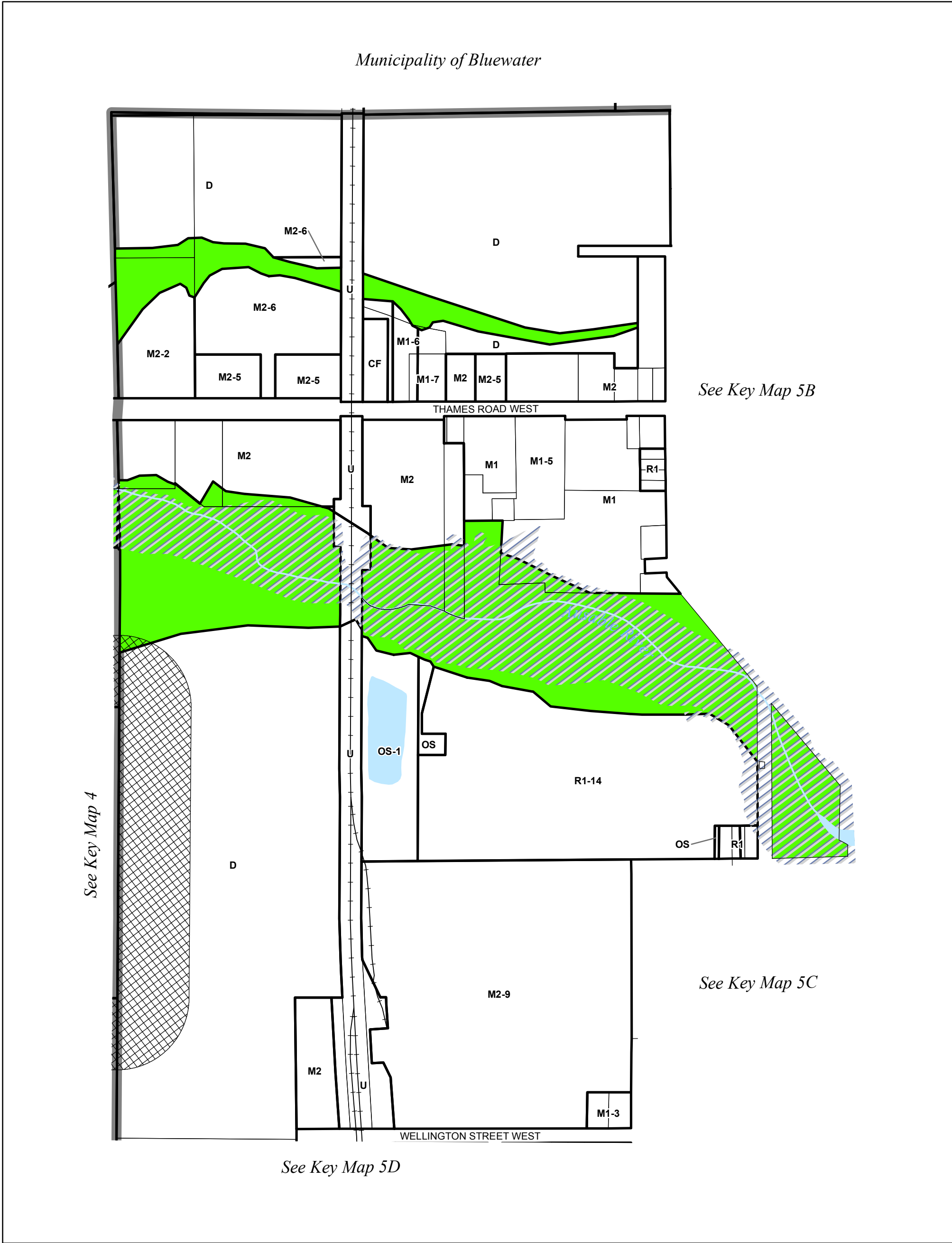
6

7

8

9





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

The map displays a grid of land parcels, each designated with a specific zoning code. The codes include:

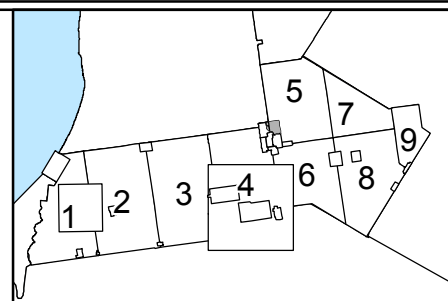
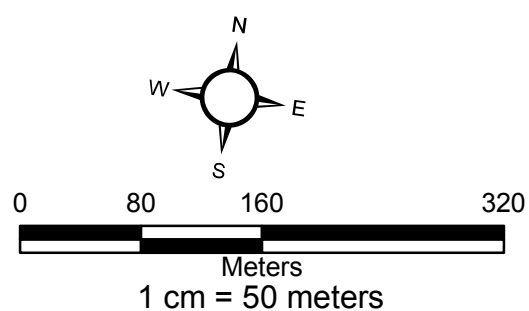
- C3**: General Commercial
- C3-H**: Heavy Commercial
- C3-2**: Medium-Density Commercial
- C3-3**: Light Commercial
- C3-4**: Medium-Density Commercial
- C6**: Community Office
- CF**: Community Facility
- D**: District Office
- M1**: Medium-Density Residential
- M1-1**: Medium-Density Residential
- M1-2**: Medium-Density Residential
- M1-H**: Heavy Residential
- M2**: Medium-Density Residential
- M2-4**: Medium-Density Residential
- R1**: Single-Family Residential
- R2**: Two-Family Residential
- R3-7**: Three-Family Residential
- R4**: Four-Family Residential
- R4-1**: Four-Family Residential
- OS**: Office

Major roads shown include:

- Thames Road West
- Thames Road East
- Main Street North
- Main Street South
- Alexander Street West
- Alexander Street East
- Redford Drive
- Kalisch Avenue
- Devon Drive
- Riverside Drive
- Hazelton Lane
- Rosemount Avenue

The map also shows the location of the Windsor River and the Windsor River Bridge. A green hatched area in the bottom right corner is labeled "See Key Map 5C". A blue hatched area in the bottom left corner is labeled "See Key Map 5A".

*See Key Map 5F*



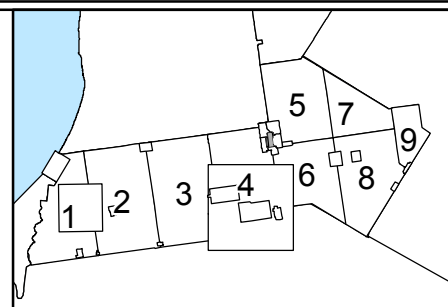
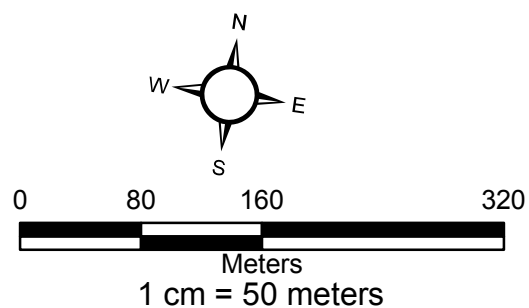
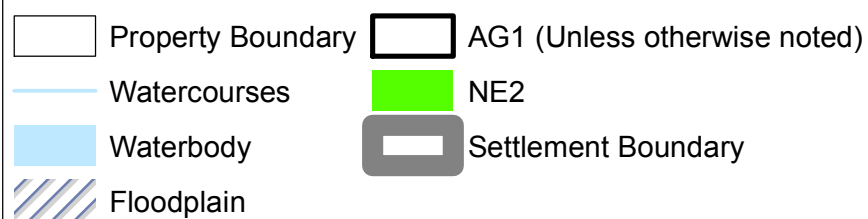
*See Key Map 5A*

*See Key Map 5B*

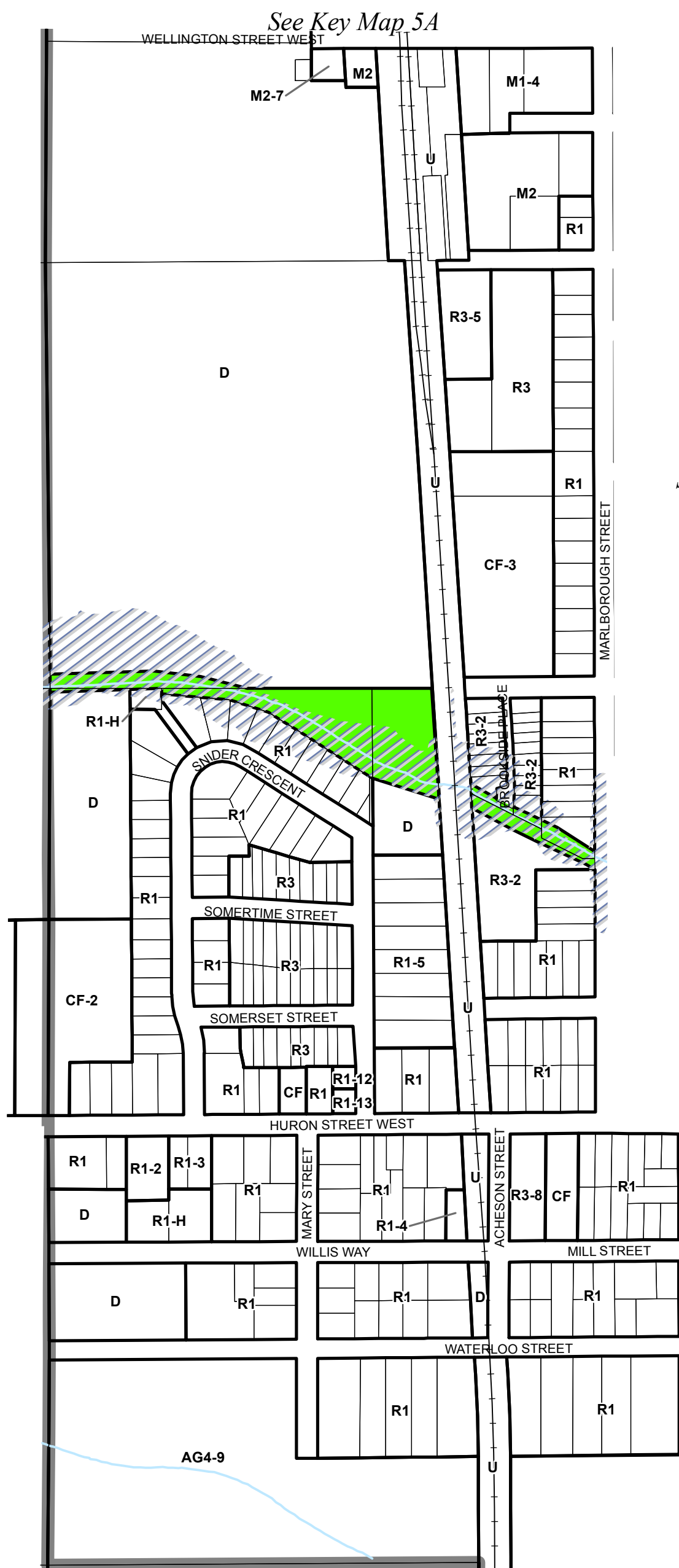
*See Key Map 5D*

*See Key Map 5F*

*See Key Map 5E*



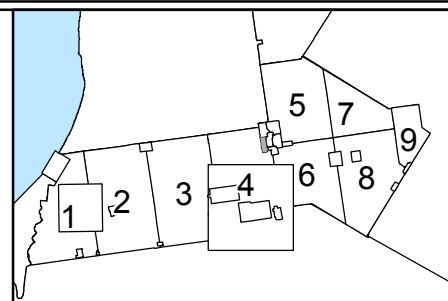
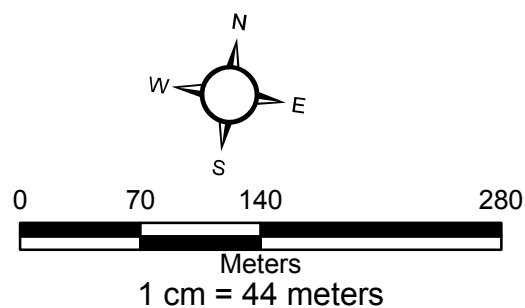
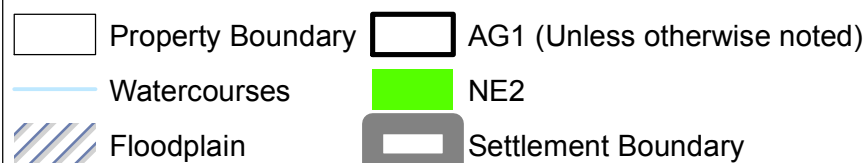




