



Corporation of the Municipality of South Huron
Agenda - Public Meeting

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

1. Call to Order
2. Disclosure of Pecuniary Interest
3. Purpose of Public Meeting
Pursuant to the Planning Act, 1990
4. Comprehensive Zoning By-Law - South Huron 1
 - 4.1 S.Smith, Huron County Planner - Report South Huron Comprehensive Zoning By-Law 258

Recommendation:
That South Huron Council receives the report from S. Smith, Huron County Planner re: South Huron Comprehensive Zoning By-Law dated June 22, 2018 for information.
 - 4.2 Written Comments Received
 - 4.2.1 John Buechler 261
 - 4.2.2 Exeter BIA 274
 - 4.2.3 Open House Comment Sheets Received 275
 - 4.2.4 Jason Brown 281
 - 4.2.5 RJ's Service c/o Ronald Harvey 483
 - 4.2.6 Brian Johnston 489
 - 4.2.7 Ellen Shapiro 493
 - 4.2.8 Paul Turnbull 494
 - 4.3 Comments-Council; Public in Attendance

5. Close Public Meeting

Recommendation:

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



Municipality of South Huron Zoning By-law

DRAFT COPY JUNE 26, 2018

|

DRAFT

South Huron Zoning By-law XX-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 DAY OF , 2018

READ A SECOND TIME ON THE DAY OF , 2018

READ A THIRD TIME AND PASSED THIS DAY OF , 2018

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk

EXPLANATORY NOTE
ZONING BY-LAW NO. __ - 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. __ - 2018

BEING A BY-LAW, UNDER THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, R.S.O., 1990, AS AMENDED TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES AND TO PROHIBIT CERTAIN BUILDINGS AND STRUCTURES IN VARIOUS DEFINED AREAS OF THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON.

WHEREAS the Municipal Council of the Corporation of the Municipality of SOUTH HURON considers it advisable to restrict, prohibit and regulate the use of land situated within the defined areas, as hereinafter designated, for the purpose of preventing any further development which would create an adverse effect on the Corporation, and to prevent the use of lands that would jeopardize future orderly development and expansion, and to protect the natural environment.

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

Table of Contents

Section	Enactment Page	Explanatory Note
Purpose	3	
Basis	3	
Affected Lands	3	
Existing By-Laws	3	
Duration	3	
Effect	4	
Contents	4	
1. Application, Enforcement, Interpretation and Administration	0	
1.1. Title	0	
1.2. Amendments	0	
1.3. Acts	0	
1.4. Application	0	
1.8. Administration and Enforcement	1	
1.9. Violation and Penalty	1	
1.10. Unlawful Uses	1	
1.11. Errors and Omissions – Obligation to Comply	1	
1.12. Severability	1	
1.13. Remedies	1	
1.14. Information as to Conformity	2	
1.15. Licenses and Permits	2	
1.16. Sign Permits	2	
1.17. Buildings to be Moved	2	
1.18. Repeals	3	
1.19. Technical Revisions to the Zoning By-law	3	
1.20. Meaning of Terms	3	
1.21. Terms	4	
1.22. Zones, Symbols, and Section Numbers	4	
1.23. Boundaries of Zones	5	
1.24. Minimum Requirements	6	
1.25. Uses not Listed as Permitted	6	
1.26. Use of Examples	6	
1.27. References to Provincial Legislation	6	
1.28. Effective Date	7	
1.29. Transition: Minor Variances	7	
2. Definitions	8	
3. General Provisions	50	
3.1. Accessibility	50	
3.2. Accessory Buildings, Structures & Uses	50	
3.3. Application of other By-Laws, Regulations, Legislation	52	
3.4. Building Line Setback	52	
3.5. Community Gardens	52	
3.6. Encroachments in Yards	52	
3.7. Exterior Lighting	54	
3.8. External Building Materials	54	
3.9. Government Uses Permitted	54	

3.10.	Hazard Land Requirements	54
3.11.	Height Limitation Exceptions	54
3.12.	Home Industry	55
3.13.	Home Occupation	55
3.14.	Loading Space Requirements	57
3.15.	Main Buildings or Main Uses per Property	57
3.16.	Medical Marihuana Production Facility	58
3.17.	Minimum Distance Separation (MDS)	58
3.18.	Multiple Lots	59
3.19.	Municipal Services	59
3.20.	Natural Environment Zone Setback	59
3.21.	Non-Complying Buildings and Structures	60
3.22.	Non-Complying Properties	61
3.23.	Non-Conforming Uses	61
3.24.	On Farm Diversified Uses	62
3.25.	Outdoor Solid Fuel Combustion Appliances	63
3.26.	Outdoor Storage of Waste	63
3.27.	Parking Requirements	64
3.28.	Permitted Uses, One or More	72
3.29.	Planting Strip	72
3.30.	Prohibited Uses	73
3.31.	Properties to Front on a Street	74
3.32.	Plan of Subdivision	74
3.33.	Plan of Condominium	74
3.34.	Property Enlargement	74
3.35.	Property Size from an Agricultural Severance	75
3.36.	Second Units	75
3.37.	Setbacks from an Abattoir, Residential	75
3.38.	Setbacks from Lanes and Easements	75
3.39.	Setbacks of Buildings and Structures along Municipal Drains, Sink Holes and Natural Watercourses	75
3.40.	Livestock Facility or Manure Storage Facility Setbacks	76
3.41.	Setback from Established Commercial Scale Wind Energy Facilities	77
3.42.	Sight Triangle	77
3.43.	Stacking Lanes	77
3.44.	Surplus Farm Dwelling Severance	77
3.45.	Storage Containers, Accessory	77
3.46.	Swimming Pools	78
3.47.	Temporary Accommodation for Workers	78
3.48.	Through Property	78
3.49.	Utility Services for the Public	78
3.50.	Waste Disposal Sites, Restrictions around Active and Closed	79
4.	General Agriculture (AG1)	80
4.1.	Permitted Uses	80
4.2.	Accessory Uses	80
4.3.	Permitted Structures	80
4.4.	Zone Provisions	81
4.5.	Yard Requirements	81
4.6.	Minimum Distance Separation	81
4.7.	New Agricultural Holdings	82
4.8.	Existing Agricultural Holdings	82
4.9.	Clearing of Areas	82
4.10.	Special Zones	82

5. Restricted Agriculture (AG2)	87
5.1 Permitted Uses	87
5.2 Accessory Uses	87
5.3 Permitted Structures	87
5.4 Zone Provisions	87
5.5 Yard Requirements	87
5.6 Farm Parcel from a Surplus Farm Residence Severance	88
5.7 Minimum Distance Separation	88
6. Agricultural Commercial-Industrial (AG3)	89
6.1 Permitted Uses	89
6.2 Accessory Uses	89
6.3 Permitted Structures	89
6.4 Zone Provisions	89
6.5 Zone Provisions for Accessory Residential Uses	90
6.6 Zone Provisions for Accessory Storage Containers	90
6.7 Minimum Distance Separation	90
6.8 Buffer Strip	90
6.9 Property Abutting a Railway	91
6.10 Special Zones	91
7. Agricultural Small Holding (AG4)	93
7.1 Permitted Uses	93
7.2 Accessory Uses	93
7.3 Permitted Structures	93
7.4 Zone Provisions	93
7.5 Barns	93
7.6 Minimum Separation Distance (Residential)	94
7.7 Special Zones	94
8. Natural Environment Zone 1 (NE1)	101
8.1 Permitted Uses	101
8.2 Permitted Structures	101
8.3 Zone Provisions	101
9. Natural Environment Zone 2 (NE2)	103
9.1 Permitted Uses	103
9.2 Permitted Structures	103
9.3 Zone Provisions	103
9.4 Existing Dwellings and their Replacement	103
9.5 Special Zones	104
10. Parks & Open Space (OS)	106
10.1 Permitted Uses	106
10.2 Permitted Structures	106
10.3 Zone Provisions	106
10.4 Special Zones	106
11. Flood Fringe Overlay (FF)	107
11.1 Permitted Uses	107
11.2 Permitted Structures	107
11.3 Zone Provisions	107
12. Floodway (FW)	108
12.1 Permitted Uses	108

12.2.	Permitted Structures	108
12.3.	Zone Provisions.....	108
13.	Extractive Resources (ER1)	109
13.1.	Permitted Uses	109
13.2.	Permitted Structures	109
13.3.	Zone Provisions.....	109
13.4.	Special Provisions	109
14.	Extractive Industrial (ER2)	111
14.1.	Permitted Uses	111
14.2.	Permitted Structures	111
14.3.	Zone Provisions.....	111
14.4.	Special Provisions	112
15.	Lakeshore Residential (LR1).....	114
15.1.	Permitted Uses	114
15.2.	Accessory Uses	114
15.3.	Permitted Structures	114
15.4.	Zone Provisions.....	114
15.6.	Existing Undeveloped Property	114
15.7.	Storage Sheds on Vacant Properties	115
15.8.	Special Provisions	115
16.	Recreational Trailer Park and Campground (RC2)	117
16.1.	Permitted Uses	117
16.2.	Accessory Uses	117
16.3.	Permitted Structures	117
16.4.	Zone Provisions.....	117
16.5.	Provisions for Accessory Residential Uses.....	117
16.6.	Development Ratio	118
16.7.	Recreational Space	118
16.8.	Site Area	118
16.9.	Buffer	118
16.10.	Water Access	118
16.11.	Density of Development	118
16.12.	Additions to Trailers.....	118
16.13.	Distance between Trailers	118
16.14.	Parking	119
16.15.	Setback from a Lane	119
16.16.	Special Provisions.....	119
17.	Recreational Commercial (RC3)	121
17.1.	Permitted Uses	121
17.2.	Permitted Structures	121
17.3.	Zone Provisions.....	121
17.5.	Provisions for Accessory Residential Uses.....	121
17.6.	Provisions for Golf Courses and Associated Uses	121
17.7.	Special Zones	122
18.	Huron County Playhouse (RC4).....	123
18.1.	Permitted Uses	123
18.2.	Permitted Structures	123
18.3.	Zone Provisions.....	123
18.4.	Building Provisions.....	123

18.5.	Special Provisions	123
19.	Residential – Low Density (R1).....	124
19.1.	Permitted Uses	124
19.2.	Accessory Uses	124
19.3.	Permitted Structures	124
19.4.	Single Detached Dwellings – Zone Provisions	124
19.5.	Semi-Detached, Link Semi-detached, and Duplex Dwellings – Zone Provisions	125
19.6.	Converted Dwellings.....	126
19.7.	Second Units.....	126
19.8.	Yards in Huron Park	126
19.9.	Special Zones	126
20.	Residential – Medium Density (R2)	130
20.1.	Permitted Uses	130
20.2.	Accessory Uses	130
20.3.	Permitted Structures	130
20.4.	Single Detached Dwellings – Zone Provisions	130
20.5.	Semi-Detached, Link Semi-detached, and Duplex Dwellings – Zone Provisions	131
20.6.	Triplex and Quadruplex Dwellings – Zone Provisions.....	132
20.7.	Multiple Attached Dwellings, Hospice – Zone Provisions.....	132
20.8.	Converted Dwellings – Zone provisions.....	133
20.9.	Second Units	134
20.10.	Special Zones	134
21.	Residential – High Density (R3).....	135
21.1.	Permitted Uses	135
21.2.	Accessory Uses	135
21.3.	Permitted Structures	135
21.4.	Multiple Attached Dwellings, Hospice – Zone Provisions.....	135
21.5.	Apartment Building – Zone Provisions	136
21.6.	Apartment Building – Building Provisions	136
21.7.	Long Term Care Home and Retirement Home – Zone Provisions	137
21.8.	Second Units.....	137
21.9.	Special Zones	137
22.	Mobile Home Park (R4).....	143
22.1.	Permitted Uses	143
22.2.	Accessory Uses	143
22.3.	Permitted Structures	143
22.4.	Zone Provisions.....	143
22.5.	Building Provisions.....	144
22.6.	General Zone Provisions for Mobile Home Parks	144
22.7.	Special Zones	145
23.	Residential Park (R5).....	146
23.1.	Permitted Uses	146
23.2.	Accessory Uses	146
23.3.	Permitted Structures	146
23.4.	Residential Park - Zone Provisions.....	146
23.5.	Residential Site – Zone Provisions	146
23.6.	General Zone Provisions for Residential Parks	147
24.	Highway Commercial (C3).....	149
24.1.	Permitted Uses	149

24.2.	Permitted Structures	151
24.3.	Zone Provisions.....	151
24.4.	General Commercial Provisions.....	152
24.5.	Maximum Number of Uses.....	152
24.6.	Provisions for Accessory Dwellings, Residential Uses and Uses Accessory to Residential Uses where Permitted	152
24.8.	Highway Commercial Uses Distinguished from Other Commercial Uses	152
24.9.	Front Yard Planting Area.....	153
24.10.	Existing Use Provisions.....	153
24.11.	Additional Zone Provisions for Automobile Sales, Automobile Service and Car Wash	153
24.12.	Special Zones	154
25.	Core Commercial (C4)	161
25.1.	Permitted Uses	161
25.2.	Permitted Structures	162
25.3.	Zone Provisions.....	162
25.4.	General Commercial Provisions.....	163
25.5.	Residential Units in Commercial Zones	163
25.6.	Special Provisions Defined Area 3	163
25.7.	Prohibited Uses	164
25.8.	Existing Dwellings Combined with a Commercial Use – Zone Provisions.....	164
25.9.	Accessory Dwelling Units Combined with a Commercial Use – Zone Provisions	164
25.10.	Core Area Parking	164
25.11.	Special Zones	164
26.	Mixed Use Commercial (C5).....	166
26.1.	Permitted Uses	166
26.2.	Permitted Structures	167
26.3.	Zone Provisions.....	167
26.4.	General Commercial Provisions.....	168
26.5.	Residential Units in Commercial Zones	168
26.6.	Residential Buildings and Structures	169
27.	Grouped Commercial (C6)	170
27.1.	Permitted Uses	170
27.2.	Permitted Structures	172
27.3.	Zone Provisions.....	172
27.4.	General Commercial Provisions.....	173
27.5.	Additional Zone Provisions for Automobile Sales, Automobile Service and Car Wash	173
28.	Village Commercial (C8).....	175
28.1.	Permitted Uses	175
28.2.	Permitted Structures	176
28.3.	Zone Provisions.....	176
28.4.	General Commercial Provisions.....	177
28.5.	Existing Buildings, Structures and Properties	177
28.6.	Special Zones	177
29.	Light Industrial (M1)	179
29.1.	Permitted Uses	179
29.2.	Permitted Structures	180
29.3.	Zone Provisions.....	180
29.4.	General Industrial Provisions.....	180
29.5.	Special Zones	182

30. General Industrial (M2)	187
30.1. Permitted Uses	187
30.2. Permitted Structures	188
30.3. Zone Provisions	188
30.4. General Industrial Provisions	189
30.5. Existing Use provisions	190
30.6. Property Subject to Utility Easement	190
30.7. Open uses permitted	190
30.8. Servicing limitations	190
30.10. Special Zones	190
31. Community Facility (CF)	196
31.1. Permitted Uses	196
31.2. Permitted Structures	197
31.3. Zone Provisions	197
31.4. Setback from Residential Zone	197
31.5. Setback from Railway	197
31.6. Special Zones	198
32. Disposal (DS)	200
32.1. Permitted Uses	200
32.2. Permitted Structures	200
32.3. Zone Provisions	200
32.5. Sewage Treatment Facility Buffer Overlay	200
33. Utility (U)	202
33.1. Permitted Uses	202
335.2. Permitted Structures	202
34. Airport Lands – Essential Facilities (AL1)	203
34.1. Uses	203
34.2. Structures	203
35. Airport Lands – Airport Related Uses (AL2)	204
35.1. Permitted Uses	204
35.2. Permitted Structures	204
357.3. Zone Provisions	204
35.4. Building Provisions	204
35.5. Accessory Residential Use Provisions	205
35.6. Off Street Parking	205
35.7. Open Storage	205
35.8. Special Zones	205
36. Defined Area Overlay for Public Safety (DA)	207
36.1. Defined Area 1 (D.A. 1)	207
36.2. Defined Area 2 (D.A. 2)	207
37. Salvage Yard (SY)	208
37.1. Permitted Uses	208
37.2. Permitted Structures	208
37.3. Zone Provisions	208
37.4. Outdoor Storage & Display	208
37.5. Accessory Sale of Motor Vehicles	209
37.6. Special Zones	209
38. Future Development (D)	211

38.1.	Permitted Uses	211
38.2.	Permitted Structures	211
38.3.	Zone Provisions.....	211
38.4.	Special Provisions	211

DRAFT

EXPLANATORY NOTE
ZONING BY-LAW NO. ____-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
Town of Exeter
Township of Stephen
Township of Usborne

Operated under the
Town of Exeter Zoning By-law 30-1978
Township of Stephen Zoning By-law 12-1984
Township of Usborne Zoning By-law 13-1984

AFFECTED LANDS

The lands directly affected by this By-law can be described as consisting of all properties lying wholly or partly within the corporate limits of the Municipality of South Huron including the former Municipalities of the Town of Exeter, Township of Stephen and the Township of Usborne.