*See Key Map 4*

*See Key Map 5C*

*See Key Map 5E*



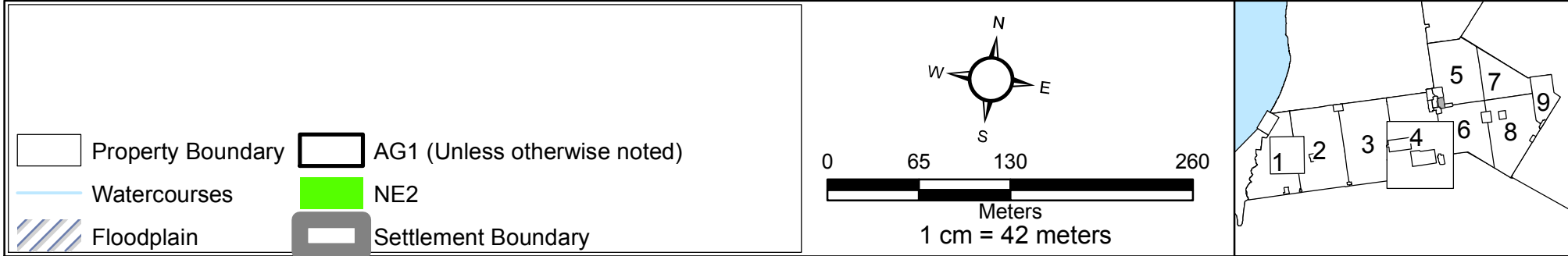
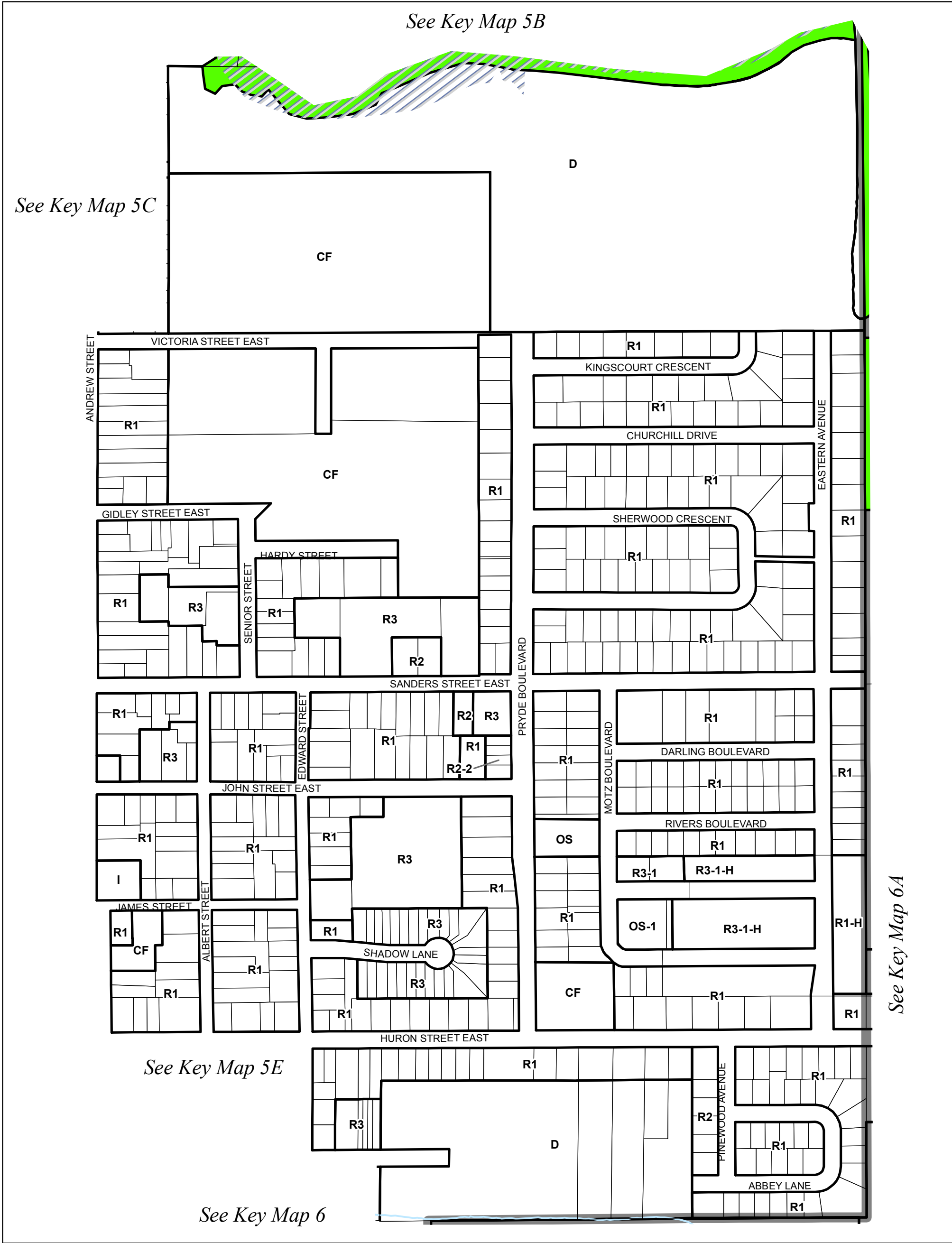
See Key Map 5C

See Key Map 5F



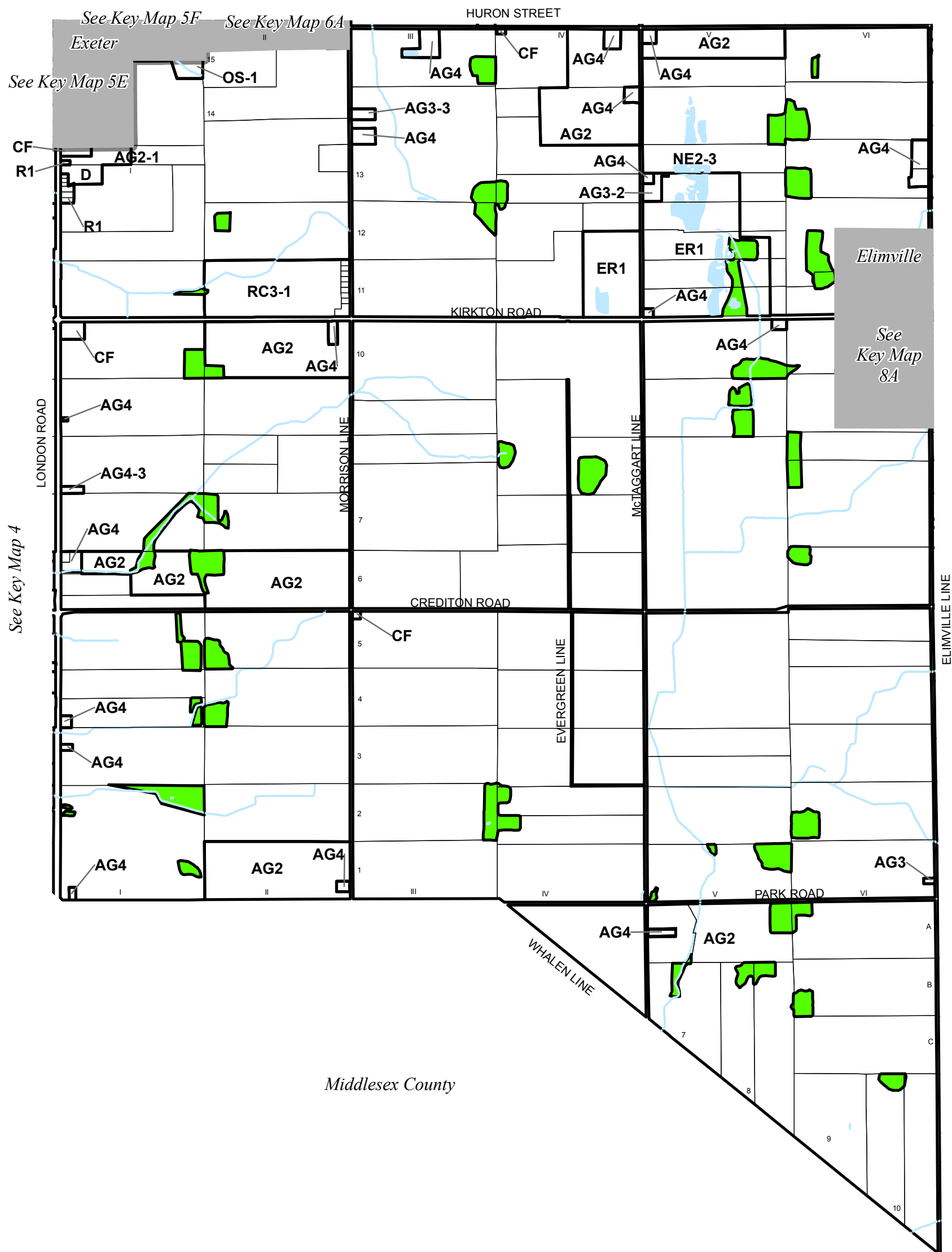
See Key Map 4

See Key Map 6

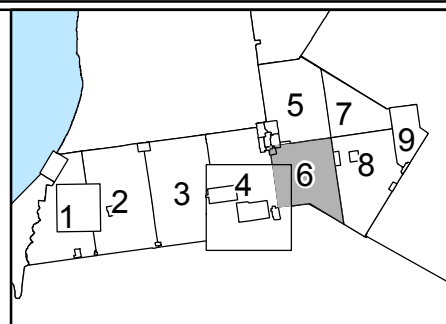
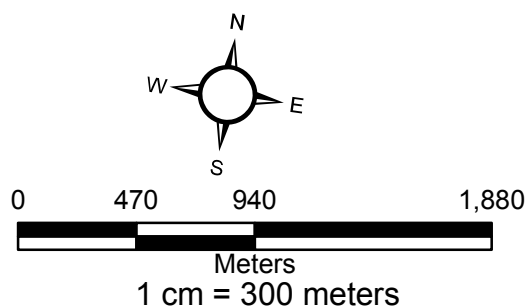
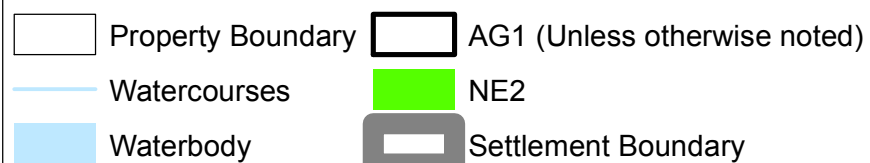