EXISTING BY-LAWS

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

DURATION

It is the intention of South Huron Municipal Council that this Zoning By-law will be effective until circumstances change to such a degree that a revision and up-dating of the By-law is required. Additional uses for specific lands may be permitted by means of a re-zoning or amendment to the Zoning By-law. It is the intention of the Council to accept and review applications to amend the Zoning By-law in order to allow the establishment of uses which are permitted by the Municipality of South Huron Official Plan.

EFFECT

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

1. Application, Enforcement, Interpretation and Administration

1.1. Title

This By-law may be cited as the Municipality of South Huron Zoning By-law.

1.2. Amendments

Where this By-law refers to the Municipality of South Huron Zoning By-law, it refers to this By-law and all amendments to this By-law.

1.3. Acts

All Acts as stated in this By-law are in accordance with the most recent version of the cited Act.

1.4. Application

The provisions of this By-law shall apply to all lands within the boundaries of the Municipality of South Huron.

No person shall use any land, or erect, alter or use any building, structure or part thereof within the limits of the Municipality of South Huron except in conformity with the provisions of this By-law.

No person shall use any building, structure or part thereof, erected or altered in contravention of this By-law so long as such building, structure or part thereof, continues to contravene the provisions of this By-law.

No property shall be reduced in area by the conveyance, mortgage or other alienation of a part thereof so that any remaining yard or other open space is less than that required by this By-law. If any such reduction occurs, such property and any building or structure thereon shall not thereafter be used by any person unless the requirements of this By-law are complied with.

The preceding subsection shall not apply to a property reduced in area by the conveyance to or expropriation by the Municipality of South Huron or any other authority having the powers of expropriation.

No person shall change the purpose for which any property, building or structure is used, or erect, alter, or use any building or structure, or sever any lands from any existing property; if the effect of such action is to cause the original, adjoining, remaining or new building, structure or property to be in contravention of this By-law.

1.8. Administration and Enforcement

This By-law shall be administered and enforced by the Municipality of South Huron's Chief Building Official and other employees of the Municipality acting under the direction of the Chief Building Official. All such individuals shall be considered an officer for the purposes of Section 49 of the Planning Act.

1.9. Violation and Penalty

Every person who uses or alters the use of any land or property or alters or erects or uses any building or structure in a manner contrary to any requirements of this By-law, or who causes or permits such use or erection or alteration, or who violates any provision of this By-law or causes or permits a violation, is guilty of an offence and upon conviction thereof shall be liable to a fine as set out in Section 67 of the Planning Act, for each offence, and each day of the occurrence of the offence shall be deemed to be a separate occurrence. Every such penalty shall be recoverable under the Provincial Offences Act.

1.10. Unlawful Uses

Any use established in violation of this By-law or a predecessor of this By-law will be deemed to have been established unlawfully.

1.11. Errors and Omissions – Obligation to Comply

The lack of a survey or adequate information or an error or omission does not relieve the applicant from responsibility for complying with the provisions of this By-law.

1.12. Severability

If any provision or part of a provision of this By-law, including any part of the zoning as shown on the zone maps, is for any reason held to be invalid, it does not affect the validity, effectiveness or enforceability of the other provisions, parts of provisions, or zoning as contained in this By-law.

1.13. Remedies

Where any building or structure is, or is proposed to be erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of the provisions of this By-law, the same may be restrained by action at the instance of any ratepayer, or of the County of Huron, or of the Municipality pursuant to the provisions of the Planning Act, the Municipal Act, or the Administration of Justice Act.

Where a person, guilty of an offence under this By-law has been directed to remedy any violation and is in default of doing any matter or thing required, such matter or thing shall be done at the person's expense.

Municipality of South Huron Zoning By-law
Section 1 Application, Administration, Enforcement, Interpretation and Schedules

Where a person has refused or neglected to reimburse the Municipality of South Huron for the cost of such work, thing or matter done, the same may be recovered by the Municipality of South Huron in like manner as municipal taxes.

1.14. Information as to Conformity

Any person requiring written information as to whether a property or any building erected thereon is situated in conformity with the provisions of this By-law, shall present to the Chief Building Official or the authorized alternate:

- an application fee in an amount established by Council by resolution from time to time;
- a current plan of survey signed by an Ontario Land Surveyor showing the boundaries of the property and the location of all buildings and structures thereon; and
- any other information as the Chief Building Official or the authorized alternate may require.

Information as to conformity issued hereunder is subject to the condition that the Municipality of South Huron shall not be bound by any information issued in error.

Where information as to conformity is issued with respect to a non-conforming use such information shall so state.

If an application for information as to conformity does not comply with the above information submission requirements, the Chief Building Official or the authorized alternate may issue such information notwithstanding such non-compliance, if satisfied as to the correctness and adequacy of the application made.

1.15. Licenses and Permits

No building permit, Municipal permit, certificate, or license shall be issued for the use of any land, building or structure unless the requirements of this By-law are met.

1.16. Sign Permits

A sign permit shall be required for the erection of any sign (including billboards) upon private or public property which shall only be issued if such sign is in conformity with the Municipal and County Sign By-laws.

1.17. Buildings to be Moved

In all zones, any building or structure which is moved from one location to another, whether within the zone or from one zone to another, or from any location beyond the boundary of the Municipality, into any zone, shall be considered as being a new building or structure and shall comply with the provisions of this By-law.

1.18. Repeals

From the coming into force of this By-law all previous By-laws passed under Section 34 of the Planning Act or a predecessor thereof, shall be deemed to have been repealed, including the following:

- By-law 12-1984 of the former Township of Stephen
- By-law 13-1984 of the former Township of Usborne
- By-law 30-1978 of the former Town of Exeter

1.19. Technical Revisions to the Zoning By-law

Revisions may be made to this By-law without the need for a zoning by-law amendment in the following cases:

1.19.1. correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision;

1.19.1. adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating or correcting lot line information; updating and correcting infrastructure information; conservation authority regulated lands and top of bank features; keys, legends or title blocks; and

1.19.1. changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers which do not form a part of this by-law and are editorially inserted for convenience of reference only.

1.20. Meaning of Terms

1.20.1. Use

Unless the context otherwise requires, the expression “use” or “to use” in this By-law shall include anything done or permitted by the owner or occupant of any land, building or structure, directly or indirectly or by or through any trustee, tenant, servant, or agent, acting with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building or structure.

1.20.2. Tense, Plurality and Gender

For the purposes of this By-law, words used in the present tense include the future; words in the singular number include the plural and words in the plural include the singular number. Words imparting the masculine gender shall include the feminine and the converse.

1.20.3 Shall

The word “shall” will always be construed as mandatory in this By-law.

Municipality of South Huron Zoning By-law Section 1 Application, Administration, Enforcement, Interpretation and Schedules
--

1.21. Terms

All terms used in this By-law, which are not otherwise specifically defined, shall have the meanings given to them by the Planning Act and the Condominium Act at the relevant point in time.

1.22. Zones, Symbols, and Section Numbers

For the purposes of this By-law the Municipality is hereby divided into the following use zones:

Zone Symbol	Zone	Section #
AG1	General Agriculture	4
AG2	Restricted Agriculture	5
AG3	Agricultural Commercial-Industrial	6
AG4	Agricultural Small Holding	7
NE1	Natural Environment Zone 1	8
NE2	Natural Environment Zone 2	9
OS	Parks and Open Space	10
FF	Flood Fringe Overlay	11
FW	Floodway Zone	12
ER1	Extractive Resources	13
ER2	Extractive Industrial	14
LR1	Lakeshore Residential	15
RC2	Recreational Trailer Park and Campground	16
RC3	Recreational Commercial	17
RC4	Huron County Playhouse	18
R1	Residential- Low Density	19
R2	Residential- Medium Density	20
R3	Residential- High Density	21
R4	Mobile Home Park	22
R5	Residential Park	23
C3	Highway Commercial	24
C4	Core Commercial	25
C5	Mixed Use Commercial	26
C6	Grouped Commercial	27
C8	Village Commercial	28
M1	Light Industrial	29
M2	General Industrial	30
CF	Community Facility	31
DS	Disposal	32
U	Utility	33
AL1	Airport Lands- Essential Facilities	34
AL2	Airport-Related Uses	35
SY	Salvage Yard	37
D	Future Development	38

Municipality of South Huron Zoning By-law

Section 1 Application, Administration, Enforcement, Interpretation and Schedules

- The permitted uses, the minimum size and dimensions of properties, the minimum size of yards, the maximum zone coverage, the minimum setback, the minimum landscaped open space, the maximum height of buildings and all other zone provisions are set out herein for the respective zones.
- The extent and boundaries of all the said zones are shown on the attached zone maps which form part of this By-law.
- The symbols/zones listed in the subsection above may be used to refer to buildings and structures, the uses of properties, buildings and structures permitted by this By-law in the said zones, and whenever in this By-law the word “Zone” is used, preceded by any of the said symbols, such zones shall mean any area within the Municipality of South Huron within the scope of this By-law, delineated on a zone map and designated thereon by the said symbol.
- Where the zone symbol designating certain lands as shown on the zone maps is followed by a dash and a number, (for example R2-1), then special provisions apply to such lands and such special provisions will be found by reference to that section of the By-law which deals with that particular zone. Lands designated in this manner shall be subject to all the restrictions of the zone except as otherwise provided by the special provisions.

1.23. Boundaries of Zones

Zone boundaries are construed to be property lines, street lines, or the boundaries of Registered Plans, lanes, private roads, and unopened road allowances as interpreted in accordance with the map legend shown on the zone maps.

Where any zone on the zone maps abuts a natural watercourse, such zone shall be deemed to apply to the natural watercourse and any islands within the watercourse

In the event a street, lane, private road, or road allowance (shown on the zone maps) is closed, the property formerly in said street, lane, private road, or road allowance shall be included within the zone of the adjoining property on either side of the said closed street, lane, private road, or road allowance unless:

- a) the said street, lane, private road, or road allowance was a zone boundary between 2 or more different zones, in which case the new zone boundary shall be the former centreline of the closed street, lane, private road, or road allowance;
- b) the land formerly included in such street, lane, private road, or road allowance is purchased in its entirety by an abutting landowner, in which case the said land shall be included in the same zone as that of the abutting landowner purchasing said land; or
- c) the land formerly included in such street, lane, private road, or road allowance is purchased in its entirety by a person or persons other than an abutting landowner, in

Municipality of South Huron Zoning By-law

Section 1 Application, Administration, Enforcement, Interpretation and Schedules

which case the said land shall be included in the abutting zone which is the most restrictive in terms of use or density.

Following the street, lane, private road, or road allowance closure, the appropriate zone map in this By-law shall be amended in accordance with the above provision. These administrative amendments are permitted from time to time without application, further public notice or Council approval.

Where uncertainty exists with respect to the boundaries of the various zones as shown on the zone maps, the following rules shall apply:

- a) Any street, lane, private road, or road allowance wholly within the boundary of a zone as shown on the zone maps is deemed not to be zoned but is to be used for public highway purposes.
- b) Where any zone boundary is shown as approximately the centreline of a street, lane, watercourse, or easement, such zone boundary shall be construed to follow the centreline of the street, lane, watercourse or easement or the production thereof.
- c) Where the zone boundaries are not shown to be streets, private roads, or lanes, and where indicated boundaries on the zone maps are approximately property lines, the property lines shall be construed to be the zone boundaries unless the boundaries are otherwise indicated on the zone map.
- d) Where a zone boundary is not a street, lane, private road, road allowance, property line, or watercourse and a specific measurement indicating the position of the said boundary is not shown on the zone map, or indicated in the text of the By-law, the position of the zone boundary shall be determined by the Chief Building Official.

1.24. Minimum Requirements

In interpreting and applying the provisions of this By-law, they are held to be the minimum requirements for the orderly, economic and attractive development of the Municipality.

1.25. Uses not Listed as Permitted

Uses not listed as permitted in a zone or otherwise provided for in this By-law shall be prohibited in such zone except as provided for under the Non-Conforming Section of this By-law.

1.26. Use of Examples

Where examples are provided to explain a By-law provision, these examples are illustrative only.

1.27. References to Provincial Legislation

Where a Provincial statute or regulation is referenced, the reference includes all amendments to the statute/regulation that may have occurred since the By-law was

Municipality of South Huron Zoning By-law Section 1 Application, Administration, Enforcement, Interpretation and Schedules

passed as well as any successor statutes/regulations to the referenced statute/regulation.

1.28. Effective Date

This By-law shall take effect from the date of passing by Council and shall come into force upon approval under the Planning Act.

1.29. Transition: Minor Variances

All applications approved by the Municipality of South Huron Committee of Adjustment under Section 45 of the Planning Act prior to the date this by-law was passed remain effective for a further 18 month period provided all the conditions of the approval are met.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

2. Definitions

For the purposes of this By-law, the definitions and interpretation given in this section shall govern:

Accessory

when used to describe a use, building or structure, means a use or a detached building or structure that is naturally and normally incidental, subordinate and exclusively devoted to supporting the principal use, building or structure and located on the same property. This does not include an accessory dwelling unless otherwise specified.

Agricultural Industrial Establishment

the use of land, buildings and/or structures for the manufacturing and wholesale and/or retail sale of goods that are necessary to support agricultural uses. These include such goods as farm machinery and equipment used for tillage of soil, the planting, spraying, harvesting, transporting, treatment, processing and storage of grain, forage, feed, or forest products, products used for the housing and husbandry of livestock, poultry and fur-bearing animals, and the storage, handling and processing of milk, eggs, and manure and the manufacture of sub-surface drainage materials and equipment.

Agricultural Processing Establishment

the use of land, buildings and/or structures for the processing of products derived from agricultural uses, as defined in this By-law. These shall include such products as seed, grain, feed and forage processing, storage and transport, fruit and vegetable storage and treatment, livestock and poultry assembly, sales and transport, a cheese factory, an egg grading station, a saw mill, an abattoir and a dead stock removal facility.

Agricultural Service Establishment

the use of land, buildings, and/or structures for the purpose of buying or selling commodities and services that are necessary to support agricultural uses as defined in this By-law. These shall include such sales and services as welding and machinery repairs, auction sales facility including livestock, farm drainage and excavation, agricultural-related trucking, well drilling, contracting and trades related to farm buildings and structures, and custom spray, tillage, planting and harvesting services.

Agricultural Supply Establishment

the use of land, and/or buildings or structures for the purpose of supply of goods, materials or services that are necessary to support agricultural uses as defined in this By-law. These shall include such goods and services as the sale, processing and

Municipality of South Huron Zoning By-law Section 2 Definitions
--

storage of seed, feed, fertilizers and chemical products, farm machinery and equipment sales and service, and animal and poultry health and breeding services.