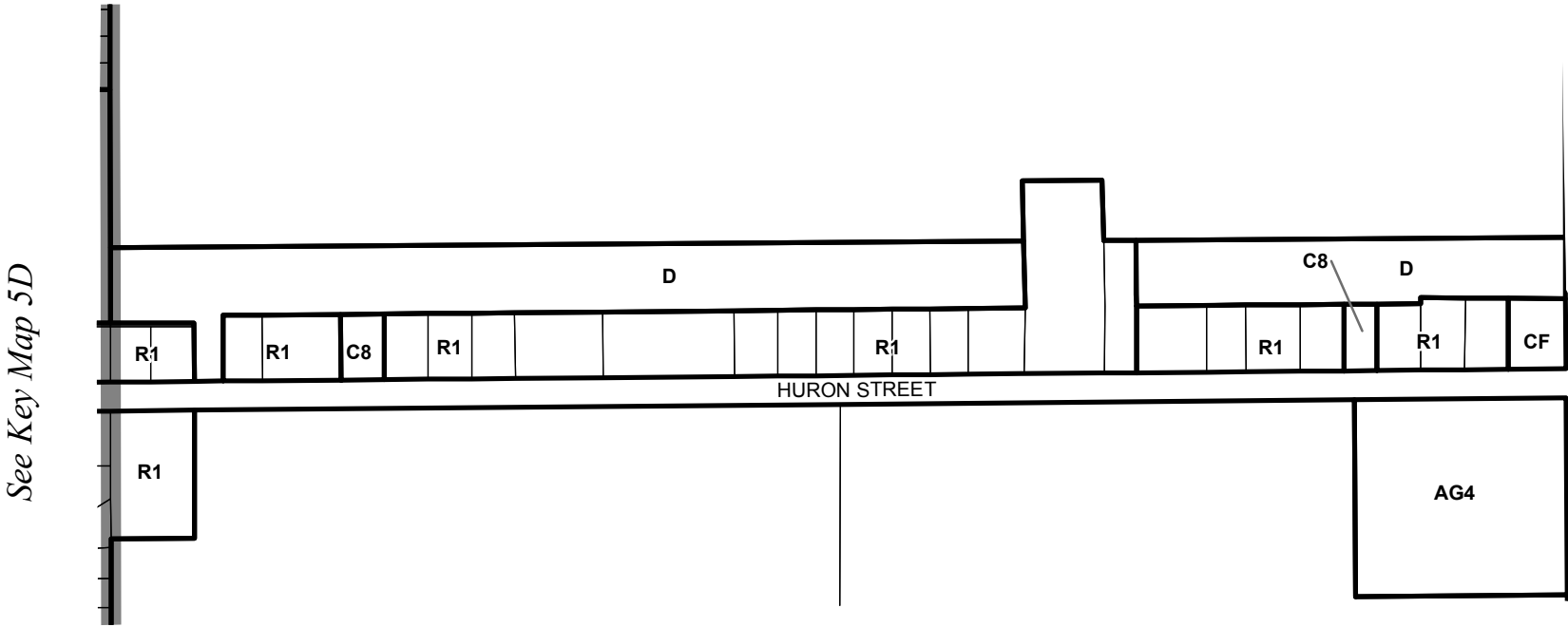
*See Key Map 5*



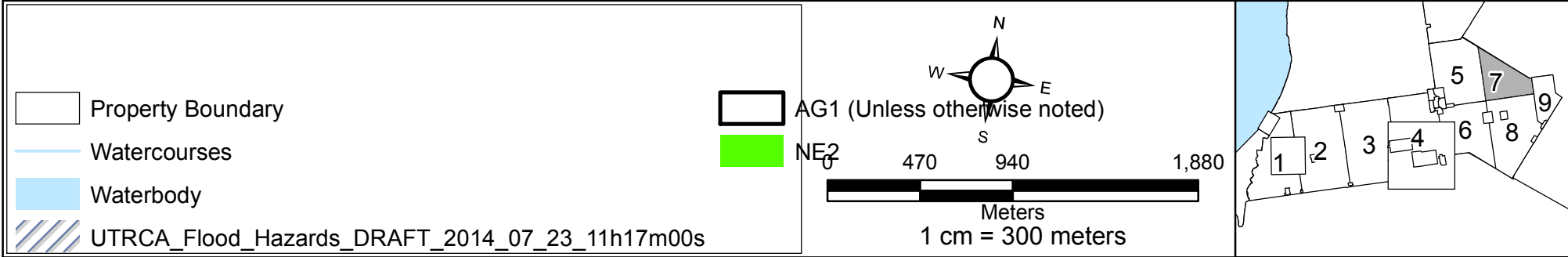
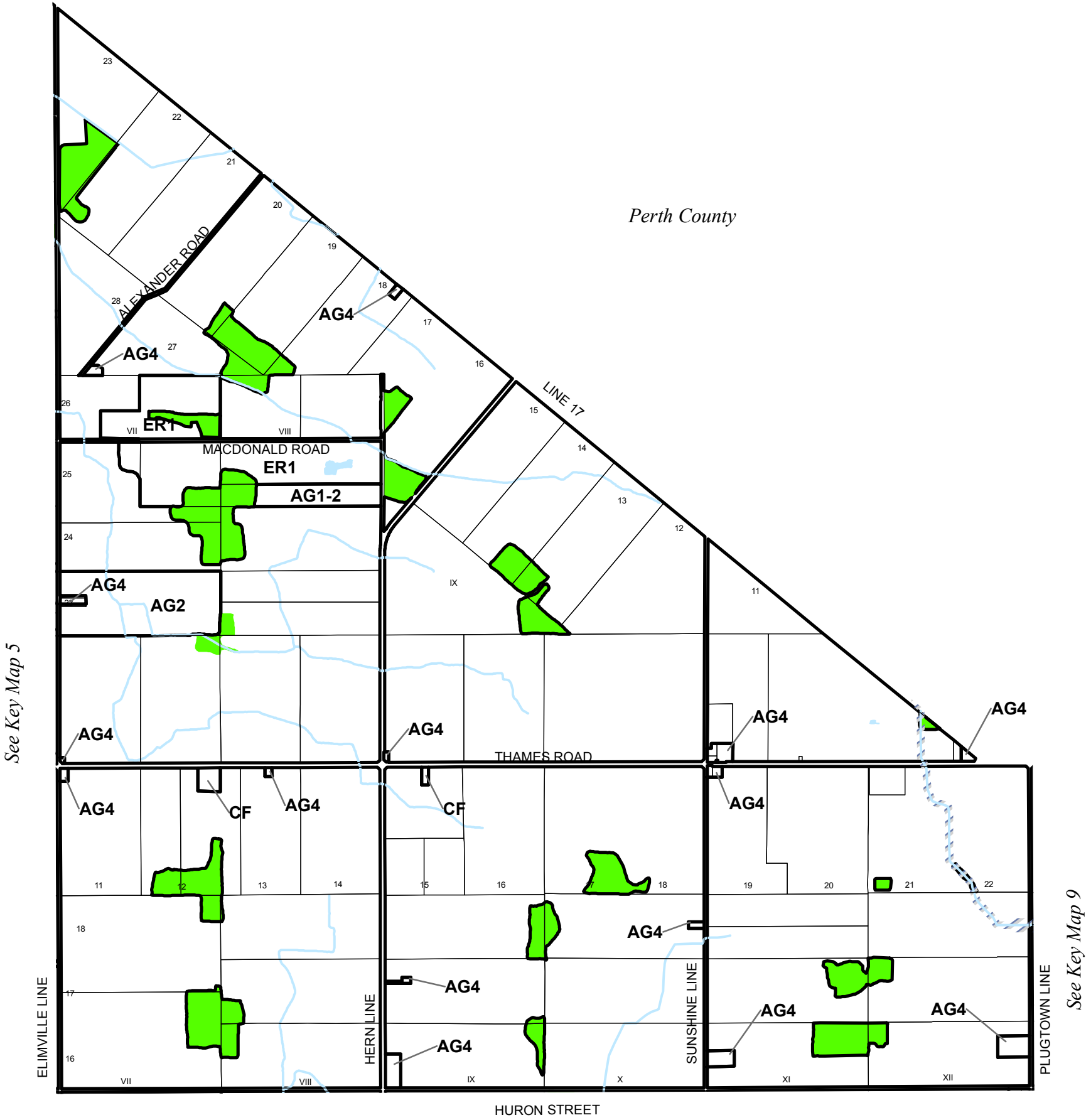
*Middlesex County*

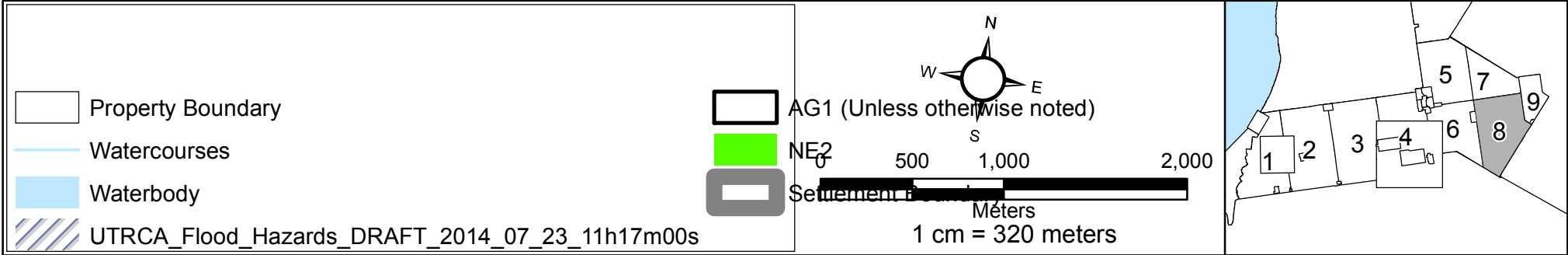
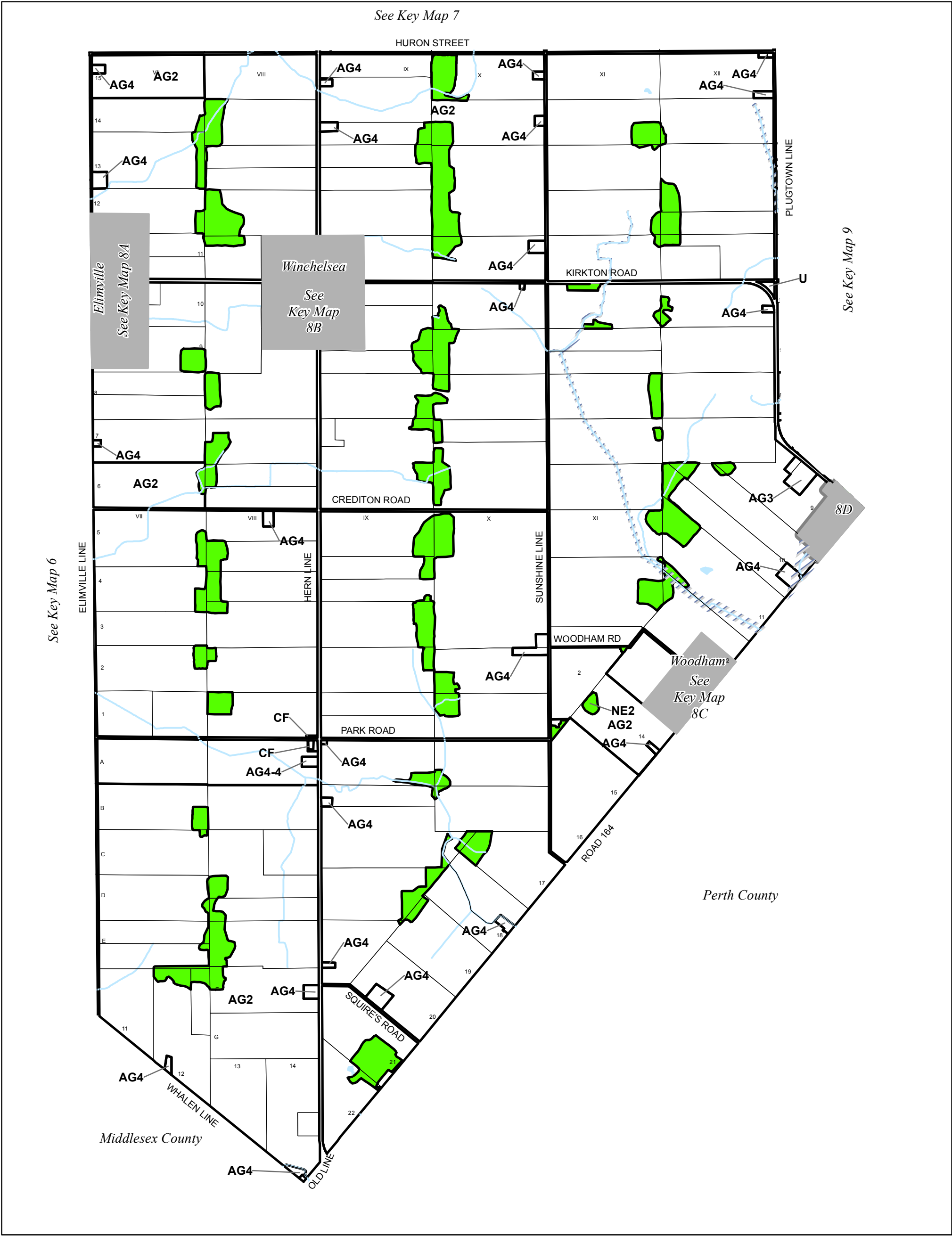