Agricultural Use, General

general farming and without limiting the generality of the foregoing shall include such uses as: the general cultivation of land and the associated production, conditioning, processing and storage of field crops, vegetables, fruit, horticultural crops, biomass and nursery stock and the selling of such produced on the premises, the breeding and care of livestock, fowl, fur-bearing animals and bees, aquaculture, and the selling of such stock or the product of such stock raised on the premises and the management of forest, and the sale of forest products, including fuel wood, pulp wood, timber, Christmas trees, and maple products, and includes a farm dwelling and accessory buildings and uses.

Agricultural Use, Limited

the planting and harvesting of field, bush, vine, forest, or tree crops and grazing not including an accessory residence or livestock facility.

Agri-tourism

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

Alter, Alteration, Altered, or Altering

when used in reference to a building or part thereof, means any change in a bearing wall or partition or column, beam, girder or other supporting member of a building or structure or any change in the area or volume of a building or structure.

When used in reference to a property, to decrease/increase the width, depth or area of a property or to decrease/increase the width, depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such property with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of said property, or otherwise.

Airfield

land used for the purpose of landing, storing, taxiing or taking-off of private aircraft as an accessory use, but does not include an airport.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Airport

land, lot(s), property or buildings used for the purpose of landing, storing, taxiing or taking-off of private or commercial aircraft, pursuant to the regulations of the Ministry of Transport and/or Transport Canada.

Amenity Area

the area intended for recreational purposes, which may include landscaped open space, patios, balconies, communal lounges, swimming pools and similar uses, but shall not include the area occupied at grade by the buildings, service areas, parking areas and driveways.

Amusement Arcade

a place of business where an individual, association, partnership or corporation, maintains as its primary use, 4 or more amusement devices for public use which shall include mechanical, electrical, computer or similar for game entertainment.

Antenna

the use of land, buildings or structures for the purpose of sending or receiving electromagnetic waves. Any antenna over 16.6 metres (54 feet) above grade level is considered a structure.

Art Gallery

a building or part thereof where works of art such as paintings, sculptures, pottery, glass and weaving are displayed for viewing and sale. This may also include instruction and sales of art supplies.

Assembly Hall

a building or part of a building, in which facilities are provided for such purposes as meetings for charitable, civic, cultural, educational, political, religious or social purposes and shall include a banquet hall, private club or fraternal organization or community centre.

Asphalt/Concrete/Ready Mix Batching Plant

an establishment used for the production of asphalt, concrete, ready mix or products used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises and the storage and maintenance of required equipment.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Attached Garage

a private garage, accessory to a dwelling unit on the same property and connected by a common wall and/or common roof structure. For the purpose of determining lines of setback and side yard setbacks, an attached garage shall be considered part of the main building.

Auto Body Shop

a building and/or property used for the repair and painting of motor vehicles but does not include any other motor vehicle uses.

Bake Shop

a building for producing, mixing, compounding or baking bread, biscuits, cakes or other baked products, including the sale of baked goods.

Basement

the portion of a building that is partly below finished grade level and has at least 50% of its height from finished floor to finished ceiling above the adjacent finished grade level and in which the height from adjacent finished grade level to the ceiling is less than 2 metres.

Bed and Breakfast Establishment

a single detached dwelling, in which the proprietor resides, where no more than 4 guest rooms are made available by the residents of the dwelling to travelers or vacationers for temporary overnight accommodation and with or without their guest's meals. This definition does not include a hotel, motel, or restaurant.

Brewing Establishment

a commercial establishment where individuals produce beer, wine and/or cider for personal consumption off the premises; and where beer, wine and/or cider ingredients and materials are purchased. Equipment and storage area is used for a fee by the same individuals. This does not include large scale manufacturing of beer, wine or cider.

Building

includes any structure whether temporary or permanent, used or built for any purpose other than a lawful boundary, wall or fence. Any enclosure, fixed-non retractable awning, bin, bunk or other container, or platform, used upon any land or in conjunction with or connected to any structure for any purpose shall be deemed a building.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Building Envelope

the buildable area on a property, defined by the minimum front yard depth, rear yard depth and side yard width requirements and maximum height requirements, within which a building can be erected.

Building Height

see “Height”.

Building Line

a line, the purpose of which is to establish the closest points to a road at which a building or structure may be located. The location of the building line shall be such that it is parallel to the centreline of the road and offset from the street line, a distance equal to the minimum front yard dimension.

Building Setback

the minimum horizontal distance between the property line and the nearest part of any building or structure.

Building Supply and Sales Establishment

see “Lumber Yard”.

Bulk Sales Establishment

the use of land, a structure or a building for the purposes of buying and selling fuel, oil, wood, coal, lumber, and/or nursery stock, but does not include manufacturing, assembling, or processing uses.

Campground

a recreational establishment operated by a private, or public organization with temporary accommodation in tents, cabins, cottages, lodges and shall include a day camp or scout camp, but does not include a trailer and tent park or a mobile home park.

Canopy

a roof free of enclosing walls over a gasoline pump island or an entrance to a building or structure.

Carport

a parking space that is partially enclosed, has a roof, and is for the purpose of storing 1 or more private vehicles.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Car Wash

a building and property used for the washing or cleaning of motor vehicles by automobile washing equipment and may include the sale of fuels for motor vehicles, but shall not include any other automotive use defined in this By-law.

Catalogue Store

a retail commercial establishment in which orders are accepted for the purchase of goods listed in a catalogue provided by the establishment and in which some or all of the goods so listed may also be available within the establishment for sale at retail.

Catastrophe

an unanticipated, disastrous loss of part or all of a livestock facility, dwelling or other building or structure due to fire, collapse, flood, wind or other such event.

Cemetery

a cemetery, columbarium or mausoleum within the meaning of the Funeral, Burial and Cremation Services Act.

Chief Building Official (CBO)

the chief building official appointed by the Municipality under Section 3 or 4 of the Building Code Act.

Clinic

a building or part thereof, used exclusively by physicians, dentists, drugless practitioners, licensed medical practitioners, their staff and their patients for the purpose of consultation, diagnosis and office treatment. A clinic may also include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care.

Commercial Motor Vehicle

any motor vehicle having permanently attached thereto a truck or delivery body and without limiting the generality of the foregoing, includes: ambulances, hearses, motor buses and tractors used for hauling purposes, but excludes travel trailers, motor homes and tractor trailers, as defined herein.

Commercial Storage Warehouse (Rental Units)

an enclosed building used for the storage of household, business and recreational goods on a rental basis; the rental units may be singular or multiple.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Commercial Use

Means the land, building or structures for the purpose of buying, renting or selling commodities and/or supplying services, but does not include an Industrial Use.

Community Centre

see “Assembly Hall”

Community Facility

a land use which provides facilities for public service and public use which are owned or operated by public, semi-public or private enterprise or regulations for the health, protection and welfare of the community. Community facilities include but are not limited to:

- public utilities such as a waterworks system, sewage works system, electric power, gas, communications facilities, roads and railway networks, flood and erosion control works;
- government buildings such as administration offices, court houses, post offices, assessment and registry offices;
- cultural facilities such as libraries, museums, auditoriums, theaters, Cultural Heritage sites, and civic and convention centres;
- sport facilities such as arenas, race tracks, fair grounds, stadiums, and health and recreation facilities;
- public service facilities such as police and fire stations, cemeteries, works yards and government garages;
- institutions such as places of worship, schools, hospitals, day care centres, group homes, fraternal homes or other non-profit organizations.

Community Garden

An area used by a group of people for the purposes of growing food and/or ornamental plants.

Conservation

the use of land and/or water for the purpose of planned management of natural resources.

Conservation Authority

one or both of the Ausable Bayfield Conservation Authority or the Upper Thames River Conservation Authority, depending on the applicable jurisdiction of each Conservation Authority.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Contractor's Shop

means any building, or part of a building, used for the non-offensive performance of shop or assembly work or the non-offensive storage of building, construction, landscaping, and maintenance materials and equipment. Such activities shall be entirely contained within a building or structure; and may include sales which are incidental and accessory to the use, provided that the retail portion of the business is limited to ten percent (10%) of the gross floor area or ten square metres, whichever is less.

Contractor's Yard or Shop, Type "A"

Means land or buildings used for the non-offensive performance of shop or assembly work or the non-offensive storage of building, construction, landscaping, and maintenance materials and equipment.

Contractor's Yard or Shop, Type "B"

means land or buildings used for the storage of heavy machinery, plant or equipment such as cranes, ploughs, tractors and road making equipment and building, construction, landscaping, and maintenance materials.

Construct, Constructed, or Construction

the erecting, installation, extension, material alteration or repair of a building or structure and includes the installation of a building or structure fabricated or moved on site.

Council

the Municipal Council of the Corporation of the Municipality of South Huron.

County or County of Huron

the Corporation of the County of Huron.

Coverage

see "Zone Coverage".

Crawlspace

the portion of a building with more than 50% of its height from finished floor to finished ceiling below the adjacent finished grade level.

Cultural Heritage Site

an area containing buildings or places in which historic events occurred, or having special public value because of notable architecture or features relating to the cultural or artistic heritage of the community.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Day Nursery

a premises that receives more than 5 children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for a continuous period not exceeding 24 hours, where the children are:

- under 18 years of age in the case of a day nursery for children with a developmental disability, and
- under 10 years of age in all other cases,
- but does not include part of a public school or private school under the Education Act.

Day Centre, Adult

a facility providing activities, programs and services for adults not including residential accommodation.

Deck

an external structure comprised of a floor, commonly made of wood, any portion of which is more than 0.2 metres above the finished grade. A deck may or may not be attached to a building and does not include a balcony, or at grade patio.

Derelict Motor Vehicle

a motor vehicle that is in a wrecked, discarded, dismantled, unlicensed or unregistered, inoperative or abandoned condition.

Detached

totally separate and in no way connected.

Detached Garage

a private garage, accessory to a dwelling unit on the same property that is not attached to the dwelling.

Development

the creation of a new property, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act.

Drive-through Restaurant

an element of a restaurant use associated with ordering and serving food and beverages to patrons where they remain within a motor vehicle, and includes any associated speaker system and order board.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Driveway

a vehicular passageway having at least 1 end connected to a public thoroughfare, and providing ingress to and/or egress from a property.

Dry Cleaning Establishment

a building, or part thereof, in which the business of dry cleaning, dye drying, cleaning, or pressing of articles or goods of fabric is carried on, in which only non-combustible and non-flammable solvents are used; which emit no odours, fumes, noise, or vibration causing a nuisance or inconvenience within or outside the premises.

Dry Industry

an industry which by nature of its operation, process, or fabrication of raw materials or services rendered does not require a water supply for processing. The only sewage effluent will be that produced from normal sanitary and eating facilities required for the employees.

Dwelling

a building or part thereof, occupied or capable of being occupied as a home, residence or sleeping place by 1 or more persons, constructed on-site, or off-site in parts designed to be transported to a property and where they are joined as integral units and placed on a permanent foundation over a crawlspace or basement, but shall not include travel trailers, tourist trailers, camper and motor vehicles, hotels, motels, or institutions.

a) Accessory Dwelling

a dwelling which is accessory to a building or use as permitted by this By-law.

b) Apartment Dwelling

a building or part thereof consisting of 5 or more dwelling units which have a common entrance from the street level and the occupants of which have the right to use common halls and/or stairs and/or elevators and yards. This does not include a motel or a hotel.

c) Bed and Breakfast

see "Bed and Breakfast Establishment"

d) Boarding, Lodging or Rooming House

means a building, a portion of which is used as the residence of the lessee, tenant or owner, in which sleeping accommodation with or without meals is provided for consideration to persons other than such lessee, tenant, or owner or their family

Municipality of South Huron Zoning By-law Section 2 Definitions
--

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.

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

Municipality of South Huron Zoning By-law Section 2 Definitions
--

may be removed), placed or designed to be placed on permanent foundations, constructed in conformity with CSAZ240 MH Series, and connected or designed to be connected to public utilities, but shall not include a travel trailer, park model trailer, tent trailer or a trailer otherwise designed.

m) Multiple Attached Dwelling

a building that is completely divided vertically into 3 or more dwelling units by a party wall of masonry construction, each dwelling unit having independent entrance directly from the outside.

n) Nursing Home Dwelling

Shall mean a nursing home as defined under the *Nursing Home Act*, as amended from time to time.

o) Park Model Trailer

a recreational unit that meets the following criteria:

- built on a single chassis mounted on wheels;
- designed to facilitate relocation from time to time;
- designed as living quarters for seasonal camping and may be connected to those utilities necessary for the operation of installed fixtures and appliances;
- has a floor area, including lofts, not exceeding 65 square metres and
- designed and constructed in accordance with CSA Z241 Series, Park Model Trailers.

p) Quadruplex Dwelling

the whole of a building originally designed for and divided into 4 separate dwelling units with at least 1 of the units on a second floor and each unit having an independent entrance either directly from the outside or through a common vestibule.

q) Semi-Detached Dwelling

a building that is completely divided vertically into 2 dwelling units by a common wall, each dwelling unit having an independent entrance directly from the outside.

r) Triplex Dwelling

the whole of a building originally designed for and divided into 3 separate dwelling units with at least 1 of the units on a second floor and each unit having an independent entrance either directly from the outside or through a common vestibule.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

s) Second Unit

an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area in a single detached dwelling, semi-detached dwelling, or multiple attached dwelling or accessory structure.

Dwelling Unit

one or more habitable rooms constituting self-contained living quarters for use of 1 or more individuals including the provision of kitchen and sanitary facilities and sleeping accommodation for the exclusive use of such individual or individuals, and having a private entrance from outside the building or from a common hallway or stairway inside the building.

Easement

a right to use another person's land for a specified purpose.

Equipment Sales and Rental

a building or part of a building or structure in which heavy machinery equipment is offered for sale or kept for rent, lease or hire under agreement for compensation, but not any other establishment defined or classified in this By-law.

Erect or Erecting

includes build, construct or reconstruct, alter, enlarge and relocate and without limiting the generality of the foregoing, shall be taken to include any associated physical operation such as piling, cribbing, and structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

Existing

in existence, being an actuality as of the date of the final passing of this By-law or for a special zone, on the date of the final passing of the By-law establishing the special zone.

Extractive Use

the use of land and/or buildings, or structures for the removal of gravel, stone, sand, earth, clay, fill, mineral, commercial scale water-taking or other similar substances for construction, industrial or manufacturing purposes; and includes accessory uses.

Fairgrounds

land devoted to entertainment on a seasonal or temporary basis and may include, but is not limited to, grandstands, displays of farm produce for judging and for sale, livestock

Municipality of South Huron Zoning By-law Section 2 Definitions
--

shows, horseracing, other sports events, auctions, flea markets, and concession stands and other accessory building normally associated with such a use.

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.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Flow Path

surface channel or depression that conducts liquids away from a facility, site or area.

Forestry

the use of the land for the growth and management of trees.

Frontage

see "Property Frontage".

Fuel Storage

a building or structure or depot designed and used exclusively as a storage facility for combustible liquids.

Full Services

municipally provided (either directly or under contract) sewage disposal and drinking water services.

Garage Sale

an occasional sale held by the occupants of a dwelling unit on their own premises, of household goods and not merchandise which was purchased for resale or obtained on consignment. No person shall conduct more than 6 garage sales per year at 1 location, with a maximum duration of 1 weekend per sale.

Garden Suite

1 unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

Gasoline Station

1 or more pump islands, each consisting of 1 or more gasoline or fuel pumps, and shelter having a floor area of not more than 10 square metres. An accessory convenience store, including washrooms, may be permitted in addition to the sale of propane, fuels, lubricants and/or liquids to service the needs of the travelling public. This shall not include vehicles sales/rentals, repairs, oil changes, or greasing.

Golf Course

a public or private area operated for the purposes of playing golf and includes a par 3 golf course, driving ranges, miniature golf courses and associated recreational uses such as a club house, restaurant, swimming pool and tennis courts.

Golf Driving Tee or Driving Range

a use which provides facilities designed and operated primarily for the practicing of golf shots but does not include a golf course as defined herein.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Government Use

a property, building, or part thereof owned, rented, or leased by the Municipality of South Huron, County of Huron, Province of Ontario, or Government of Canada.

Grain Elevator

a building or structure used for the commercial storage and/or transshipment of grain.

Greenhouse, Commercial

a building or group of buildings used for the growing of flowers, plants, fruits and vegetables, shrubs, trees and similar vegetation, which are planned, designed, developed and managed as a unit. The products produced from such buildings or structures may be wholesaled from the site.

Ground Floor Area

the floor area of the lowest storey of a building approximately at or first above the average finished grade level, excluding any basement or crawlspace, which area is measured between the exterior faces of the exterior walls at the floor level of such storey, but:

- a) excludes car parking areas within the building; and
- b) for the purpose of this paragraph the walls of an inner court are and shall be deemed to be exterior walls.

Guest Cabin

a dwelling unit for guest accommodation accessory to a single detached dwelling in the Lakeshore Residential area which provides sleeping accommodation only and shall not contain plumbing.

Guest Room

a room or suite of rooms used or maintained for the accommodation of the public.

Habitable Room

any room within a dwelling unit used or capable of being used for living, eating and sleeping, but excluding a bathroom toilet room, serving or storage pantry, laundry, and corridor.

Hazard Lands

those lands identified by the applicable Ausable Bayfield Conservation Authority that are susceptible to flooding or erosion, have steep slopes or soil instability, sinkholes, as well

Municipality of South Huron Zoning By-law Section 2 Definitions
--

as lands adjacent to ravines, river valleys, streams and water bodies, or other environmental or human made hazards.

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

Municipality of South Huron Zoning By-law Section 2 Definitions
--

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.

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.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Lane

a public thoroughfare which affords only a secondary means of access to abutting properties and which is not intended for general traffic circulation.

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.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Main Building

the building designed and/or intended to accommodate the principal use(s) permitted by this By-law.

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

Municipality of South Huron Zoning By-law Section 2 Definitions
--

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 commercial-recreational and service uses for mobile home park residents, including any building, structure or enclosure forming a part of such mobile home park.

Mobile Home Site

a parcel of land within a mobile home park occupied by or intended for occupancy by 1 mobile home together with all yards and open space required by this By-law.

Motel

a separate building or a group of 2 or more connected or detached buildings designed and used mainly for the purpose of catering to the needs of the traveling public by furnishing sleeping accommodation with or without supplying food for guests. The motel may include accessory recreational facilities and each guest room may be entered directly from the exterior of the building. A motel shall not include a boarding, lodging or rooming house or a hotel.

Motorized Recreational Vehicle Sales and Service

a building or a structure used for the sale and service of motorized recreational vehicles such as: boats, motorcycles, snowmobiles and all-terrain vehicles.

Motor Home

see "Travel Trailer".

Motor Vehicle

an automobile, truck, motorcycle or motorized snow or all-terrain vehicle, but does not include the cars of electric or steam railways, or other vehicles running only on rails, or a traction engine, farm tractor, self-propelled farm machinery or road building machine.

Motor Vehicle Repair Shop

a building and/or land used for the servicing, repair, cleaning, polishing, lubrication and greasing of motor vehicles and may include minor vehicular body repair and re-painting, but shall not include any other motor vehicle use defined in this By-law.

Motor Vehicle Rust Proofing Establishment

a building used for the application of rust proofing materials on motor vehicles.

Motor Vehicle Sales and/or Services Establishment

a building and/or property used for the display and sale of new or used motor vehicles, and/or the servicing, repair, cleaning, polishing and greasing of these products, the sale of accessories and related products, the leasing or renting of motor vehicles and the retail sales of motor vehicle lubricants and fuels. This establishment may also include

Municipality of South Huron Zoning By-law Section 2 Definitions
--

such minor body repair that may be incidental to the mechanical servicing and repair of motor vehicles.

Mushroom Growing Facility

the growing of mushrooms using a non-manure based growing material, such as wood/sawdust, with no use of animal wastes in the production process.

Natural Environment

areas of wetlands, woodlands, watercourses, valleys, and/or environmentally sensitive areas (ESAs). ESAs may include: life science areas of natural and scientific interest (Life Science ANSIs); habitat for threatened or endangered species; wildlife habitat; earth science areas of natural and scientific interest (Earth Science ANSIs).

Non-Complying

a legally existing property, building or structure that is permitted by the provisions of the applicable zone which does not meet the zone provisions with respect to yards, zone area, frontage, parking, setback, or any other provision of this By-law applicable to that zone.

Non-Conforming

a legally existing use, as of the date of passing of this By-law, that is not permitted in the zone in which it is located.

Noxious Use

a use which:

- a) may be hazardous or injurious in regards to health or safety,
- b) prejudices the character of the surrounding area, or
- c) may interfere with the normal enjoyment of any use of land, building or structure by the emission of a contaminant within the meaning of the Environmental Protection Act. A noxious use is also a use which is a nuisance by reason of emission of airborne or waterborne odours, gases, dirt, smoke, noise, vibration, fumes, cinders, soot or waste, or the depositing or leaving of unsightly objects or chattels on land.

Nutrient Unit (NU)

the equivalent value for various types of livestock based on manure nutrient production as provided by the Minimum Distance Separation (MDS) Formulae.

Occupancy

to reside in as owner or tenant on a permanent or temporary basis.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

Office

any building or part of a building in which business may be transacted, a service performed or consultation given, but excludes such uses as retail sale, repair, manufacture, assembly or storage of goods, or places of assembly or amusement.

Official Plan

the Official Plan for the Municipality of South Huron, including amendments thereto as adopted by Municipal Council and as approved by the County of Huron.

On Farm Diversified Uses

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

Outdoor Display

the open air display of goods or merchandise for sale.

Outdoor Storage

the storage of goods, merchandise or equipment in the open air and in unenclosed portions of buildings, which are open to the air on the sides.

Owner

the person who holds legal title to a piece of property.

Park, Private

a non-commercial recreation area other than a public park used by the owner and their guests and may include therein a swimming pool, wading pool, picnic area, tennis courts, a bowling green, a country club, and similar open space uses.

Park, Public

a recreational area owned or controlled by the Municipality of South Huron or by any Board, Commission or other Authority established under any statute of the Province of Ontario or any religious, charitable or philanthropic organization. A public park may contain play equipment, sports fields, tennis courts, a bowling green, swimming and wading pools, splash pads, community gardens, streetscaping, parking and similar open space uses.

Parking Aisle

a portion of a parking area which abuts on 1 or more sides of parking spaces to which it provides access and which is not used for the parking of vehicles.

Municipality of South Huron Zoning By-law
Section 2 Definitions

Parking Lot

a property used or intended for the temporary parking of 2 or more motor vehicles and may include aisles, parking spaces and related entrances and exits, but shall not include any part of a street.

Parking Space

a space on which a motor vehicle may be temporarily parked.

Parking Space, Barrier Free Type A

a designated accessible parking space designed for use by people who use mobility devices which require space for the deployment of ramps; and which has signage that identifies the space as 'Van Accessible'. For barrier free parking regulations, see General Provisions.

Parking Space, Barrier Free Type B

a designated accessible parking space designed for use by people who use mobility devices which do not require space for the deployment of ramps. For barrier free parking regulations, see General Provisions.

Partial/Private Services

sewage disposal and/or drinking water services that are not provided by the Municipality directly or through a contract, including:

- municipal water service and private sewage disposal (septic).
- private water service and sewage disposal.
- private water service and municipal sewage disposal.

Patio

means an open area of land covered by a slab or other material on grade, and used or intended for use as an outdoor amenity area, but does not include a deck.

Permitted

shall mean permitted by this By-law.

Person

any individual, association, partnership, corporation, Municipal Corporation, agent or trustee and the heirs, executors or other legal representative of a person to whom the context can apply accordingly to law.

Personal Services Shop

a building or part thereof in which persons are employed for the purpose of providing service and otherwise administering to the individual and personal needs of persons and shall include such uses as a barber shop, a hair dressing shop, a beauty parlour, a

Municipality of South Huron Zoning By-law Section 2 Definitions
--

dressmaking or tailor shop, a shoe repair shop, a watch and jewelry repair shop, a sun tanning shop, or other similar uses. General retail is not permitted and any sale of merchandise from a personal service shop must be accessory to and associated with the personal services provided in that shop.

Pit

a place where unconsolidated aggregate or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes.

Place of Entertainment

Means a building or structure or part thereof used for recreational activities including an arcade, auditorium, billiard or pool room, bowling alley, cinema, dance hall, gaming facility, ice or roller skating rink, or theatre, but does not include any place of entertainment or recreation otherwise defined or classified in this By-law. A place of entertainment may also include the offering for sale, serving and consumption of food or drinks, which may include alcohol where appropriately licensed.

Place of Worship

a building commonly used by any recognized religious organization for public worship, and may include a rectory or manse, church hall, auditorium, monastery, convent, day nursery, temporary accommodation, or religious school associated with or accessory thereto.

Planning Act

the Planning Act of Ontario, R.S.O. 1990, c P.13, as amended from time to time and includes the former Planning Acts of Ontario as in force from time to time.

Planting Strip

an area which shall be used for no purpose other than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs not less than 1.5 metres high, immediately adjacent to the property line or portion thereof along which such planting strip is required.

Playground

an area of landscaped open space, equipped with children's equipment, such as slides, swings or wading pools.

Portable Asphalt Plant

a temporary asphalt batching plant established for a public road project.

Portable Food Outlet

Municipality of South Huron Zoning By-law
Section 2 Definitions

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.

b) Exterior Side Property Line

Municipality of South Huron Zoning By-law Section 2 Definitions
--

any property line other than a front or rear property line abutting a street, private road, or lane.

c) Front Property Line

the property line that abuts the street except that, in the case of a corner property, the shorter property line that abuts the street shall be deemed the front property line and the longer property line that abuts the street or unopened road allowance shall be deemed the exterior side property line.

In the case of a corner property with 2 street lines of equal lengths, the property line that abuts the wider street or abuts a County Road or Provincial Highway shall be deemed to be the front property line, and in the case of both streets being under the same jurisdiction, or of the same width, the Municipality may designate either street line as the front property line.

In the case of a through property the longer boundary dividing the property from the street shall be deemed to be the front property line and the opposite shorter boundary shall be deemed to be the rear property line. In case each of such property lines are of equal length, the Municipality may designate either street line as the front property line.

For properties fronting on Lake Huron and for properties abutting or including the top-of-bank of Lake Huron, the front property line shall be the lake or top-of-bank side of the property.

d) Interior Property

a property other than a corner property.

e) Interior Side Property Line

a side property line other than an exterior side property line.

f) Side Property Line

a property line other than a front property line or rear property line.

g) Property Depth

the horizontal distance between the front property line and rear property line. Where these lines are not parallel, it shall be the length of a line joining the mid-points of the front property line and rear property line. For properties with curved front property lines, the measurement shall be taken from a line drawn parallel to the chord of the arc of the curve constituting the front property line, lying midway between said chord

Municipality of South Huron Zoning By-law
Section 2 Definitions

and a line drawn parallel to said chord and tangent to said arc. When there is no rear property line, property depth means the length of a straight line joining the middle of the front property line with the apex of the triangle formed by the side property lines.

h) Property Frontage

the horizontal distance between the side property lines measured at right angles. Where the front property line is not a straight line, the property frontage shall be measured by a line set at a maximum of 7.5 metres back from and parallel to the chord of the property frontage or a line parallel to the said chord and tangent to the arc. (For the purposes of this By-law the chord of the property frontage is a straight line joining the 2 points where the side property lines intersect the front property line).

i) Property Line

any boundary of a property or a vertical projection thereof.

j) Rear Property Line

the longest property line opposite to the front property line.

k) Through Property

a property bounded on 2 opposite sides by a street. If any property qualifies as being both a corner property and a through property such property shall be deemed a corner property.

Public Building

any building or structure owned or leased by a municipality, the County, Province of Ontario, or the Government of Canada and in which government activities are carried out.

Public Utility

a waterworks, a water supply system, sewage works, electrical power or energy generating, transmission or distribution system, street lighting system, natural or artificial gas works or supply system, a transportation system or a telephone system, and includes any lands, buildings or equipment required for the administration or operation of any such system.

Pump Island

that portion of a gasoline station, motor vehicle sales and/or service establishment, or other permitted non-residential use for the retail sale of automotive fuels, which includes the gas pumps, concrete base, overhead canopy and kiosk, but shall not include any part of any building for the repair or service of vehicles.

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 Residence

~~a single detached dwelling used for recreational purposes during any or all seasons.~~

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

Municipality of South Huron Zoning By-law Section 2 Definitions
--

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”.

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

Municipality of South Huron Zoning By-law Section 2 Definitions
--

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).

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

Municipality of South Huron Zoning By-law Section 2 Definitions
--

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.

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

Municipality of South Huron Zoning By-law Section 2 Definitions
--

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.

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

Municipality of South Huron Zoning By-law Section 2 Definitions
--

parking area, driveways, walkways, landscaped areas, building areas, minimum yards, building heights, floor areas, densities and areas for special uses.

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

Municipality of South Huron Zoning By-law Section 2 Definitions
--

taken, music or film is recorded, or instruction is given in art, music, dance, craft making or similar disciplines.

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.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

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 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.

~~Usable Open Space~~

~~an area of land suitable for landscaping, including any area occupied by recreational accessory buildings, a surfaced walk, patio or similar area, a sports or recreational area, an ornamental or swimming pool, and the roof or other part of a building or structure open to the air and suitable for landscaping and used as a recreational area but excluding any driveway or ramp, whether surfaced or not, as well as any curb, retaining wall, motor vehicle parking area, or loading space.~~

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.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

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.

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

Municipality of South Huron Zoning By-law Section 2 Definitions
--

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 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.

~~Note: Important information regarding winery business development, including additional regulatory requirements, is available by contacting the County of Huron's Economic Development Services office.~~

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.

Municipality of South Huron Zoning By-law Section 2 Definitions
--

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.

g) Side Yard

any yard other than a front yard or rear yard. In determining the minimum or maximum width of a side yard the distance is measured from the side property line of the property to the nearest part of any main building or structures on the property.