See Key Map 5



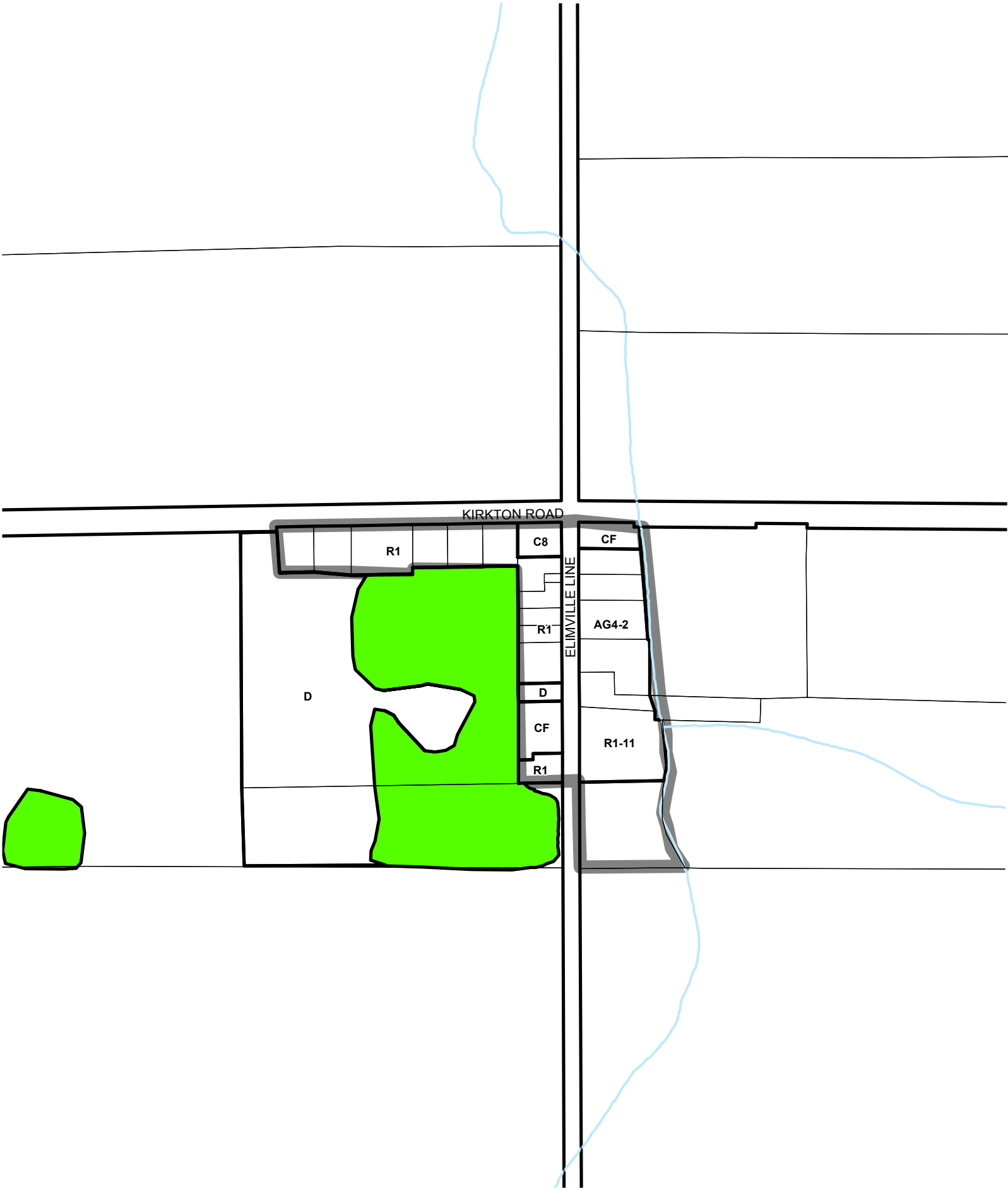
See Key Map 6





See Key Map 6

See Key Map 8



See Key Map 6

See Key Map 8

Property Boundary

Watercourses

AG1 (Unless otherwise noted)

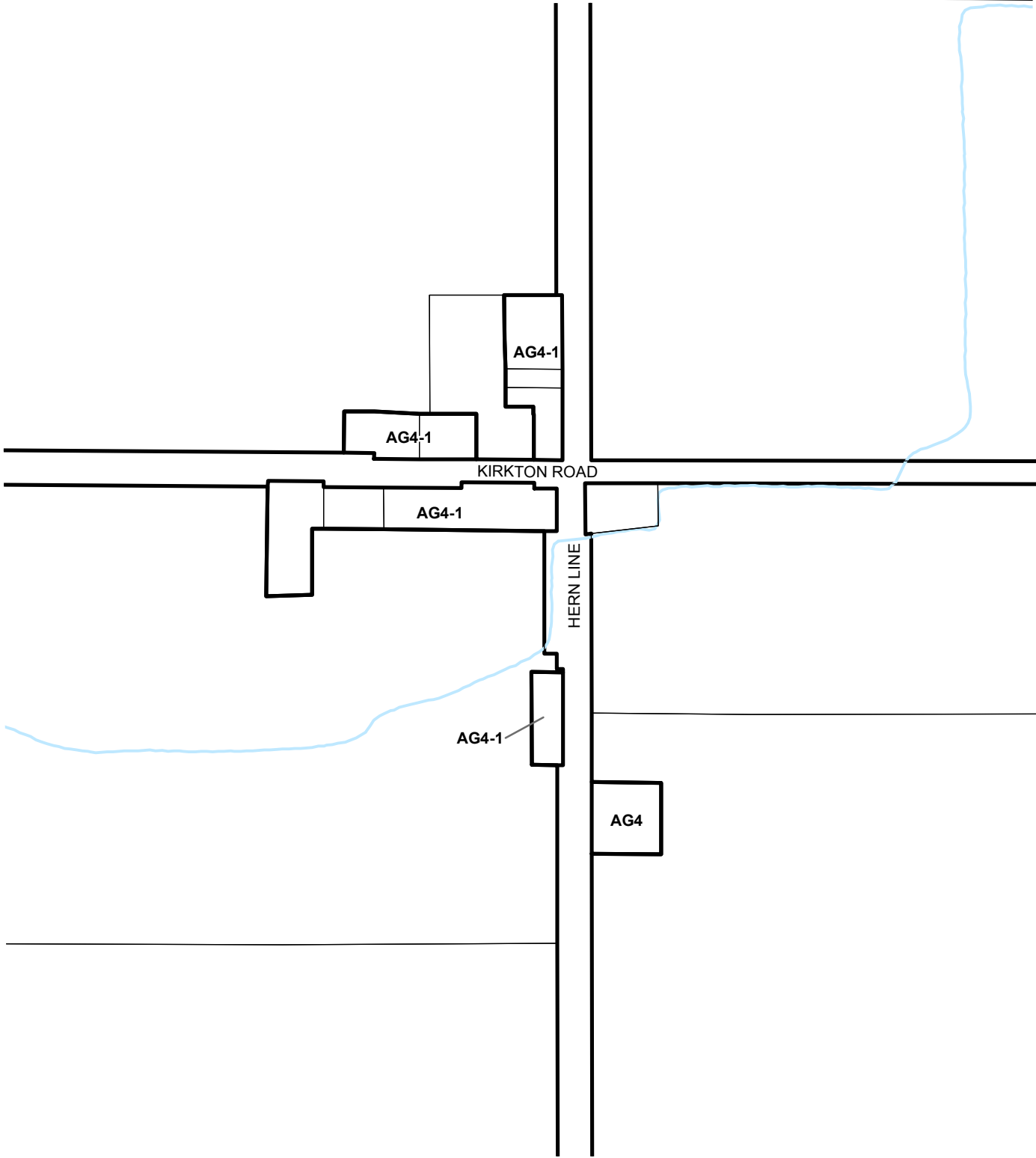
NE2

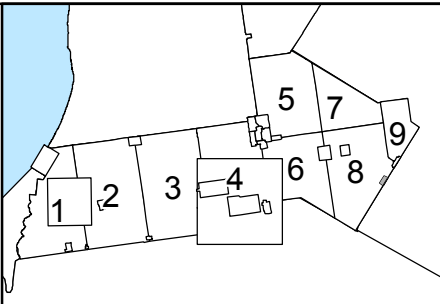
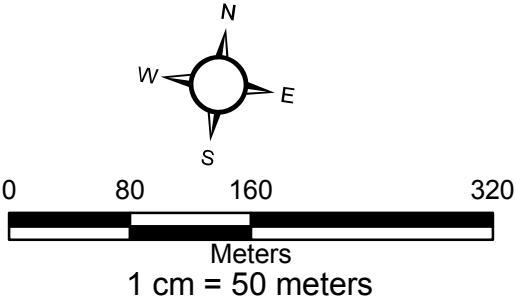
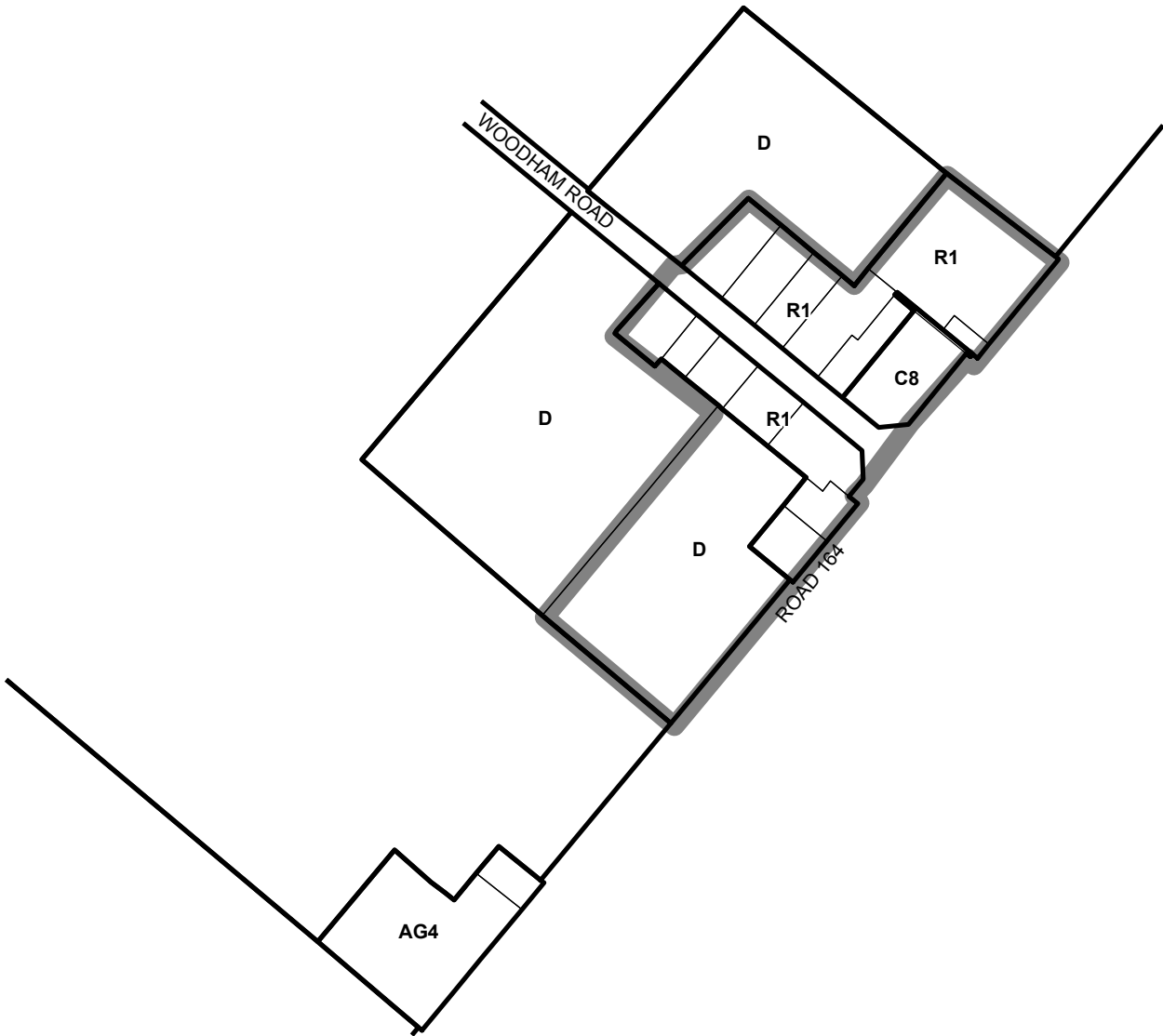
Settlement Boundary