Zone

an area delineated on the zone map and established by this By-law for a specific use.

a) Zone Area

the total horizontal area within the limits of a property with the zone area for each zone applying only to that portion of the property which is located within said zone, unless otherwise specified.

b) Zone Coverage

the percentage of the zone area, covered by all buildings above ground level, and shall not include that portion of such property which is occupied by a building or portion thereof which is completely below ground level. Patios, unenclosed swimming pools, retractable awnings, and ground-mounted solar energy collectors are not included in the calculation of zone coverage; however, decks, porches, balconies and tennis courts are included. In the Agriculture zones, parking lots are included in the calculation of zone coverage.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Contents

3. General Provisions	50
3.1. Accessibility.....	50
3.2. Accessory Buildings, Structures & Uses	50
3.2.1. Use.....	50
3.2.2. Establishment.....	50
3.2.3. Height	50
3.2.4. Location	50
3.2.5. Size	51
3.2.6. Servicing	52
3.3. Application of other By-Laws, Regulations, Legislation	52
3.4. Building Line Setback	52
3.5. Community Gardens	52
3.6. Encroachments in Yards.....	52
3.6.1. Encroachment Exception.....	53
3.6.2. Encroachment of Awnings, Canopies, Balconies, and Signs in Commercial Zones	53
3.6.3. Barrier-Free Structures.....	54
3.7. Exterior Lighting	54
3.8. External Building Materials	54
3.9. Government Uses Permitted	54
3.10. Hazard Land Requirements.....	54
3.11. Height Limitation Exceptions	54
3.12. Home Industry	55
3.13. Home Occupation	55
3.14. Loading Space Requirements.....	57
3.14.1. Access	57
3.14.2. Surface.....	57
3.14.3. Location.....	57
3.15. Main Buildings or Main Uses per Property	57
3.16. Medical Marihuana Production Facility	58
3.17. Minimum Distance Separation (MDS)	58
3.18. Multiple Lots.....	59
3.19. Municipal Services	59
3.20. Natural Environment Zone Setback	59
3.21. Non-Complying Buildings and Structures	60
3.21.1. Establishment of Legal Non-Complying Status.....	60
3.21.2. Legal Non-Complying Status & Rezoning/Severances.....	60
3.21.3. Location of Reconstructed Building	60
3.21.4. Time Limit.....	60
3.21.5. MDS and Catastrophes.....	60
3.22. Non-Complying Properties.....	61
3.23. Non-Conforming Uses.....	61
3.23.1. Continuation of Existing Use	61
3.23.2. Building Permit Issued.....	61
3.23.3. Strengthening, Repairing or Renovating of Buildings or Structures Used for Non-Conforming Uses.....	61
3.23.4. Discontinuation, Removal, and/or Replacement of Non-Conforming Uses.....	62
3.23.5. Enlargement or Extension of Non-Conforming Uses	62
3.23.6. Change of Non-Conforming Uses	62
3.24. On Farm Diversified Uses.....	62
3.25. Outdoor Solid Fuel Combustion Appliances	63

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.26.	Outdoor Storage of Waste	63
3.27.	Parking Requirements	64
3.27.1.	Number of Parking Spaces Required	64
3.27.2.	More Than One Use in a Building	65
3.27.3.	Multiple Use of Parking Area	66
3.27.4.	Core Commercial Zone Parking Space Requirements	66
3.27.5.	Existing Buildings and Changes in Use	66
3.27.6.	Additions to an Existing Building	66
3.27.7.	Accessible Parking	66
3.27.8.	Use of Parking Areas and Spaces	68
3.27.9.	Commercial Motor Vehicles and Tractor Trailers in Residential Zones	69
3.27.10.	Storage or Parking of Travel Trailers, Motor Homes and Personal Recreational Vehicles	69
3.27.11.	Occupancy of Travel Trailers	69
3.27.12.	Parking Area Location on a Lot	69
3.27.13.	Off-Site Parking	70
3.27.14.	Access to Parking Area Through Residential Zones	70
3.27.15.	Parking Area Design Standards	70
3.28.	Permitted Uses, One or More	72
3.29.	Planting Strip	72
3.30.	Prohibited Uses	73
3.30.1.	Dangerous Uses	73
3.30.2.	Derelict Motor Vehicles	73
3.30.3.	Livestock in Settlement Areas	73
3.30.4.	Exceptions to Keeping Livestock	73
3.30.5.	Mobile Homes	74
3.30.6.	Noxious Uses	74
3.30.7.	Salvage Yards & Solid Waste Landfills	74
3.30.8.	Vending From a Vehicle	74
3.31.	Properties to Front on a Street	74
3.32.	Plan of Subdivision	74
3.33.	Plan of Condominium	74
3.34.	Property Enlargement	74
3.35.	Property Size from an Agricultural Severance	75
3.36.	Second Units	75
3.37.	Setbacks from an Abattoir, Residential	75
3.38.	Setbacks from Lanes and Easements	75
3.39.	Setbacks of Buildings and Structures along Municipal Drains, Sink Holes and Natural Watercourses ...	75
3.39.1.	Watercourse up to 4.5 metres in width or a Closed Municipal Drain	75
3.39.2.	Open Municipal Drain or Watercourse between 4.5 metres and 7.5 metres in width	76
3.39.3.	Open Municipal Drain or Watercourse over 7.5 metres in width	76
3.39.4.	Setback from Lake Huron	76
3.40.	Livestock Facility or Manure Storage Facility Setbacks	76
3.41.	Setback from Established Commercial Scale Wind Energy Facilities	77
3.42.	Sight Triangle	77
3.43.	Stacking Lanes	77
3.43.1.	Car Wash	77
3.43.2.	Restaurant with Drive-through	77
3.44.	Surplus Farm Dwelling Severance	77
3.45.	Storage Containers, Accessory	77
3.46.	Swimming Pools	78
3.47.	Temporary Accommodation for Workers	78
3.48.	Through Property	78

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.49.	Utility Services for the Public	78
3.50.	Waste Disposal Sites, Restrictions around Active and Closed	79

DRAFT

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3. General Provisions

The provisions of this section apply to all zones except as otherwise indicated in the applicable zone provisions.

3.1. Accessibility

All new buildings, with the exception of residences, are to have regard for accessibility. Accessibility issues will be considered in accordance with the Ontarians with Disabilities Act, Ontario Building Code and Municipal legislation regarding accessibility.

3.2. Accessory Buildings, Structures & Uses

3.2.1. Use

Where this by-law provides that a property may be used or a building or structure erected, altered or used for a purpose, that purpose includes any accessory building, structure, or use, but does not include:

- a) any occupation for gain or profit except as may be permitted by this by-law; or
- b) any building used for human habitation except where a dwelling is a permitted accessory use.

3.2.2. Establishment

In all zones no accessory building, structure, or use shall be established on any property until and unless the main building or use to which it is accessory is established. ~~with an 18 month exception period for a storage shed for purposes of construction of the main building.~~

3.2.3. Height

The maximum height of accessory buildings in settlement areas shall be as follows:

Residential zones:	6 metres
Commercial, Open Space, and Community Facility zones:	9 metres
Agricultural Small Holding Zone	10 metres
All other zones	12 metres but not more than 2 storeys

When an accessory building is located in a yard that abuts a Residential zone, the building height shall not exceed 6 metres.

3.2.4. Location

Accessory buildings shall not be structurally attached to the main building in any way.

Except in the Agriculture and Natural Environment zones, any accessory building or structure shall be erected in the rear yard and/or in the interior side yard and

Municipality of South Huron Zoning By-law
Section 3 General Provisions

shall comply with the yard and setback requirements of the zone in which such building or structure is situated.

Except in the Agriculture and Natural Environment zones, an accessory building or structure shall not be located closer to a street or private road than the setback required for the main building.

In a Residential zone, a detached private garage, carport, cover-all, garden shed, greenhouse, swimming pool or other accessory building shall be erected and used in the rear yard and/or in the interior side yard only, provided that such accessory building or uses shall be no closer than 1.2 metres to a property line and shall not be located closer to a street or private road than the setback required for the main building. ~~Where the above listed accessory structures are less than 2.44 metres in height and less than 10 square metres in area the required interior and rear yard setback is reduced to 0.3 metres~~

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.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

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.

3.3. Application of other By-Laws, Regulations, Legislation

Nothing in this By-law shall operate to relieve any person from the obligation to comply with the current requirements of the Ontario Building Code Act, Conservation Authority regulations, or any other By-law of the Municipality in force from time to time or the obligation to obtain any other license, permit, authority or approval lawfully required by a governmental authority having jurisdiction to make such restrictions.

3.4. Building Line Setback

A building may be erected closer to the street line than required by the zone provisions provided the proposed building would be no closer to the street line than the average setback of the 2 nearest buildings on the same side of the street within 100 metres of either side of the proposed building.

3.5. Community Gardens

A community garden is a permitted use in all zones except the Disposal, Salvage Yard, and Natural Environment zones.

3.6. Encroachments in Yards

Every part of any yard required by this By-law shall be open and unobstructed by any structure from the ground to the sky; however, fences, planting strips and hedges are permitted in accordance with the other provisions of this By-law and the structures listed in the following table may project into the minimum yards as specified below:

Structure	Yards in which Projection is Permitted	Maximum Projection into Minimum Required Yard
Sills, belt courses, cornices, eaves, gutters, chimneys, pilasters, and retractable awning	All yards	0.75 metres provided that no part of the structure extends closer than 0.75 metres to any property line
Fire escapes & exterior staircases	Rear yard or side yard	1.5 metres provided that no part of the structure extends closer than 1.5 metres to any property line
Window bays	Front, rear and exterior side yard	1 metre over a width of 3 metres provided that no part of the structure extends closer than 1.5 metres to any property line
Balconies	Front, rear & exterior side yards only for single detached dwellings	1.5 metres provided that no part of the structure

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Structure	Yards in which Projection is Permitted	Maximum Projection into Minimum Required Yard
		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 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

Municipality of South Huron Zoning By-law Section 3 General Provisions

- the owner obtains from the appropriate authorities all permits required prior to starting construction.

3.6.3. Barrier-Free Structures

Notwithstanding any provisions of this By-Law to the contrary, unenclosed structures necessary to ensure that a building and its facilities can be approached, entered, and used by persons with physical or sensory disabilities in accordance with the Ontario Building Code, may project into any required front, interior or exterior side yard provided that the structure is not closer than 0.3 metres from any interior side lot line. For clarification, the area of such structures shall not be used in the calculation of lot coverage.

3.7. Exterior Lighting

The type, location, height, intensity, duration and direction of lighting shall be designed to conserve energy and ensure the light is confined to the building face, parking area and vicinity of the site so as to not cast glare onto adjacent properties adversely affecting the use of the property or onto an adjacent street posing a vehicular safety hazard.

3.8. External Building Materials

The following building materials shall not be used for the exterior vertical facing on any wall of any building or structure:

- tar paper or building paper;
- asphalt roll type siding or insul-brick;
- plain concrete or plain cinder block in Residential or Recreational zones; or
- galvanized steel in Residential or Recreational zones.

3.9. Government Uses Permitted

A government use is a permitted use in all zones.

3.10. Hazard Land Requirements

In addition to the provisions of the applicable zones and general provisions, no buildings or structures are permitted on hazard lands or adjacent to hazard lands within the area subject to the Ausable Bayfield Conservation Authority and [Upper Thames Region Conservation Authority](#) under O. Reg. 14/06, as amended, unless the permission of the Ausable Bayfield Conservation Authority or [Upper Thames Region Conservation Authority](#) has been obtained.

3.11. Height Limitation Exceptions

The height limitations of this By-law shall not apply to a church spire, belfry, clock tower, water tower or [tank](#), elevator enclosure, flag pole, television or radio tower or antenna, cell tower, solar collector, electric power facility, ventilator, skylight, chimney, air conditioner duct, windmill, wind turbine, silo or grain elevator.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

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;
- 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

Municipality of South Huron Zoning By-law Section 3 General Provisions

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, 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) ~~for greater clarity,~~ 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,

Municipality of South Huron Zoning By-law
Section 3 General Provisions

- 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 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,

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Commercial, Community Facility, Disposal, Extractive Industrial, Industrial, Parks & Open Space, Recreational Trailer Park and Campground or Residential - High Density Zone.

In those zones where more than one main use or 1 main building is permitted, the requirements of this by-law for each use and building must be met.

3.16. Medical Marihuana Production Facility

Notwithstanding any other provision of this By-law, any Medical Marihuana Production Facility shall be subject to the following provisions:

- a) No building or structure or portion thereof used for Medical Marihuana Production Facility purposes situated in the General Industrial Zone (M2), Light Industrial Zone (M1), may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 70 metres.
- b) No building or structure or portion thereof used for Medical Marihuana Production Facility purposes situated in the General Agricultural Zone (AG1) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 150 metres.
- c) No building or structure or portion thereof used for Medical Marihuana Production Facility purposes situated in the General Industrial Zone (M2), Light Industrial Zone (M1), may be located closer to any dwelling, public school, private school, place of worship, or day nursery than 70 metres.
- d) No building or structure or portion thereof used for Medical Marihuana Production Facility purposes situated in the General Agricultural Zone (AG1) may be located closer to any dwelling, public school, private school, place of worship, or day nursery than 150 metres.
- e) A building or structure used for security purposes for a Medical Marihuana Production Facility may be located in the required front yard and does not have to comply with the required minimum front yard, side yard, and rear yard setbacks.
- f) Outdoor storage is prohibited on the property in which the Medical Marihuana Production Facility is located.
- g) Medical Marihuana Production Facility shall only be permitted within the zones as explicitly indicated in this Zoning By-law.
- h) All development in relation to the establishment of or expansion to a Medical Marihuana Production Facility shall be subject to Site Plan Control

3.17. Minimum Distance Separation (MDS)

Notwithstanding any other provision of this by-law to the contrary, no agricultural, commercial, community facility, industrial, recreational, or residential building or structure shall be constructed, enlarged, extended, or reconstructed unless it complies with the Minimum Distance Separation (MDS) Guidelines as implemented in the South Huron

Municipality of South Huron Zoning By-law
Section 3 General Provisions

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. Multiple Lots

~~Where 2 or more abutting lots held in the same ownership in a Plan of Subdivision are used together as a single parcel and contain a building or structure on the date this by-law is passed, the yards, setbacks, and other applicable provisions shall be calculated as they apply to the entire parcel as a whole containing such building or structure.~~

~~Where a proposed building or structure does not meet the zone provisions with respect to zone coverage or the required setback from the common property line between the lots being developed as a single parcel, the lots must first be deemed pursuant to the Planning Act.~~

3.19. Municipal Services

Where municipal water and sanitary sewage services are available new development must connect to the services.

3.20. Natural Environment Zone Setback

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

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

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

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

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

Municipality of South Huron Zoning By-law
Section 3 General Provisions

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

3.21. Non-Complying Buildings and Structures

3.21.1. 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.

3.21.2. 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.

3.21.3. Location of Reconstructed Building

Where a non-complying building or structure is removed or destroyed, such building or structure may be reconstructed in a different location than the original building or structure, provided that the new location does not further reduce the compliance with the provisions of the By-law to which the original building or structure did not comply.

3.21.4. 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.

3.21.5. 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.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

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.

3.22. 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.

3.23. Non-Conforming Uses

3.23.1. 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.

3.23.2. Building Permit Issued

The provisions of this By-law shall not apply to prevent the erection or use for a purpose prohibited by this By-law of any building or structure, the plans for which have prior to the date of passing of this By-law been approved by the Chief Building Official, so long as the building or structure when erected is used and **continues** to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within 18 months after the date of the passing of this By-law and such building or structure is completed within a reasonable time after the construction thereof is commenced.

3.23.3. 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.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.23.4. 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.

3.23.5. 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.

3.23.6. Change of Non-Conforming Uses

Where any land, building or structure on the day that the By-law was passed was lawfully used for a purpose prohibited by the By-law, the Committee of Adjustment may permit, by the authority of Section 34 (10) or 45(2) of the Planning Act, the use of such land, building or structure for a purpose that, in the opinion of the Committee, is similar to the purpose which it was used for on the day the By-law was passed.

The Committee of Adjustment may, by the authority of Section 34(10) or 45(2) of the Planning Act, also permit a use that is more compatible with the uses permitted by the By-law other than the purpose for which it was used on the day the By-law was passed.

The prohibited use must be in place until the date of application to the Committee of Adjustment.

3.24. 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.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

- 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.

3.25. Outdoor Solid Fuel Combustion Appliances

No outdoor solid fuel combustion appliances shall be installed at less than 30 metres from any property line or less than 150 metres from any residence on a separate lot. No outdoor solid fuel combustion appliance shall be installed less than 10 metres from any combustible materials or fuel tanks.

No outdoor solid fuel combustion appliances shall be used for the incineration of waste.

Prior to the installation of any outdoor solid fuel combustion appliance, each appliance shall be approved by the Chief Building Official and permit fees shall be as set out in the Municipal Building By-law. All outdoor solid fuel combustion appliances shall have a CSA or UL approval rating and be installed in accordance with the manufacturer's instruction. Prior to the use of and following installation of any outdoor solid fuel combustion appliance, each appliance shall be inspected and approved by the Chief Building Official.

3.26. 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.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.27. Parking Requirements

Parking spaces and areas required under this By-law are to be in accordance with the following provisions:

3.27.1. 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: <ul style="list-style-type: none"> ▪ on a private road ▪ on a public road 	1.5 per dwelling unit 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
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

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Type of Use	Minimum Parking Requirements
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).

3.27.2. 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.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.27.3. 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.

3.27.4. 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.

3.27.5. 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.

3.27.6. 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.

3.27.7. 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. ~~Accessible Parking shall also be provided for the following uses: apartment building, hotel, long-term care home, motel, and retirement home.~~

3.27.7.1. Type A and B Barrier Free Parking Spaces

Type A and B Barrier Free Parking Spaces are required to be provided in accordance with the provisions of this section. Barrier free parking spaces are included in the total parking space requirements. The requirements for barrier free parking are minimums, and do not prevent additional barrier free parking spaces being provided

Residential Uses		
Total Number of Spaces	Required Type A Barrier Free Spaces	Required Type B Barrier Free Spaces
0-5	0	0
5-10	1	0

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Residential Uses		
Total Number of Spaces	Required Type A Barrier Free Spaces	Required Type B Barrier Free Spaces
11-20	1	1
21-40	2	2
41-60	3	3
61-100	4	4
101-200	5	5
200 and greater	1% of the total spaces + 3 spaces	1% of the total spaces +3 spaces

Commercial, Industrial, Community Facility, and all other uses		
Total Number of Spaces	Required Type A Barrier Free Spaces	Required Type B Barrier Free Spaces
1-12	1	0
13-20	1	1
21-50	2	2
51-100	2	3
101-150	3	3
151-201	4	4
201 and greater	1% of the total spaces +2 spaces	1% of the total spaces +2 spaces

The number of parking spaces required may not be sufficient for some facilities (e.g. seniors' centres) where increased numbers of persons with disabilities may be expected.

Type A and B parking spaces are subject to the following provisions:

- a) type A Barrier Free Parking Spaces shall have minimum rectangular dimensions of 3.4 metres width by 6.0 metres depth, and shall be required to be directly adjacent to an access aisle;
- b) type B Barrier Free Parking Spaces shall have minimum rectangular dimensions of 2.4 metres width by 6.0 metres depth, and shall be required to be directly adjacent to an access aisle;
- c) all barrier free vehicle parking spaces shall be identified by marking the pavement with, and mounting a sign which displays, the International Symbol for the Disabled. Type A barrier free parking spaces shall be clearly marked as 'Van Accessible';
- d) access aisles for barrier free parking spaces shall have a minimum width of 1.5 metres, and shall include the entire length of adjacent barrier free parking spaces;

Municipality of South Huron Zoning By-law Section 3 General Provisions

- 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.
- j) ~~Designated accessible parking spaces shall: (Materials exist above)~~
 - ~~i. be located on an accessible route that provides a safe path of travel from the parking area to the accessible entrance of the building. Where possible, the parking area is to be located within 30 metres of the accessible entrance.~~
 - ~~ii. have a level and firm surface and be designated by painting a sign on the pavement and erecting a post mounted sign that displays the international symbol for accessibility.~~
 - ~~iii. have a minimum vertical clearance of 2.75 metres, a minimum width of 2.44 metres and a length of 5.5 metres.~~
 - ~~iv. have an adjacent access aisle of a minimum of 1.5 metres, clearly indicated by markings. Aisle can be shared with an adjacent accessible parking space.~~
- k) ~~Designated van accessible only parking spaces shall:~~
 - ~~i. have a minimum width of 3.4 metres and a length of 5.5 metres.~~
 - ~~ii. be designated by erecting a post mounted sign that displays the international symbol for accessibility and "Van Accessible" signage.~~
 - ~~iii. have an adjacent access aisle of a minimum of 1.5 metres, clearly indicated by markings. Aisle can be shared with an adjacent accessible parking space.~~

3.27.8. 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

Municipality of South Huron Zoning By-law Section 3 General Provisions

subsection "commercial motor vehicle" shall mean any commercial vehicles as defined in the Highway Traffic Act.

3.27.9 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.

3.27.10. Storage or Parking of Travel Trailers, Motor Homes and Personal Recreational Vehicles

No person shall within any Residential zone use any property for the outdoor parking or outdoor storage of more than a total of 2 travel trailers or personal recreational vehicles, provided that these items are owned by the owner or occupant of the subject lands. The outdoor parking or storage shall be permitted in:

- a carport.
- an open driveway exclusive of any area covered by a sight triangle.
- an interior side yard or rear yard [provided the setbacks for an accessory structure are maintained](#)

This By-law shall not restrict the number of travel trailers and personal recreational vehicles that are fully enclosed within a private garage.

3.27.11. 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.](#)

3.27.12. Parking Area Location on a Lot

No parking lot or required parking area shall be located on a septic tank or tile bed area.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Outdoor parking areas shall be permitted in the required yards or in the area between the street line and the required setback as follows:

Zone	Yards in which Required Parking Area Permitted
Residential	Driveway, Interior side yard and rear yard
All other zones	Parking areas are permitted in all yards. The minimum setbacks for a parking area, other than a driveway, shall be 3 metres from any property line abutting a residential zone and 1 metre from the street line.

3.27.13. Off-Site Parking

All required parking spaces are to be provided on the same property as the use for which they are provided. Off-site parking for a non-residential use may be located within 150 metres provided that parking is a legal permitted use in that zone and that total parking requirements are met for all uses. All off-site parking areas shall require a site plan agreement [for more than 5 spaces](#).

3.27.14. 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.

3.27.15. Parking Area Design Standards

All parking areas required under this By-law shall conform with the following minimum standards:

3.27.15.1. Parking Aisles

Angle of Parking	In perpendicular width, the parking aisle shall not be less than:
30 degrees	3.4 metres
45 degrees	3.7 metres
55 degrees	4.3 metres
60 degrees	4.9 metres
65 degrees	5.2 metres
70 degrees	5.5 metres
90 degrees	6.7 metres
Parallel parking	3 metres for one-way traffic 6 metres for two-way traffic
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

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.27.15.2. Parking Space Width

For Cars Parked:	The parking space shall be not be less than:
Side by side	2.7 metres
With wall or fence adjacent	3.0 metres

3.27.15.3. Parking Space Depth

Angle of Parking	In perpendicular width, the parking space depth shall not be less than
30 degrees	4.6 metres
45 degrees	5.5 metres
55 degrees	5.8 metres
70 degrees	5.8 metres
90 degrees	5.5 metres
Parallel parking	6.5 metres
Parking at an angle other than those listed above	the requirements for the angle of parking which is next greater than the angle of parking being provided

3.27.15.4. *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.

3.27.15.5. *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:

Municipality of South Huron Zoning By-law
Section 3 General Provisions

- 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.

3.28. 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.

3.29. Planting Strip

A planting strip shall be provided:

- a) on lands zoned or used for multiple dwellings where they abut lands zoned or used for single detached dwellings or duplex/semi-detached dwellings.
- b) on lands zoned or used for any commercial, agricultural commercial - industrial, recreational commercial, trailer & tent park, or industrial purpose where the interior side property line or rear property line abuts lands **designated**, zoned or used for residential or open space purposes.
- c) on lands upon which a residential use or community facility use is being newly established where such lands abut an existing use that is not maintaining a planting strip but would be required to do so if newly establishing.

Such planting strip shall have an ultimate width of 1.5 metres and may be included as part of the required yard.

Such planting strip shall be contained within the zone or on the lands for which it is a requirement, and shall run the entire length of the zone or property line(s) separating it from the abutting zone or use which requires the planting strip. The height and location of the planting shall not pose a traffic hazard.

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.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

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.

3.30. Prohibited Uses

All uses, including the following uses, shall be prohibited unless otherwise provided for.

3.30.1. 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.

3.30.2. Derelict Motor Vehicles

Other than in a Salvage Yard (SY) Zone, no person shall use any property in any zone for the parking or storage of any derelict motor vehicle except that such vehicles may be stored inside a private garage.

3.30.3. Livestock in Settlement Areas

The keeping of livestock for commercial purposes in a settlement area is prohibited except at a veterinary clinic or abattoir; ~~or unless specifically permitted as in Section 3.29.3.1 (Exceptions to Keeping Livestock).~~ 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).

~~3.30.4. Exceptions to Keeping Livestock~~

~~Notwithstanding subsection 3.29.3 (Livestock in Settlement Areas) above and any other provision of this By-law to the contrary, any lot containing a dwelling unit may be used for the keeping of a maximum of 2 horses, provided:~~

- ~~a) such horse provides the primary means of transportation for the occupants of the dwelling unit~~
- ~~b) all manure shall be contained in an enclosed building and manure shall be removed from the property at regular intervals to a suitable location in an Agricultural Zone~~
- ~~c) the building or structure in which the horse is kept or in which the manure is enclosed shall be set back from the interior side and rear lot lines the distance required for accessory structures~~
- ~~d) the minimum distance separation (MDS) requirements shall not apply in Settlement Areas~~

Municipality of South Huron Zoning By-law
Section 3 General Provisions
3.30.5. Mobile Homes

The location or use of a mobile home in any zone is prohibited unless specifically provided for in that zone.

3.30.6. Noxious Uses

No use shall be permitted within the Municipality which from its nature or the material used therein is a noxious use.

3.30.7. 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.

3.30.8. 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.

3.31. 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.

3.32. 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.

3.33. 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.

3.34. Property Enlargement

Where lands are severed and merged on title with an abutting property the zoning on the abutting property shall automatically apply to the lands to be merged on title. This provision applies only where a severance is granted for the purpose of minor lot enlargement. As an administrative amendment, the appropriate Zone Map shall be amended to reflect this zone change with such changes being permitted from time to time without further public notice or Council approval. The resulting zone area and zone coverage of the retained parcel is deemed to comply with the provisions of this Zoning By-law.

3.35. 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.

3.36. 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**

3.37. Setbacks from an Abattoir, Residential

No residential dwelling shall be erected within 183 metres of an abattoir.

3.38. Setbacks from Lanes and Easements

Where a property abuts a lane or easement, all buildings and structures shall be set back a minimum distance equal to the smallest required side yard stipulated in this By-law. This provisions does not apply in the AG1, R4, R5, RC2 or RC3 zones.

3.39. Setbacks of Buildings and Structures along Municipal Drains, Sink Holes and Natural Watercourses

3.39.1. 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

Municipality of South Huron Zoning By-law
Section 3 General Provisions

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.

3.39.2. 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.

3.39.3. 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.

3.39.4. 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 3.1.32.1., 3.1.32.2., and 3.1.32.3. 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.

3.40. Livestock Facility or Manure Storage Facility Setbacks

Notwithstanding the above provisions to the contrary, no livestock facility or manure storage facility shall be constructed except in compliance with the following minimum setbacks.

Minimum Setback from:	To Livestock facility or Covered, Open, or Earthen Manure Storage
Drilled Well	15 metres
Dug Well	30 metres
Municipal Well	100 metres
Watercourse	50 metre flow path
Open Ditch	50 metre flow path
Closed Municipal Drain	15 metres
Field Tile	15 metres

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.41. Setback from Established Commercial Scale Wind Energy Facilities

No dwelling, ~~recreational residence~~, 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.

3.42. 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.

3.43. Stacking Lanes

3.43.1. 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.

3.43.2. 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.

3.44. 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.

3.45. Storage Containers, Accessory

- a) Storage Containers may only be used for storage outside of a settlement area unless specifically listed in the zone
- b) A maximum of 3 storage containers shall be permitted
- c) Storage containers may only be located to the rear or interior side yard of a main building and not be visible from a street. ~~Storage containers are not permitted in a front yard.~~
- d) Storage containers must be located a minimum of 7.5 metres from all lot lines

Municipality of South Huron Zoning By-law
Section 3 General Provisions

- 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

3.46. 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.

3.47. 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.

3.48. 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.

3.49. Utility Services for the Public

3.49.1. The provisions of this By-law shall not apply to prevent the use of any land as a street or to prevent the installation of public services and utilities such as water mains, storm and sanitary sewers, gas distribution mains, railway lines, electrical substations and transmission lines of 230 kv or less, pumping stations, flood and erosion control works, telephone and cable lines, radio and communication towers, and accessory utility service buildings and structures provided that:

- a) the approval of the Municipality has been obtained;
- b) approval has been obtained under the Environmental Assessment Act, as required;
- c) utility service buildings in a residential area will require a rezoning to a Community Facility Zone;
- d) no goods, material, or equipment shall be stored in the open in a Residential zone;
- e) any building or structure shall be designed and maintained in general harmony with buildings of the type permitted in the zone, and

Municipality of South Huron Zoning By-law Section 3 General Provisions
--

- f) any excessive noise or fumes resulting from such utility service shall be mitigated to reduce compliance issues with abutting residences.

3.49.2. 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.

3.49.3. Notwithstanding any other provision of this by-law, wind energy facilities are not considered a utility service for the public.

3.50. Waste Disposal Sites, Restrictions around Active and Closed

No new building or structure, used for residential or livestock purposes shall be erected within 500 metres from the perimeter of the fill area of any licensed waste disposal site or any closed waste disposal site until it has been determined by a qualified professional to the satisfaction of the Municipality that there will be no adverse off-site impacts. The assessment of impacts shall include the presence of methane/leachate and the potential for noise, odour, dust and litter complaints during operation.

If there is a licensed disposal site or a closed landfill site located in an adjacent Municipality, similar provisions shall apply.

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

4. General Agriculture (AG1)

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

4.1. Permitted Uses

- agricultural use, general
- conservation
- exploration, drilling for and production of oil and natural gas
- forestry uses, not including commercial forestry processing uses
- group home
- medical marihuana production facility
- temporary wayside pit
- uses accessory to the permitted uses

4.2. Accessory Uses

- agri-tourism occupying a maximum of 2% of the lot area of which the uses are located to a maximum of 1 hectare
- anaerobic digester
- bed and breakfast establishment (maximum of 4 guest rooms)
- commercial greenhouse operation less than 0.8 hectares covered by greenhouse
- farm produce sales outlet
- home industry
- home occupation
- 1 mobile home accessory to an agricultural use, (a mobile home may be used as a primary or supplementary dwelling unit)
- seasonal worker housing
- single detached dwelling or converted dwelling which is either accessory to an agricultural use, general or on a property of at least 21 hectares
- storage container in accordance with the General Provisions
- winery, farm
- value added agricultural uses occupying a maximum of 2% of the lot area of which the uses are located to a maximum of 1 hectare

4.3. Permitted Structures

- buildings and structures for the permitted uses;
- single detached dwelling or converted dwelling which is either accessory to an agricultural use, general or on a property of at least 21 hectares
- mobile home accessory to an agricultural use; single or double
- other buildings and structures, not including residences, accessory to the permitted uses

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

- more than 1 main building per property is permitted

4.4. Zone Provisions

Zone area (minimum)	38 hectares; portions of the property zoned “Natural Environment”, and/or “Extractive Resources” may be included in the calculation of zone area
Frontage (minimum)	150 metres

4.5. Yard Requirements

For buildings and structures used for livestock, poultry and fur bearing animal housing and waste storage, setbacks will be in accordance with the following provisions or MDS requirements (whichever is greater):

Front yard (minimum)	60 metres
Rear yard (minimum)	30 metres
Interior side yard (minimum)	30 metres
Exterior Side Yard (minimum)	60 metres

Other permitted buildings and structures, and accessory structures:

Front yard (minimum)	17 metres
Rear yard (minimum)	7.5 metres
Interior side yard (minimum)	7.5 metres
Exterior side yard (minimum)	17 metres

4.6. Minimum Distance Separation

4.6.1. Livestock Housing

Notwithstanding any yard and setback requirement of this by-law to the contrary, no livestock housing facility shall be established or enlarged unless it complies with the Minimum Distance Separation (MDS) Formulae.

4.6.2. For Closed or Inactive Cemeteries

Notwithstanding any other provision of this by-law to the contrary, for the purposes of calculating MDS II for a first or expanding livestock facility, cemeteries located within an CF Zone shall be treated as a Type A land use.

4.6.3. Residential

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae.

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

4.7. New Agricultural Holdings

Where an agricultural property is created by a consent granted under Section 53 of the Planning Act it is deemed to comply with the minimum zone area, frontage, Minimum Distance Separation, and yard provisions of this By-law. This provision applies to both the severed and the retained parcels.

4.8. Existing Agricultural Holdings

Where an existing lot developed for agricultural uses, exists on the date of passing of this By-law, but does not meet the zone provisions with respect to minimum property area and minimum frontage, the farm holding will be deemed to conform with the By-law with respect to the minimum property area and minimum frontage provisions.