090180360

Meters

1 cm = 56 meters





See Key Map 8

See Key Map 9



Property Boundary



Watercourses



UTRCA\_Flood\_Hazards\_DRAFT\_2014\_07\_23\_11h17m00s



AG1 (Unless otherwise noted)



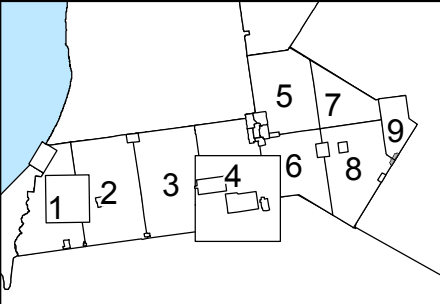
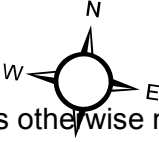
NE1 or NE2 - Special



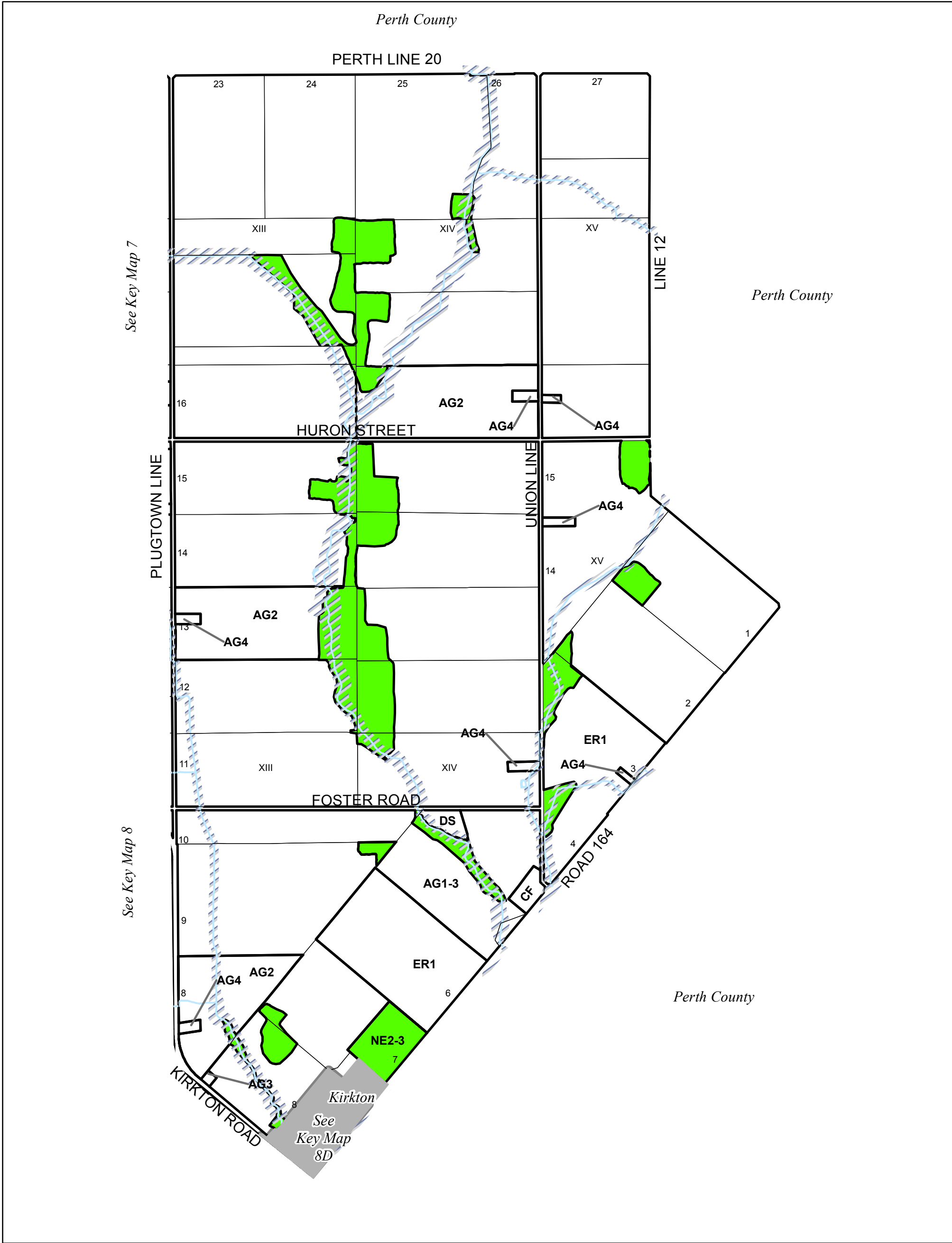
NE2



Settlement Boundary







Property Boundary

Watercourses

Waterbody

UTRCA\_Flood\_Hazards\_DRAFT\_2014\_07\_23\_11h17m00s

AG1 (Unless otherwise noted)