4.9. Clearing of Areas

Clearing of areas is prohibited except in accordance with the Huron County Forest Conservation By-law 38-2013, as amended.

4.10. Special Zones

4.10.1. AG1 - 1

Notwithstanding the provisions of the General Agriculture (AG1) Zone to the contrary, the lands zoned AG1 – 1 may be used for a home industry accessory to an agricultural use, in the absence of a single detached dwelling. A home industry located on this property need not be clearly secondary to the main residential use and may change the residential character of the dwelling. All other provisions of this By-law shall apply.

4.10.2. AG1 – 2 (as per By-law 41-2005)

The property zoned AG1 – 2 has a property area of 14 hectares (35 acres) and has a lot frontage of 140 metres.

Notwithstanding the provisions of Section 4.0 General Agriculture to the contrary a single detached dwelling may be established as a permitted use on the property zoned AG1 – 2.

Notwithstanding the provisions of Section 4.0 General Agriculture to the contrary the following uses are permitted on the property zoned AG1-2:

4.10.2.1. Permitted Uses:

- agricultural industrial establishment
- agricultural processing establishment
- agricultural service establishment
- agricultural supply establishment
- anaerobic digester
- bulk sales establishment

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

- commercial greenhouse operation greater than 0.8 hectares covered by greenhouse
- rural winery
- temporary wayside pit
- transport terminal or yard
- uses accessory to the permitted uses

4.10.2.2. Accessory Uses

- Home industry
- Home occupation
- Seasonal worker housing
- Second unit within existing single detached dwelling
- Single detached dwelling or mobile home accessory to an agricultural commercial industrial use
- Storage container in accordance with General Provisions Section.

Notwithstanding Section 4.0 General Industrial Yard Requirements, buildings and structures including those for livestock, poultry and fur-bearing animal housing and waste storage may be established no closer than 70 metres from the ER1 zone on North Part Lot 25, Concession 8.

Buildings and structures used for livestock, poultry and fur-bearing animal housing and waste storage may be established with a minimum side yard depth of 30 metres from the southerly property line.

All other provisions of this By-law shall apply.

4.10.3. AG1 – 3

Notwithstanding the provisions of Section 4 to the contrary, the area zoned as AG1 – 3 may be used as a home occupation for the retail and repair of sporting goods and hunting equipment, including firearms. Not more than the equivalent of 2 employees other than family can be employed therein on a full-time basis, and not more than 93 sq. m. (1,000 sq. ft.) of the dwelling's gross floor area can be used for the home occupation. All other provisions of this By-law that regulate a home occupation shall apply. All other provisions of this By-law shall apply.

4.10.4. AG1 – 4

Notwithstanding the provisions of Section 4 to the contrary, the area zoned AG1 – 4 may not be used for an accessory single detached dwelling. All other provisions of this By-law shall apply.

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

4.10.5. AG1 – 5

Notwithstanding the provisions of Section 4 to the contrary, the area zoned AG1 – 5 may be used by a contractor involved with the transporting of gravel. All other provisions of this By-law shall apply.

4.10.6. AG1 – 6

Notwithstanding the provisions of Section 4 to the contrary, to the contrary, the area zoned AG1 – 6 may be used for a pit or quarry subject to the provisions of the Extractive Resources (ER1) zone. All other provisions of this By-law shall apply.

4.10.7. AG1 – 7

Notwithstanding the zone provisions of Section 4 to the contrary, the following special provisions shall apply to the property zoned AG1 – 7.

Property area (minimum)	9.7 hectares
Property frontage (minimum)	100 metres
Side yard depth – livestock buildings (minimum)	18 metres
Side yard depth – other buildings (minimum)	6 metres

All other provisions of this By-law shall apply.

4.10.8. AG1 – 8

Made redundant as a result of consent B37-14.

4.10.9. AG1 – 9

Made redundant as a result of consent B37-14.

4.10.10. AG1 – 10

Notwithstanding the zone provisions Section 4 to the contrary, the following shall apply to the property zoned AG1 – 10:

- Property area (minimum) 18 hectares

All other provisions of this By-law shall apply.

4.10.11. AG1 – 11

Notwithstanding the provisions of Section 4 to the contrary the following special provisions apply to the property zoned AG1 – 11:

- A single detached dwelling is permitted as a main use.

All other provisions of this By-law shall apply.

4.10.12. AG1 – 12

Notwithstanding the provisions of Section 4 to the contrary, the minimum property area on the property zoned AG1 – 12 shall be 10.5 hectares (26 acres). The areas of the property zoned NE1 shall be included in the calculation of property area.

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

Notwithstanding the provisions of Section 4 to the contrary, the housing of livestock on the property zoned AG1 – 12 shall conform with the provisions of the Agricultural Small Holding (AG4) zone.

Notwithstanding the provisions of Section 4 to the contrary, the existing buildings on the property zoned AG1 – 12 shall be deemed to comply with all relevant zone provisions. All other provisions of this By-law shall apply.

4.10.13. AG1 – 13

Notwithstanding the provisions of Section 4 to the contrary, the following special provision recognizes a minimum property area of 10.7 hectares (26.42 acres) and restricts the number of nutrient units to 1 per acre. Property zoned AG1 – 13 is deemed to comply with all zone provisions of this by-law. All other provisions of this By-law shall apply.

4.10.14. AG1 – 14

Notwithstanding the provisions of Section 4 to the contrary, a single detached dwelling is permitted accessory to a salvage yard provided that the salvage yard is located on the same property as the AG1 – 14 zone. All other provisions of this By-law shall apply.

4.10.15. AG1 – 15

Notwithstanding the provisions of Section 4 to the contrary, the following special provisions shall apply to the property zoned AG1 – 15: No barns shall be constructed that in total house more than 100 nutrient units. All other provisions of this By-law shall apply.

4.10.16. AG1 – 16

Notwithstanding the provisions of Section 4 to the contrary, the property zoned AG1 – 16 may include 2 residences. All other provisions of this By-law shall apply.

4.10.17. AG1 – 17

Notwithstanding the provisions of Section 4.2 to the contrary a single detached dwelling may be established as a permitted use on the property zoned AG1 – 17. All other provisions of this By-law shall apply.

4.10.18. AG1 – 18

Notwithstanding the provisions of Section 4 to the contrary, the area zoned AG1 – 18 may be used for a sanitation transport business. All other provisions of this By-law shall apply.

4.10.19. AG1 – 19

Notwithstanding the provisions of Section 4 to the contrary, the area zoned AG1 – 19 may be used for agricultural or accessory structures. All other provisions of this By-law shall apply.

AG1	Municipality of South Huron Zoning By-law Section 4 General Agriculture	AG1
-----	--	-----

4.10.20 AG1 – 20

Notwithstanding the provisions of Section 4 to the contrary the following special provisions apply to the property zoned AG1 – 20:

Property area (minimum)	17.5 hectares
Property frontage (minimum)	15 metres

All other provisions of this By-law shall apply.

4.10.21. AG1 – 21

Notwithstanding the provisions to the contrary, the minimum property area for the property zoned AG1 – 21 is 16 hectares. The total number of nutrient units on the property is restricted to 80. All other provisions of this By-law shall apply.

4.10.21. AG1 – 22

Notwithstanding the provisions of Section 4 to the contrary, the minimum lot frontage shall be 20.1 metres (66 feet) and the minimum lot area shall be 24.68 hectares (61 acres), for the lands zoned AG1 – 22. The location of the existing frame garage located to the rear of the property is deemed to comply with the setback provisions of this By-law. All other provisions of this By-law shall apply.

4.10.22. AG1 – 23

Notwithstanding the other AG1 zone provisions to the contrary, the area zoned AG1-23 may not be used for new buildings, except where such buildings are in conformity with the Conservation Authority's floodproofing standards or are located at a higher elevation than the regional storm level of 180.7 metres.

Notwithstanding the other AG1 zone provisions to the contrary, the area zoned AG1-23 may not be used for exploration, drilling for and production of oil and natural gas.

AG2	Municipality of South Huron Zoning By-law Section 5 Restricted Agriculture	AG2
-----	---	-----

5. Restricted Agriculture (AG2)

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

5.1 Permitted Uses

- agricultural use, general; excluding new residential dwellings
- conservation
- exploration, drilling for and production of oil and natural gas
- forestry uses, not including commercial forestry processing uses
- temporary wayside pit required by road authority
- uses accessory to the permitted uses (residence is prohibited)

5.2. Accessory Uses

- anaerobic digester
- commercial greenhouse operation less than 0.8 hectares covered by greenhouse
- farm produce sales outlet
- farm winery
- seasonal worker housing
- storage containers (in accordance with the General Provisions for Accessory Storage Containers)

5.3. Permitted Structures

- buildings and structures for the permitted uses;
- other buildings and structures, not including residences, accessory to the permitted uses
- more than 1 main building per property is permitted

5.4. Zone Provisions

Zone area (minimum)	38 hectares; portions of the property zoned “Natural Environment” ,and/or “Extractive Resources” may be included in the calculation of zone area
Frontage (minimum)	150 metres

5.5. Yard Requirements

For buildings and structures used for livestock, poultry and fur bearing animal housing and waste storage, setbacks will be in accordance with the following provisions or MDS requirements (whichever is greater)

Front yard (minimum)	60 metres
Rear yard (minimum)	30 metres

AG2	Municipality of South Huron Zoning By-law Section 5 Restricted Agriculture	AG2
-----	---	-----

Interior side yard (minimum)	30 metres
Exterior Side Yard (minimum)	60 metres

Other permitted buildings and structures, and accessory structures:

Front yard (minimum)	17 metres
Rear yard (minimum)	7.5 metres
Interior side yard (minimum)	7.5 metres
Exterior side yard (minimum)	17 metres

Notwithstanding any provisions to the contrary, in the area zoned AG2 the minimum property size and property frontage shall be:

- a) as it existed on the date of the passing of this by-law.
- b) or as it existed upon final approval of consent granted under Section 53 of the Planning Act.

5.6. Farm Parcel from a Surplus Farm Residence Severance

Notwithstanding any provisions to the contrary, where an agricultural property is created by a consent granted under Section 53 of the Planning Act and is zoned Restricted Agriculture (AG2) it is deemed to comply with the minimum zone area, minimum distance separation, and zone and yard provisions of this By-law, provided that existing uses and buildings have been legally established. A residence is prohibited from being constructed on lands zoned Restricted Agriculture (AG2).

5.7. Minimum Distance Separation:

5.7.1. Livestock Housing

Notwithstanding any yard and setback requirement of this by-law to the contrary, no livestock housing facility shall be established or enlarged unless it complies with the Minimum Distance Separation (MDS) Formulae.

5.7.2. For Closed or Inactive Cemeteries

Notwithstanding any other provision of this by-law to the contrary, for the purposes of calculating MDS II for a first or expanding livestock facility, cemeteries located within an CF Zone shall be treated as a Type A land use.

5.7.3. Residential

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae.

AG3	Municipality of South Huron Zoning By-law Section 6 Agricultural Commercial-Industrial	AG3
-----	---	-----

6. Agricultural Commercial-Industrial (AG3)

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

6.1. Permitted Uses

- an agricultural industrial establishment
- an agricultural processing establishment
- an agricultural service establishment
- an agricultural supply establishment
- an anaerobic digester
- a bulk sales establishment
- commercial greenhouse operation greater than 0.8 hectares covered by greenhouse
- medical marihuana production facility
- ~~estate~~ rural winery
- temporary wayside pit
- a transport terminal or yard
- uses accessory to the permitted uses

6.2. Accessory Uses

- agri-tourism uses over 1 hectare
- home industry
- home occupation
- seasonal worker housing
- single detached dwelling or mobile home accessory to an agricultural commercial industrial use
- single detached dwelling or converted dwelling accessory to an agricultural use, general.
- storage containers in accordance with general provisions
- value added agriculture uses over 1 hectare

6.3. Permitted Structures

- accessory dwelling unit or a mobile home detached from or part of the non-residential structure;
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

6.4. Zone Provisions

Zone area (minimum)	4000 square metres
Frontage (minimum)	30 metres
Front yard (minimum)	20 metres

AG3	Municipality of South Huron Zoning By-law Section 6 Agricultural Commercial-Industrial	AG3
-----	---	-----

Interior side yard (minimum)	15 metres or ½ of the building height, whichever is greater
Exterior side yard (minimum)	20 metres
Rear yard (minimum)	7.5 metres
Zone coverage (maximum)	30%

6.5. Zone Provisions for Accessory Residential Uses

Property area (this area is required in addition to the minimum property area for an AG3 use):

- detached residence: 700 sq. m.
- attached dwelling unit: 350 sq. m.

6.6. Zone Provisions for Accessory Storage Containers

- A maximum of 3 storage containers shall be permitted
- Storage containers may only be located to the rear or interior side yard of a main building and not be visible from a street. Storage containers are not permitted in a front yard.
- Storage containers must be located a minimum of 7.5 metres from all lot lines
- Storage containers accessory to the main use shall be a maximum of 3 metres in height. Storage containers shall not be stacked.

6.7. Minimum Distance Separation

6.7.1. Livestock Housing

Notwithstanding any yard and setback requirement of this by-law to the contrary, no livestock housing facility shall be established or enlarged unless it complies with the Minimum Distance Separation (MDS) Formulae.

6.7.2. For Closed or Inactive Cemeteries

Notwithstanding any other provision of this by-law to the contrary, for the purposes of calculating MDS II for a first or expanding livestock facility, cemeteries located within an CF Zone shall be treated as a Type A land use.

6.7.3. Residential

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae.

6.8. Buffer Strip

Notwithstanding the General Provisions Planting Strip Section a buffer strip of landscaped open space, 5 metres wide, shall be provided between storage and/or display area and side and/or rear property lines. Where an AG3 Zone abuts an AG1 or AG2 Zone, the required buffer strip need not be landscaped.

AG3	Municipality of South Huron Zoning By-law Section 6 Agricultural Commercial-Industrial	AG3
-----	---	-----

6.9. Property Abutting a Railway

Notwithstanding any other provisions of this By-law to the contrary, along that portion of any property line which abuts a railway right-of-way, no interior side or rear yard shall be required.

6.10. Special Zones

6.10.1. AG3 – 1

Notwithstanding the provisions of Section 6.0 Agricultural Commercial Industrial (AG3) to the contrary, the area zoned AG3 – 1 may only permit the following uses: An agricultural industrial establishment, an agricultural service establishment and an agricultural supply establishment.

All other provisions of this By-law shall apply.

6.10.2. AG3 – 2

Notwithstanding the provisions of Section 6.0 Agricultural Commercial Industrial (AG3) to the contrary, the property zoned AG3 – 2 is permitted a second accessory residence. All other provisions of this By-law shall apply.

6.10.3. AG3 – 3

Notwithstanding the provisions of Section 6.0 Agricultural Commercial Industrial (AG3) to the contrary, the area zoned AG3 – 3 may also permit a woodworking shop. All other provisions of the By-law shall apply.

6.10.4. AG3 – 4

Notwithstanding the provisions of Section 6.0 Agricultural Commercial Industrial (AG3) to the contrary, the permitted uses of the property zoned AG3 – 4 shall be limited to a truck transport facility used for the transporting of agricultural produce or goods necessary for agricultural production. All other provisions of this By-law shall apply.

6.10.5. AG3 – 5

Notwithstanding the provisions of Section 6.0 Agricultural Commercial Industrial (AG3) to the contrary, the following shall apply to the property zoned AG3 – 5:

Rear yard (minimum)	3 metres
---------------------	----------

All other provisions of this By-law shall apply.

6.10.6. AG3 – 6

Notwithstanding the Provisions of the Agricultural Commercial-Industrial (AG3) Zone to the contrary, the maximum zone coverage of the property zoned AG3 – 6 shall not exceed 12%. All other provisions of this By-law shall apply.