NE1 or NE2 Special

NE2

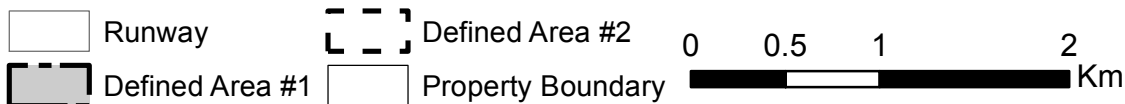
Settlement Boundary 200 meters

N  
W  
E  
S

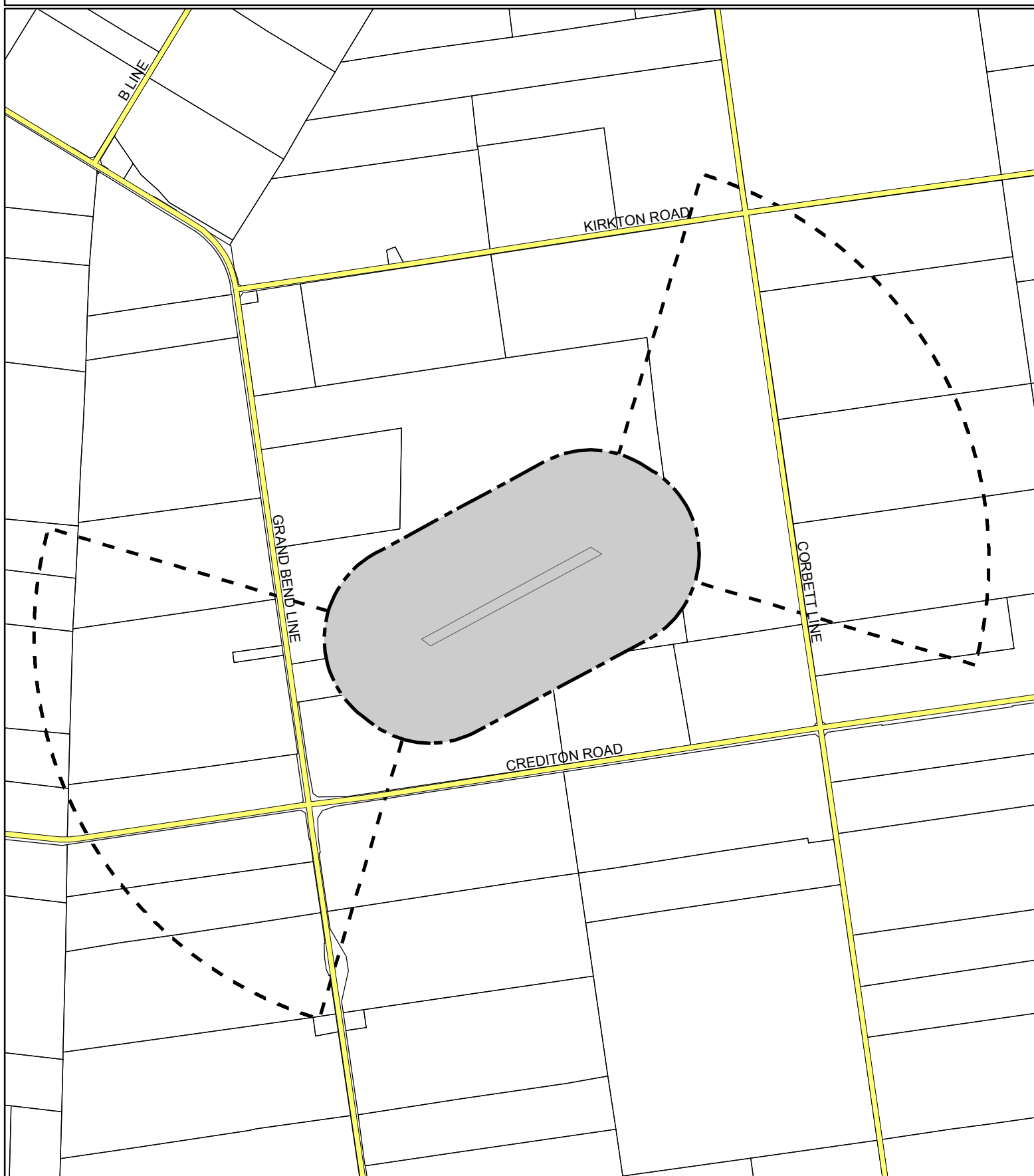
0 312.5 625 1,250

Meters

# Appendix: #-A - Huron Park Airport Defined Areas



# Appendix: #-B - Grand Bend Airport Defined Areas



Runway



Defined Area #2



Defined Area #1



Property Boundary

0

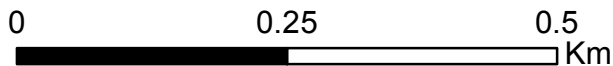
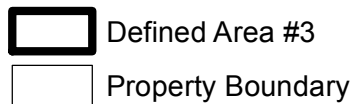
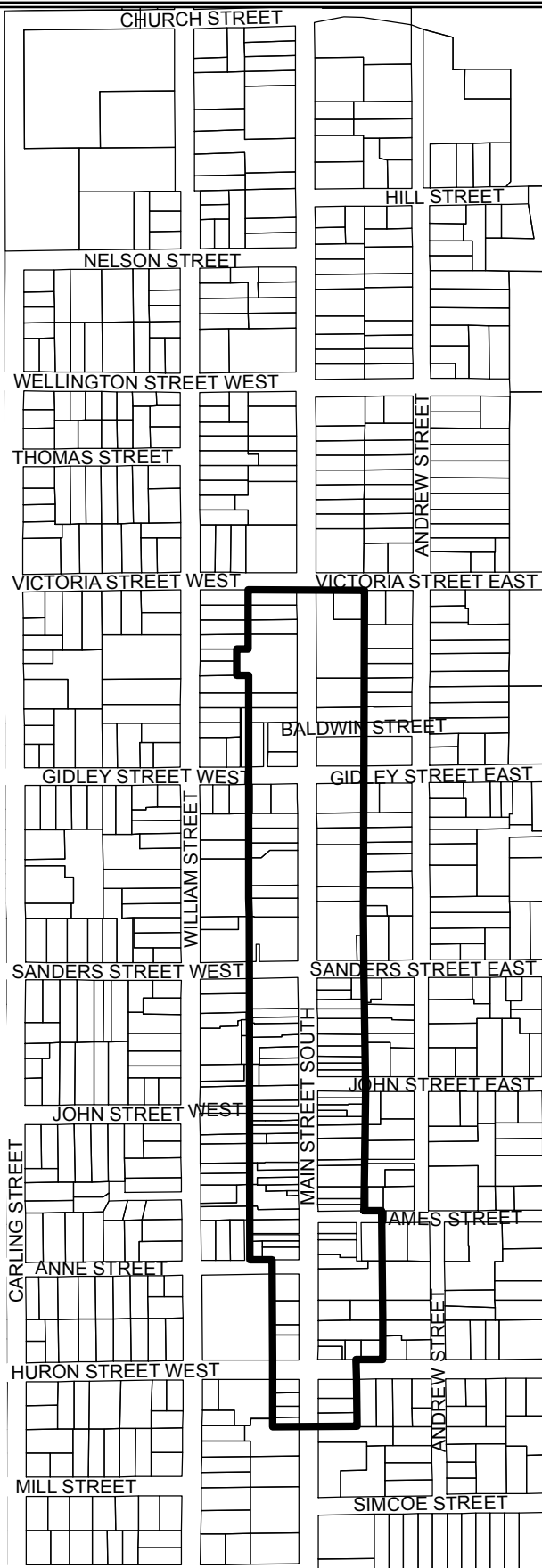
0.5

1

Km



# Appendix: #-C - Exeter Defined Area





## Corporation of The Municipality Of South Huron

### By-Law #71-2018

#### Being a By-law to collect costs for maintenance and repair of municipal drains in the Municipality of South Huron.

Whereas the Drainage Act, R.S. O. 1990, as amended, provides under Section 74 that any drainage works constructed under a by-law passed under this Act or any predecessor of this Act, relating to the construction or improvement of a drainage works by local assessment, shall be maintained and repaired by each local municipality through which it passes, to the extent that such drainage works lies within the limits of such municipality, at the expense of all the upstream lands and roads in any way assessed for the construction or improvement of the drainage works and in the proportion determined by the then current by-law pertaining thereto until, in the case of each municipality, such provision for maintenance or repair is varied or otherwise determined by an engineer in a report or on appeal therefrom; and

Whereas maintenance and repairs for 2017 and prior year projects have now been completed on the following drains, and the total costs for each drain are as indicated below:

Ausable River Drain ('12-'15)	(Usborne Ward B/L 12-1999)	1,868.48
Ausable River Drain ('16-'17)	(Usborne Ward B/L 12-1999)	2,440.00
Brock Creek Drain ('12-'16)	(Usborne Ward B/L 8-1994)	1,347.50
Brock Creek Drain ('17)	(Usborne Ward B/L 8-1994)	11,381.86
Dundas Br A Drain	(Stephen Ward B/L 59-1969)	10,613.97
Gardiner Drain	(Usborne Ward B/L 26-2005)	657.92
Huron Street Drain	(Usborne Ward B/L 3-1976)	10,664.94
Kuhn Drain	(Stephen Ward B/L 7-1992)	400.00
McKeever Drain	(Stephen Ward B/L 9-1968)	180.00
Thomson-Rundle Drain	(Usborne Ward B/L 7-1970)	520.00
Tomlinson Drain	(Usborne Ward B/L 22-1968)	813.91

Now Therefore, Council of the Corporation of the Municipality of South Huron enacts as follows:

1. That a special rate sufficient to collect drain maintenance and repair costs as indicated above shall be levied upon upstream lands and roads on a pro rata basis in accordance with the maintenance provisions set out in the reports adopted by the respective By-laws identified above.
2. That all costs shall be payable in full in the year in which they are imposed.
3. That where lands in the same ownership have drainage assessments with an accumulated total of \$10 or less, the costs shall be charged to general municipal drain expenses. This includes costs on drains where due to the excessive size of the watershed, as determined by the Drainage Superintendent, it would not be cost effective to have the costs assessed out. The amounts assessed against the lands as described

in “1” above shall be levied and collected in the same manner and at the same time as the final taxes are levied and collected.

4. That this By-law shall come into force and take effect on the date of final passing.

Read a first and second time 13<sup>th</sup> day of August, 2018

Read a first and second time 13<sup>th</sup> day of August, 2018

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Maureen Cole, Mayor

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Rebekah Msuya-Collison, Clerk



## The Corporation Of The Municipality Of South Huron

### By-Law #72-2018

#### Being a By-Law to authorize a 2018 Fire Dispatching Agreement with The Corporation of the Town of Tillsonburg

Whereas the *Municipal Act*, S.O. 2001 c.25, Section 20 provides that Municipalities may enter into agreements to provide for their joint benefit any service which all of them have the power to provide within their own boundaries; and

Whereas Section 2 of the *Municipal Act* permits Municipalities to provide the services that the Municipalities consider are necessary; and

Whereas Municipalities are responsible for the provision of fire safety, fire prevention and fire protection services pursuant to the *Fire Protection and Prevention Act*, 1997, S.O. 1997, c.4; and

Whereas the Municipality wishes the Fire Department of Tillsonburg to carry out certain functions related to dispatch of fire and emergency equipment and personnel;

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

1. That the Mayor and Clerk are hereby authorized to execute this 2018 Fire Dispatch Agreement between the Corporation of the Town of Tillsonburg and the Corporation of the Municipality of South Huron as in Schedule "A" attached hereto.
2. That Schedule 'A' shall form an integral part of this By-Law.
3. This By-Law rescinds and replaces By-Law # 98-2013.
4. That this By-Law takes effect upon the date of final passing.

Read a first and second time this 13<sup>th</sup> day of August, 2018

Read a third and final time this 13<sup>th</sup> day of August, 2018

---

Maureen Cole, Mayor

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Rebekah Msuya-Collison, Clerk

Schedule "A" to By-Law 72-2018

This Agreement, dated this 13 day of August, 2018

B E T W E E N

The Corporation Of The Town Of Tillsonburg

(hereinafter "the Town of Tillsonburg" )

- and -

The Municipality Of South Huron

(hereinafter "The Municipality of South Huron")



**Whereas:**

1. Pursuant to the provisions of *the Municipal Act*, S.O. 1991, c. 25, as amended, the parties have enacted By-laws to authorize an agreement between the parties;
2. *The Fire Protection and Prevention Act*, S.O. 1997, c. 4, as amended, authorizes a municipality to provide and/or receive fire protection services to or from other municipalities;
3. The Town of Tillsonburg operates fire protection services and holds fire protection assets including fire communications personnel and equipment suitable to meet municipal responsibilities required by *the Fire Protection and Prevention Act*, through a fire department situated within the Town of Tillsonburg;
4. The Town of Tillsonburg has agreed to provide such Fire Communications services to the Municipality of South Huron;

Now therefore, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

**Services Provided:**

5. The Town of Tillsonburg shall supply fire communications services to the Municipality of South Huron, the particulars of which are as described in Schedule "A" to this agreement.
6. The fire communications services provided by the Town of Tillsonburg shall comply with *the Standard Operating Guidelines*, which regulate the operation and maintenance of the Tillsonburg Fire & Rescue Services Fire Communications.

**Consideration:**

7. The Municipality of South Huron shall pay fees to the Town of Tillsonburg as described in Schedule "B" to this agreement.

**Term:**

8. This agreement shall remain effective for a period of five years from the date of signature. If not expressly renewed in writing or supplanted by a succeeding agreement, this Agreement shall be deemed to have been automatically renewed for a period of indefinite duration unless and until one of the parties provides written notice of termination as contemplated in paragraph nine below.
9. Notwithstanding the provisions of paragraph eight above, any of the parties may withdraw from this Agreement upon providing twelve months written notice to the other parties (hereinafter "the party or parties withdrawing").

**Service Commencement Date:**

10. The Town of Tillsonburg shall provide fire communications services in accordance with this agreement effective on January 1, 2019.

**Indemnity and Limitation of Liability:**

11. The parties agree to indemnify and save each other harmless, along with their respective councillors, officers, employees and agents from any liability, action, claim, loss, damage, payment, cost, fine, fine surcharge, recovery or expense, including assessable legal fees arising out of the performance of their respective obligations under this Agreement, save and except in respect of any liability, action, claim, loss, damage, payment, cost, fine, fine surcharge, recovery or expense, including assessable legal fees, directly attributable to, arising from, or caused by the negligence or breach of contractual obligation hereunder by any party hereto.
12. Notwithstanding that set forth in paragraph eleven above, the parties agree that no party or parties shall be held responsible for damages caused by delay or failure to perform its or their undertakings under the terms of the agreement when the delay or failure is due to fires, strikes, floods, acts of God or the Queen's enemies, lawful acts of public authorities, or delays or defaults caused by common carriers which cannot reasonably be foreseen or provided against.
13. Notwithstanding any other provision in this contract or any applicable statutory provisions, none of the parties shall be liable to any other party for

special or consequential damages or damages for loss of use arising directly or indirectly from any breach of this contract, fundamental or otherwise, or from any tortious acts or omissions of their respective employees or agents, save and except when such damages or losses are directly attributable to, arise from, or are caused by the breach of contractual obligation, fundamental or otherwise, or from any tortious acts, including negligence, by any party or parties hereto, including its or their respective employees or agents. Without limiting the generality of the foregoing, the parties specifically agree that the Town of Tillsonburg shall not be liable for any damages arising as a result of any injury or damage caused or sustained by personnel, apparatus, or equipment of the Municipality of South Huron while engaged in the provision of fire protection services in the Municipality of South Huron response area. Nothing in this provision shall be interpreted to affect or interfere with the right of any of the parties to take action to enforce the terms of this Agreement.

14. The parties hereto agree that no provision herein, or any part thereof, shall be interpreted or act so as to affect, restrict, prohibit, or interfere with the right of any party or parties hereto, either individually or in combination, to demand or otherwise take action or commence proceedings to enforce the terms of this Agreement.

**Amendment:**

15. The parties may amend this agreement from time to time by further written memorandum.
16. Should any of the parties wish to amend the terms of this agreement, it shall provide a minimum of thirty days written notice to the other party of the proposed terms of amendment.

**Dispute Resolution:**

17. In the event that a dispute arises or disputes arise between the parties which cannot be resolved, the parties shall submit the dispute or disputes to arbitration using the procedure set out in *the Municipal Arbitrations Act*, R.S.O. 1990, c. M - 48, as amended.
18. In the event that a dispute or disputes is submitted for arbitration, the decision or decisions of the arbitrator shall be final and binding upon the

parties to this agreement.

19. In the event that arbitration cannot be conducted using the procedure set out in *the Municipal Arbitrations Act*, the parties shall select a single arbitrator, and in the absence of agreement on an arbitrator, the arbitrator shall be nominated by a justice of the Superior Court of Justice of the Ontario Courts under the procedure set out in *the Arbitration Act*, S.O. 1991, c. 17, as amended.

**General Provisions:**

20. This agreement is not assignable without the written consent of the parties. Any attempt to assign any of the rights, duties or obligations of this agreement without written consent is void.
21. This agreement shall not be in force, or bind any of the parties, until executed by all the parties named in it.
22. This agreement shall take effect upon its execution by the authorized representative or representatives of the Town of Tillsonburg and the Municipality of South Huron.
23. Any notice under this agreement shall be sufficiently given by personal delivery or by registered letter, postage prepaid and mailed in a Canadian post office, addressed, in the case of notice to the Town of Tillsonburg, to the municipal offices of the Corporation of the Town of Tillsonburg and, in the case of notice to any of the Municipality of South Huron, to the respective municipal office of the Municipality of South Huron, or to any other address as may be designated in writing by the parties, and the date of receipt of any notice by mailing shall be deemed conclusively to be ten days after the mailing.
24. No change or modification of this agreement (including the schedules to this agreement) shall be valid unless it be in writing and signed by each party.
25. The Town of Tillsonburg and the Municipality of South Huron agree that no representation, statement or agreement, other than those set out in this agreement, shall be binding upon the parties unless expressed in writing, signed by an authorized representative or by authorized representatives of each and purporting to be expressed in modification of this agreement.

- 26. The parties agree that each of them shall, upon reasonable written request of the other, do or cause to be done all further lawful acts, deeds and assurances whatever for the better performance of the terms and conditions of this agreement.
- 27. It is intended that all provisions of this agreement shall be fully binding and effective between the parties, but in the event that any particular provision or provisions or a part of one is found to be void, voidable or unenforceable for any reason whatever, then the particular provision or provisions or part of the provision shall be deemed severed from the remainder of this agreement and all other provisions shall remain in full force.
- 28. This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.
- 29. Subject to the restrictions on transfer and assignment, this agreement shall endure to the benefit of and be binding on the parties and their respective successors and assigns.

In Witness Whereof the parties hereto have affixed their Corporate Seals attested by the hands of their proper officers and further this agreement shall be signed in counterpart with the parties named below and a copy of each counterpart shall remain attached to and form part of this agreement.

The Municipality Of South Huron

\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Clerk  
\_\_\_\_\_  
Date

The Corporation Of The  
Town Of Tillsonburg

\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Clerk  
\_\_\_\_\_  
Date

### Schedule “A”

The Town of Tillsonburg shall provide the following services and facilities:

1. A 24 hour, seven days a week, 365 days a year answering service, alert paging service and base radio communications dispatch service fully integrated with a Computer Aided Dispatch (CAD) system.
2. A base station manufactured and installed to industry standards complete with the Municipality of South Huron Fire Department Dispatch frequency. The Town of Tillsonburg shall operate and maintain these services and facilities from two primary public safety communications consoles located in a municipally owned building at 80 Concession Street, East, Tillsonburg. The building shall be equipped with an automatic transfer emergency generator. In the event of system maintenance and/or upgrades, all parties affected shall be granted prior notification when possible.
3. An emergency (third) backup base station manufactured and installed to industry standards complete with the Municipality of South Huron Fire Department Dispatch frequency. The Town of Tillsonburg shall operate and maintain these services and facilities from a public safety communications console located in a municipally owned building at 10 Lisgar Ave, Tillsonburg. The building shall be equipped with an automatic transfer emergency generator. In the event of system maintenance and/or upgrades all parties affected shall be granted prior notification when possible.
4. Answering, alerting and radio communications dispatch equipment shall be staffed continuously by personnel trained to the core competencies outlined in Ontario Fire Service Communicators Standard and the National Fire Protection Association (NFPA) 1061 *Standard for Professional Qualifications for Public Safety Telecommunicators*.
5. Transmission of information shall be seamless from when the information is received from the Public Safety Answering Point (PSAP) until the time an emergency is terminated by the Incident Commander and shall be provided in accordance with the time targets specified within NFPA 1221. Seamless is defined to mean without interruption and continuously from the initial call until the satisfactory resolution of the incident.
6. All emergency incident information shall be logged on the CAD system by the communicator and all telecommunications shall be captured on a digital voice recorder. At the completion of the event a detailed incident report shall be collated and forwarded to the Municipality of South Huron via email or other means as arranged between the parties within four hours of termination of command. All audio transmissions shall be recorded from licensed dispatch channels and dedicated phone lines and shall be available to the Municipality of South Huron upon request as arranged between the

parties. Recordings shall be made on non-interruptible, non-erasable media. All records including digital voice recordings shall be maintained for a period of two years.

7. Upon the request of the Incident Commander for any additional resources or to relay emergent messaging to other persons, the fire communicator shall relay such requests in a prioritized fashion via telecommunications equipment and shall report confirmation of same to the Incident Commander.
8. Testing of paging system equipment shall be provided as arranged by the parties.
9. The Municipality of South Huron shall provide the following without cost to the Town of Tillsonburg:
  - a. All GIS mapping for its protection area / response zone boundaries.
  - b. All radio transmitting and receiving equipment, licensing and maintenance of same external to the boundary of the Town of Tillsonburg.
  - c. Routing of Emergency 911 telecommunications from the Public Safety Answering Point (PSAP) and the Central Ambulance Communications Center (CACC) as required to meet the approved fire protection services provided by the Municipality for its fire protection area / response zone boundaries inclusive of all required ANI/ALI, GIS mapping and all site location information so that it is seamlessly transmitted to the Secondary Public Safety Answering Point (SPSAP) serving the Tillsonburg Fire Communications Division.
  - d. The Town of Tillsonburg assumes no responsibility with respect to quality of the data received in sections 9.a., 9.b. and 9.c.

**Schedule "B"****Fees To Be Paid By The Municipality Of South Huron To The Town Of Tillsonburg**

1. The Fee Structure contained within this Agreement is predicated upon the contractual participation of the following municipality for a period of not less than five years:
  - a. The Municipality of South Huron,
2. The Municipality of South Huron shall pay to the Town of Tillsonburg an annual fee of \$2.25 plus tax (if applicable) per resident person residing within the response are of the Municipality of South Huron. Quantification shall be based upon the most current Canada census report. For 2019, the population dispatched is 8,278.
3. The Municipality of South Huron shall pay an annual adjustment of 2% on the anniversary of the agreement.
4. The Municipality of South Huron shall tender payment to the Town of Tillsonburg in quarterly installments, to be invoiced by the Town of Tillsonburg four (4) times each year to the Municipality of South Huron.





## The Corporation of the Municipality of South Huron

### By-Law #73-2018

**Being a by-law to authorize the signing of a Memorandum of Understanding with the Exeter Business Improvement Area ("Exeter BIA") for the purpose of identifying respective roles and responsibilities in relation to improvement and promotion of the commercial districts of Exeter**

Whereas the Municipal Act, R.S.O. 2001 provides under Section 5(1) that the powers of a Municipality shall be exercised by its Council and under Section 5(3) provides that a municipal power shall be exercised by By-Law; and

Whereas the Municipality of South Huron deems it desirable to enter into a Memorandum of Understanding with the Exeter BIA to formalize a working relationship with the Exeter BIA and identify respective roles and responsibilities in relation to improvement and promotion of the commercial districts of Exeter.

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

1. That the Council of the Corporation of the Municipality of South Huron hereby enter into a Memorandum of Understanding with the Exeter BIA identified as Schedule "A" attached hereto; and
2. That the Mayor and Clerk are hereby authorized to execute the Memorandum of Understanding between the Municipality of South Huron and the Exeter BIA, identified as Schedule "A" and attached hereto; and
3. That this By-Law takes effect upon the date of final passing.

Read a first and second time this 13<sup>th</sup> day of August, 2018.

Read a third and final time this 13<sup>th</sup> day of August, 2018.

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Maureen Cole, Mayor

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Rebekah Msuya-Collison, Clerk

**MEMORANDUM OF UNDERSTANDING**

- Between -

**The Municipality of South Huron**

["The Municipality"]

And

**Exeter Business Improvement Area**

["Exeter BIA"]

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**DEFINITIONS:**

**"BIA"** means the Exeter Business Improvement Area and the geographic area it represents.

**"The Municipality"** means the Municipality of South Huron.

**"BOARD OF MANAGEMENT"** is a corporate body and shall consist of six (6) to twelve (12) members. The Board of Management of the Exeter BIA (hereinafter referred to as the "BIA") shall be composed of one (1) Director (member of Council) appointed directly by the Municipality; and the remaining Directors selected by a vote of the BIA Membership and appointed by the Municipality. Following the appointment of the Board of Management, the Board shall select a Chairperson, Vice-Chairperson, Secretary and Treasurer.

**"Meeting"** means any regular, special or other meeting of a council, of a local board or of a committee of either of them, where;

- (a) A quorum of members is present, and
- (b) Members discuss or otherwise deal with any matter in a way that materially advances the business or decision-making of the council, local board or committee.

**WHEREAS:**

- A. The Exeter BIA is a designated improvement area, established under the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "Municipal Act") and governed by a board of management appointed by the South Huron Council, being a local board of the Municipality for all purposes.
- B. The Municipality is a corporation that annually raises the amount required for the activities of the BIA through the establishment of special charge to be levied upon rateable properties in the improvement area.
- C. The Exeter BIA carries out its purposes, to support the improvement, beautification and maintenance of municipally-owned land, buildings and structures in the area and to promote the area as a business, shopping and service area.
- D. There is a joint interest by the Municipality and the Exeter BIA to deliver municipal services and infrastructure that promotes and facilitates commercial activity within the area.

## Schedule "A" to By-Law 73-2018

- E. The Municipality and the Exeter BIA agree to work collaboratively on items outlined in this agreement and consider it desirable and in the public interest to enter into this written agreement to identify their respective roles and responsibilities in relation to improvement and promotion of the commercial districts of Exeter.

**1.0 GUIDING PRINCIPLES**

The following guiding principles will direct the discussions of the Municipality and the Exeter BIA in achieving the goal of creating a vibrant commercial district in Exeter, the business, shopping and service hub in the Municipality of South Huron.

- 1.1 Promote and raise the profile of Exeter and the Municipality of South Huron as the place to visit, live, work, shop, do business and invest;
- 1.2 Collaborative approach to support the retention, attraction and expansion of businesses in the Municipality of South Huron;
- 1.3 Collaborative approach respecting improvement projects that will enhance the profile of Exeter's commercial districts;
- 1.4 Support and promote the partnership between the BIA Board of Management and the Council of the Municipality of South Huron.

**2.0 GENERAL AGREEMENT**

- 2.1 Exeter BIA agrees to support beautification efforts and promotion of the business improvement area, through advertising, marketing and special events.
- 2.2 The Municipality may provide additional support to the Exeter BIA as negotiated by the parties, which may require approval of South Huron Council.
- 2.3 The parties agree to meet regularly as required to discuss areas of mutual interest.
- 2.4 In accordance with the Municipal Act, South Huron Council shall appoint all directors of the Board of Management of the Exeter BIA.

**3.0 SERVICES PROVIDED BY THE BIA**

- 3.1 The operating procedures of the Exeter BIA are outlined in its procedural by-law and in the Municipal Act. The Exeter BIA is a local board with authority set out in the Municipal Act and Municipal policies which would include Transparency and Accountability, Code of Conduct per Bill 130, Municipal Conflict of Interest Act – registry/declaration required Section 6(1) Bill 68. In addition, the hiring of employees and the sale and disposition of land.
- 3.2 The Exeter BIA is entrusted, subject to the limitations of its procedural by-law and the Municipal Act, to the improvement, beautification and maintenance of municipally-

## Schedule "A" to By-Law 73-2018

owned land, buildings and structures in the area beyond that provided at the expense of the Municipality generally, and to promote the district as a business, shopping and service area.

## 3.3 The activities of the Exeter BIA may include:

- 3.3.1 Beautification programs, marketing initiatives, educational seminars, promotional and special events;
- 3.3.2 Visitor and new resident information services through the South Huron Welcome Centre and tourism marketing support for the Municipality;
- 3.3.3 Complementary marketing activities between the Municipality and other groups as agreed on;
- 3.3.4 Cooperation with other business improvement areas and agencies on promotion events and activities that benefit the town of Exeter;
- 3.3.5 Representation on South Huron Committees or ad hoc Committees as requested by the Municipality of South Huron;
- 3.3.6 Participation in Municipal initiatives as appropriate and/or requested.

## 3.4 In support of ongoing marketing and beautification efforts in Exeter, the BIA will provide the following at the BIA's expense:

- 3.4.1 Subject to an annual mutually agreed upon Flower Plan, support for the purchase of flowers, watering and care of flowers within the BIA area – up to a maximum of \$8000 (subject to BIA budget approval on an annual basis and an ongoing commitment by the Municipality towards the flower program in the BIA designated areas);
- 3.4.2 Purchase of bulbs to maintain decorative lighting displays (including seasonal displays);
- 3.4.3 Installation, removal and maintenance of decorative lighting displays (excluding seasonal lighting displays);
- 3.4.4 Management of the promotional space at the north end entrance sign at the corner of Main and Thames Road.

## 3.5 The Exeter BIA may provide technical assistance and advisory services to Municipal staff regarding beautification, promotion and economic development items;

- 3.5.1 Provide feedback on any by-law (newly developed or a under review) that affects the BIA membership, including, but not limited to: parking, property standards, signage, etc.

Schedule "A" to By-Law 73-2018

- 3.6 The Exeter BIA shall provide the minutes of its management board meetings to Municipal Council and staff on a regular basis.

#### **4.0 SERVICES PROVIDED BY THE MUNICIPALITY**

##### ADMINISTRATION SERVICES:

- 4.1 In support of the ongoing operation of the Exeter BIA, the Municipality shall provide the following services to the Exeter BIA:
- 4.1.1 CAO/Clerk/Finance/Human Resources advice, guidance and training as needed, including attending BIA Board of Management meetings to discuss municipal matters of interest to the BIA;
  - 4.1.2 Accounting advice and support, including budgeting, variance reporting, payroll and taxation within the confines of the Exeter BIA's independent financial system;
  - 4.1.3 Support and preparation of financial statements for the year-end external audit, in compliance with all generally accepted accounting principles and Public Sector Accounting Board requirements. The costs of the audit through the Municipality are recovered from the BIA.
  - 4.1.4 Billing, collecting and providing special levy funding transfers to the BIA, mid-March; mid-June; mid-September and mid-December each year. Any advance funding will be within the jurisdiction of the Director of Finance;
  - 4.1.5 Printing and production services of the Municipality's internal print / copy centre. Any materials beyond meeting materials may be subject to a small fee to be set on a case-by-case basis;
  - 4.1.6 Use of municipally owned meeting spaces for Board of Management and subcommittee meetings;
  - 4.1.7 Use of municipally owned facilities for large membership-based events, such as the South Huron Business and Community Excellence Awards Gala; free of charge;
  - 4.1.8 The Municipality of South Huron will also contribute a minimum of the equivalent of one third of the rent of the South Huron Welcome Centre to support operational costs of this visitor and resident information centre.

##### INFRASTRUCTURE AND OPERATIONS:

- 4.2 In support of the ongoing operation of the Exeter BIA, the Municipality shall provide the following services on municipally-owned lands (to municipal standards) at the expense of the Municipality as approved through the annual budget process:

## Schedule "A" to By-Law 73-2018

- 4.2.1 All road related infrastructure maintenance and capital renewal including road pavements, drainage features, curbs, sidewalks, boulevard surfaces, streetlights, traffic control and roadway safety devices, street name signs, directional, regulatory and non-regulatory signs;
  - 4.2.2 All park related infrastructure (municipally-owned and managed parks, but not BIA beautification initiatives), including light fixtures and power supply;
  - 4.2.3 All municipal parking infrastructure maintenance and capital renewal, systems and enforcement operations;
  - 4.2.4 Municipal garbage and recycling receptacles
    - 4.2.4.1 From April – November a supply of a minimum of 20 units, with a maintenance and collection schedule of 2 times per week;
    - 4.2.4.2 From December – March, a supply of a minimum of 4 units, with a maintenance and collection schedule of 1 time per week;
  - 4.2.5 Street sweeping services once per month including one major spring cleanup from April to November
  - 4.2.6 Sidewalk sweeping services of one major spring cleanup. From April to November; sweeping is a responsibility of business owners;
  - 4.2.7 Roadside debris / litter pick-up – as needed
  - 4.2.8 Winter maintenance services for roads, sidewalks and boulevards on municipal rights of way, including salting, snow plowing and snow removal operations (as per Council approved service levels); daily winter maintenance of sidewalks is also a responsibility of business owners; and
  - 4.2.9 Winter maintenance services for stairs, walkways and municipal parking lots including salting, plowing and snow removal (as necessary); and
  - 4.2.10 Installation, removal and maintenance of seasonal lighting displays (the bulbs replaced at the BIA's expense); and
  - 4.2.11 Installation and removal of streetlight pole banners; and
  - 4.2.12 Installation and removal of BIA hanging baskets and bridge flowers; and
  - 4.2.13 Storage of flower planters during the winter season; and
  - 4.2.14 Weed spraying of sidewalks on Main Street once per year.
- 4.3 In support of the ongoing operation of the Exeter BIA, but subject to Municipal approval, the Municipality shall provide the following services funded by the BIA (fees to be agreed on annually):

## Schedule "A" to By-Law 73-2018

## 4.3.1 Installation of special event banners above bridge on Hwy 4;

COMMUNITY SERVICES:

4.4 In support of the ongoing operation of the Exeter BIA, but subject to the agreement of both the Municipality and the BIA on an annual basis, the following beautification services may be provided:

- 4.4.1 The Municipality commits to develop an annual mutually agreed upon Flower Plan with the BIA to support the purchase of flowers, watering and care of flowers within the BIA area;
- 4.4.2 Through a combined effort, the Community Services Department will order the flowers for the Exeter Cemetery, Communities in Bloom and the BIA;
- 4.4.3 Tree and shrub maintenance within the business improvement area;
- 4.4.4 Installation and removal of flower barrels in the BIA area;
- 4.4.5 Management of flower watering services (staffing, equipment and water) to maintain flowers on an annual basis;
- 4.4.6 Maintenance of all Exeter entrance signage (North, East, South and West) and the landscaping around the signs. North sign promotional space managed by the BIA.

EXCLUSIONS FROM THIS AGREEMENT:

4.5 The following services shall be excluded from this Agreement:

- 4.5.1 Levels of service for commercial / residential waste and recycling collections provided by the Municipality; and
- 4.5.2 Services related to BIA promotional events not specifically identified in this Agreement.

Where the Exeter BIA desires Municipal assistance with respect to a BIA promotional event not specifically outlined in this Agreement, the services to be provided by the Municipality and Exeter BIA in relations to the BIA promotional events shall require the following:

- Written request of the BIA with resolution forwarded to Council for approval. This does not include Ladies Night, Sidewalk Sales, and Moonlight Madness.

## Schedule "A" to By-Law 73-2018

Special Events such as the Santa Claus Parade and the South Huron Business and Community Excellence Awards Gala are subject to the Municipal Special Events policy.

**5.0 FINANCIAL ACCOUNTABILITY**

- 5.1 In keeping with the role and relationship of a local board, the Exeter BIA agrees that it shall do the following:
  - 5.1.1 Keep and maintain all proper books, records, accounts, documents and vouchers necessary to record all financial transactions and as required by law in connection with operating a business improvement area;
  - 5.1.2 Adopt all financial control policies as detailed by the Municipality including the procurement of goods and services;
  - 5.1.3 Prepare an annual budget (on or before the 28<sup>th</sup> day of February), which will be reviewed by the Director of Finance or a designate approved by its membership and sent to Council for approval and inclusion in the BIA tax levy by-law;
  - 5.1.4 Make all financial disclosures required by this Agreement in a timely manner so as to comply with all municipal deadlines for monthly and year-end reporting and budget deadlines;
  - 5.1.5 Follow provincial and federal regulations as it relates to employment, taxation, remittances and standards;
  - 5.1.6 Bring forward any major increases to the in-year budget to the Director of Finance. Significant changes are subject to approval by Council;
  - 5.1.7 Present its unaudited financial statements to its Annual General Meeting for approval (the BIA does not receive audited statements until late spring, after AGM);
  - 5.1.8 Use the Municipality's external auditors and ensure that an annual report for the preceding fiscal year is submitted to the Municipality, including a complete financial statement of its affairs for auditing (on or before the twenty-eighth day of February each year);
  - 5.1.9 Use its best efforts to obtain as much government and public support for the Exeter BIA as possible. It will, with reasonable diligence, pursue applications for available government funding at the federal, provincial, and regional levels, and in addition, will continue its fundraising activities;
  - 5.1.10 Identify all grants requested of all other governmental and quasi-governmental authorities, together with a statement of projected cash flows from such additional funding sources including fundraising targets within the confines of its by-laws and policies; and



Schedule "A" to By-Law 73-2018

5.1.11 Comply with all applicable requirements of the Municipal Act and it's regulations;

5.1.12 Should the BIA be in a position to invest surplus funds, the Municipality's investment policy and investment restrictions must be followed.

## **6.0 INSURANCE**

6.1 The Exeter BIA is considered to be a Board of Council and as a Board of Council the Exeter BIA, their employees and volunteers while acting on behalf of and under the supervision of the Exeter BIA, are considered to be insureds under the Municipality's municipal insurance program.

## **7.0 TERM**

7.1 This Agreement shall remain in full force and effect for an unlimited term (the "Term") until terminated in accordance with section 8.1. Annually, the parties will consider whether there is a need to amend any of the terms of this Agreement.

## **8.0 TERMINATION**

8.1 Either party may terminate this Agreement upon 90 days' notice to the other party in writing.

Exeter Business Improvement Area

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Rose Glavin, Chair

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Janice Brock, Secretary-Treasurer

The Corporation of the  
Municipality of SOUTH HURON

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Maureen Cole, Mayor

Schedule "A" to By-Law 73-2018

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Rebekah Msuya-Collison, Municipal Clerk



**The Corporation Of The Municipality Of South Huron**

**By-Law # 74-2018**

**Being a by-law to appoint an Acting Fire Chief**

Whereas the Municipality of South Huron has enacted a by-law to establish a Fire Department; and

Whereas Section 6(1) of the *Fire Prevention and Protection Act, 1997*, provides that the Council of a municipality that has established a Fire Department shall appoint a Fire Chief for the Fire Department; and

Whereas the Municipality of South Huron deems it expedient to appoint an Acting Fire Chief for the South Huron Fire Department;

Now Therefore Be It Resolved That the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. That Jeff Musser is hereby appointed Chief of the South Huron Fire Department, effective August 22, 2018.
2. That this By-law shall be in effect until December 4, 2018.
3. This By-Law rescinds and replaces By-Law # 4-2015.
4. That this By-Law takes effect upon the date of final passing.

Read a first and second time this 13<sup>th</sup> day of August, 2018.

Read a third and final time this 13<sup>th</sup> day of August, 2018.

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Maureen Cole, Mayor

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Rebekah Msuya-Collison, Clerk



## The Corporation of the Municipality of South Huron

### By-Law #75-2018

### 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 August 13, 2018 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 13<sup>th</sup> day of August, 2018

Read a third time and passed this 13<sup>th</sup> day of August, 2018

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Maureen Cole, Mayor

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Rebekah Msuya-Collison, Clerk