6.10.7. AG3 - 7

Notwithstanding the provisions of the Agricultural Commercial-Industrial (AG3) Zone to the contrary, the following uses only are permitted in the AG3-7 zone:

AG3	Municipality of South Huron Zoning By-law Section 6 Agricultural Commercial-Industrial	AG3
-----	---	-----

- Wine processing facility or facilities in accordance with Estate Winery definition;
- Commercial event kitchen and related dining area;
- On-site restaurant and dining facility;
- Wine retail and tasting showrooms;
- Overflow parking of 200 spaces in partnership with the Huron Country Playhouse, in addition to the 60 main parking spaces and 6 bus parking spaces required for the winery;
- Agricultural implement storage facility or facilities;
- Winery event centre able to accommodate up to 300 people (for example, business meetings, staff gatherings, wine tasting events, weddings, banquets and conferences);
- All agricultural uses permitted in the General Agriculture zone (AG1), with livestock limited to a maximum of 4 Nutrient Units;
- Agricultural industrial, processing, service and supply and bulk sales uses permitted in the AG3 zone, provided that they are accessory to the production of crops and wine products and minimize the amount of productive agricultural land consumed by clustering buildings and not exceeding a total of 10% property coverage. In this case property coverage includes buildings, accessory structures, roads and parking areas, but excludes areas planted in vines;
- Buildings and structures accessory to the estate winery use.

Notwithstanding the provisions of the Agricultural Commercial-Industrial (AG3) Zone, the following provisions apply to the AG3-7 zone:

- Maximum retail area of 650 sq. m., including lobby area;
- Minimum vine planting area of 6 hectares;
- Accessory structures are permitted in front yard, with minimum setback from the front property line of 18 metres;
- No height restrictions for buildings or structures;
- Where not otherwise prescribed, AG3 zone provisions apply to the AG3-7 zone.

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

7. Agricultural Small Holding (AG4)

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

7.1. Permitted Uses

- converted dwelling
- group home in a single detached dwelling
- single detached dwelling, including a mobile home
- temporary wayside pit
- uses accessory to the permitted uses

7.2. Accessory Uses

- agricultural use, limited
- bed and breakfast establishment (maximum of 4 guest rooms)
- farm produce sales outlet
- home industry
- home occupation
- livestock use (maximum 4 nutrient units)
- uses accessory to the permitted uses

7.3. Permitted Structures

- 1 single detached dwelling, converted dwelling, or mobile home;
- barns
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

7.4. Zone Provisions

Zone area	Minimum: 4000 sq. m. Maximum: 4 hectares
Frontage (minimum)	23 metres
Front yard (minimum)	17 metres
Interior side yard (minimum)	5 metres
Exterior side yard (minimum)	17 metres
Rear yard (minimum)	7.5 metres
Zone coverage (maximum)	30 %
Building height (maximum)	14 metres

7.5. Barns

An existing barn may be used or a new barn may be established in compliance with the provisions below, and provided the distance from the barn to the nearest off property

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

residential, commercial or community facility building or structure complies with the minimum separation distance noted below:

Min. Lot Area (Hectares)	Max. Number of Nutrient Units Permitted	Minimum Distance Separation Requirement
0.4	1	85 metres
0.8	2	85 metres
1.2	3	85 metres
1.6+	4	85 metres

7.6. Minimum Separation Distance (Residential)

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae.

7.7. Special Zones

7.7.1. AG4 – 1

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, no more than 4 Nutrient Units are permitted on lands zoned AG4 – 1. Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the minimum side yard requirement for lands zoned AG4 – 1 shall be 3 metres.

For the purpose of lands zoned AG4 – 1, an animal kennel shall not be considered a permitted home industrial use.

All other provisions of this By-law shall apply.

7.7.2. AG4 – 2

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, no more than 4 Nutrient Units are permitted on lands zoned AG4 – 2. These lands are located within the area known locally as Elimville (Part Lot 10, Concession 7, Usborne);

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the minimum front yard requirement for lands zoned AG4 – 2 shall be 7.5 metres;

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the minimum side yard requirement for lands zoned AG4 – 2 shall be 3 metres;

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

For the purposes of lands zoned AG4 – 2, an animal kennel shall not be considered a home industrial use;

All other provisions of this By-law shall apply.

7.7.3. AG4 – 3

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the lot area minimum for the property zoned AG4 – 3 is .75 hectares (1.85 acres). All other provisions of this By-law shall apply.

7.7.4. AG4 – 4

Notwithstanding the provisions of the Agricultural Small Holding Zone, the minimum distance to the nearest livestock barn is 170 metres. All other provisions of this By-law shall apply.

7.7.5. AG4 – 5

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the minimum side yard setback for any part of a single detached dwelling from the north lot line is 22 metres on the property zoned AG4 – 5. All other provisions of this By-law shall apply.

7.7.6. AG4 – 6

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the area zoned AG4 – 6 may be used for a drive-in restaurant, restaurant and tavern, subject to the following special provisions:

- a) The existing on-site parking is deemed to comply with the provisions of this By-law.

All other provisions of this By-law shall apply.

7.7.7. AG4 – 7

Notwithstanding the provisions of Section 7 Agricultural Small Holding (AG4) Zone to the contrary, the area zoned AG4 – 7 may be used in conformity with Recreational Commercial (RC3) Zone and Huron County Playhouse (RC4) Zone providing that the front yard minimum is 29 metres. All other provisions of this By-law shall apply.

7.7.8. AG4 – 8

Notwithstanding the provisions of Section 7 Agricultural Small Holding (AG4) Zone to the contrary, the property zoned AG4 – 8 shall have the following special provisions:

Property frontage (minimum)	20 metres
Side yard (minimum)	on one side: 1 metre, on the other side: 5 metres

All other provisions of this By-law shall apply.

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

7.7.9. AG4 – 9

Notwithstanding the provisions of the Agricultural Small Holding Zone to the contrary, the following special provisions apply to the property zoned AG4 – 9:

- a) Minimum property area – 6 hectares (14.8 acres)
- b) Hobby Livestock Operation – an accessory building including a barn, not to include hogs, may be established subject to the following table:

Property size (minimum)	1.6+ hectares
Number of permitted nutrient units (maximum)	4
Minimum distance separation- required from the barn to the nearest residential, commercial, institutional building or structure excluding- uses within the same ownership and same zone	80 metres

All other provisions of this By-law shall apply.

7.7.10. AG4 – 10

Notwithstanding the provisions of the Agricultural Zones, the following special provisions pertain to the property zoned AG4 – 10:

- a) Maximum property area: 10.5 hectares (25.9 acres)
- b) An accessory building including a barn, may be established subject to the following:
- c) Maximum number of nutrient units: 5
- d) The establishment of such structure shall conform with the provisions of this By-law.

All other provisions of this By-law shall apply.

7.7.11. AG4 – 11

Notwithstanding the provisions of the Agriculture Small Holding zone to the contrary, the following special provisions apply to the property zoned AG4 – 11:

- a) Hobby Livestock Operation – an accessory building including a barn may be established subject to the following table:

Property size (minimum)	1.6 hectares
Number of permitted nutrient units (maximum)	5
Minimum required separation distance from the barn to the nearest residential, commercial, institutional building or structure excluding uses within the same ownership and the same zone	80 metres

- b) The AG4 – 11 zone permits the indoor storage of feeds and concentrates in existing buildings and the accessory mixing of a vitamin mineral premix in conformity with the home industry provisions.

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

All other provisions of this By-law shall comply.

7.7.12. AG4 – 12

Notwithstanding the provisions of Section 7 Agricultural Small Holding (AG4) Zone the following special provisions pertain to the property zoned AG4 – 12:

- a) Property area (maximum): 4.9 hectares
- b) An accessory building including a barn may be established subject to the following:
- c) Maximum number of Nutrient Units: 5
- d) The establishment of such structure shall conform with the 3.17.

Minimum Distance Separation (MDS) Provisions of Section 7.5

All other provisions of this By-law shall apply.

7.7.13. AG4 – 13

Further to the provisions of Section 7 Agricultural Small Holding (AG4) Zone the housing of livestock on the property zoned AG4-13 is not permitted. The existing barn shall be retained for storage purposes only in conformity with the provisions of Section 7 Agriculture Small Holding (AG4) Zone. All other provisions of this By-law shall apply.

7.7.14. AG4 – 14

Notwithstanding the provisions of Section 7. Agricultural Small Holding (AG4) Zone, the following special provisions pertain to the property zoned AG4-14:

- a) Property area (maximum): 20 hectares
- b) Property area (minimum): the area of the subject property at the date of the adoption of this bylaw
- c) Notwithstanding the provisions of this By-law to the contrary, the following additional use is permitted on the property zoned AG4 – 14:
 - i. an existing business consisting of assembly, distribution and retail of furniture and related products;
- d) The total area of non-residential buildings shall not exceed 3,000 square metres

All other provisions of this By-law shall apply.

7.7.15. AG4 – 15

See By-law 13-1990.

7.7.16. AG4 – 16

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary the following special provisions apply to the property zoned AG4 – 16:

- a) Property area (maximum): 20.23 ha (50 ac) including the area zoned “Natural Environment”

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

- b) Property area (minimum): 20.23 ha (50 ac) including the area zoned “Natural Environment”

All other provisions of this By-law shall apply.

7.7.17. AG4 – 17

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary, the following special provisions apply to the property zoned AG4 – 17:

- a) Property area (maximum): 10.05 hectares (25 acres)

All other provisions of this By-law shall apply.

7.7.18. AG4 – 18

The buildings and structures on the property zoned AG4-18 are considered to be legal non-complying as of the date of passing of this By-law. All other provisions of this By-law shall apply.

7.7.19. AG4 – 19

Notwithstanding the provisions of this By-law to the contrary, a farm produce sales outlet is a permitted use subject to the zone provisions of Section 7 Agriculture Small Holding (AG4) Zone.

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary, the minimum separation between the proposed residence and the nearest livestock barn shall be 350 metres.

All other provisions of this By-law shall apply.

7.7.20. AG4 – 20

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary, the maximum number of nutrient units permitted on lands zoned AG4 – 20 shall not exceed 2. The General Provisions regarding legal non-complying uses shall apply except that the operative date for the purpose of legal establishment shall be the date before the passing of the amending by-law which establishes the AG4 – 20 zone. All other provisions of this By-law shall apply.

7.7.21. AG4 – 21

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary, the maximum number of nutrient units permitted on lands zoned AG4 – 21 shall not exceed 5.

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary, 2 single detached dwellings are permitted on the property zoned AG4 – 21. One of these may be used as a group home. The provisions

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

of General Provisions Non-Complying Properties shall apply as of the date of passing of this amending by-law.

All other provisions of this By-law shall apply.

7.7.22. AG4 – 22

Notwithstanding Section 7 Agriculture Small Holding (AG4) Zone to the contrary, the area zoned AG4 – 22 may, in addition to the permitted home industrial uses, be used for a trucking business, provided that:

- a) Not more than 4 persons, other than the owners, are employed therein on a full-time basis;
- b) The area used for the trucking business shall be no greater than 40 % of the 557 square metres (6000 sq. ft.) accessory structure;
- c) Trucks may be parked outside in a designated parking area that is visually screened from the rear property line of the property legally-described as S. Pt. Lot 3, Concession 1;
- d) The property shall not have an area less than 1.8 hectares in size;
- e) All other provisions of this by-law that regulate a home industry shall apply.

All other provisions of this By-law shall apply.

7.7.23. AG4 – 23

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4), an animal boarding kennel may be operated on the property zoned AG4 – 23 as a home industry in an accessory structure with a total floor area of 155 square metres. All other provisions of this By-law shall apply.

7.7.24. AG4 – 24

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) Zone to the contrary, an accessory structure is permitted on the property zoned AG4 – 24 with the following provisions:

- a) Front yard (minimum): 57 metres
- b) Notwithstanding Section 3.2 Accessory Buildings and Structures to the contrary, an accessory structure can be built in the front yard, provided that a structure is not directly in front of any part of the existing dwelling.

All other provisions of this By-law shall apply.

7.7.25. AG4 – 25

Notwithstanding the provisions of Agriculture Small Holding (AG4) to the contrary, the minimum required separation distance on the lands zoned AG4 – 25 from the residence to the nearest livestock operation is 243 metres. All other provisions of this By-law shall apply.

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
-----	---	-----

7.7.26. AG4 – 26

Notwithstanding the provisions of Section 7 Agriculture Small Holding (AG4) to the contrary, the area zoned AG4 – 26 may, in addition to the permitted home industry uses, be used for a trucking business, provided that:

- a) Not more than 4 persons, other than the owner, are employed therein on a full-time basis;
- b) Not more than 8 trucks be operated from and parked on the property at one time;
- c) Trucks must be parked in an accessory building or in a designated parking area at the rear of the property zoned AG4 – 26.
- d) The designated parking area shall be visually screened by a structure, planting strip or a fence in such a way that parked trucks or employee vehicles are visually screened from the road and neighbouring properties;

The property shall not have an area less than 1.85 hectares;

All other provisions of this by-law shall apply.

7.7.27. AG4 – 27

Notwithstanding General Provisions Accessory Buildings and Structures to the contrary, 1 accessory structure with a maximum floor area of 223 square metres is permitted to be built in the front yard, provided that the structure is not directly in front of any part of the dwelling. All other provisions of this by-law shall apply.

7.7.28. AG4 – 28 (per by-law 65-2015)

Notwithstanding the Agricultural Small Holding (AG4) Zone to the contrary the following provisions apply in the AG4-28 zone:

- Minimum side yard: 15 metres on the west side yard of this property

7.7.29. AG4 – 29 Residential Parcel from a Surplus Farm Residence Severance

Notwithstanding any provisions to the contrary, in the area zoned AG4-29 both the property and any legally established existing buildings are deemed to comply with the AG4 zone provisions and the minimum distance separation requirements of this By-law.

NE1	Municipality of South Huron Zoning By-law Section 8 Natural Environment Zone 1	NE1
-----	---	-----

8. Natural Environment Zone 1 (NE1)

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

8.1. Permitted Uses:

- agricultural uses, as they existed on the date of passage of the by-law;
- conservation
- forestry
- passive recreation
- uses accessory to a permitted use

8.2. Permitted Structures

- accessory buildings and structures (100 square metre maximum ground floor size) for the maintenance of the permitted uses as well as trails and footpaths, including stiles, stairs, bridges and benches, subject to the approval of the Conservation Authority;
- buildings and structures for flood and/or erosion control prevention, subject to the approval of the Conservation Authority;
- class 1 sewage disposal facility as per the Ontario Building Code.

8.3. Zone Provisions

The minimum front, rear, and side yards of new and expanding buildings and structures will be established and constructed in accordance with the requirements of the relevant approval authority and required studies.

The placing or removal of fill or the alteration of water courses is not permitted except in accordance with the applicable regulations of the Conservation Authority.

Clearing of areas is prohibited. Except in accordance with the Huron County Forest Conservation By-law 38-2013, as amended.

Drainage of areas is prohibited other than for a direct agricultural drainage outlet, drainage required for permitted structures, and drains, with the exception of those drains constructed in accordance with the Drainage Act, and the Tile Drainage Act, as amended.

8.4. Special Zones

NE1	Municipality of South Huron Zoning By-law Section 8 Natural Environment Zone 1	NE1
-----	---	-----

8.4.1. NE1-1 (Not used)

8.4.2. NE1-2 South Huron Beach (Further to By-law 36-1984 and By-law 33-1986)

Notwithstanding Section 5 Natural Environment Zone 1 (NE1) to the contrary, the area zoned NE1-2 shall be limited to the following permitted uses and structures:

- a public park, but only on publicly owned lands in areas zoned NE1-2;
- accessory buildings and structures for the maintenance of the permitted uses as well as trails and footpaths, including stiles, stairs, bridges and benches, subject to the approval of the Conservation Authority;
- buildings and structures for flood and/or erosion control prevention, subject to the approval of the Conservation Authority.

All other provisions of this By-law shall apply.

NE2	Municipality of South Huron Zoning By-law Section 9 Natural Environment Zone 2	NE2
-----	---	-----

9. Natural Environment Zone 2 (NE2)

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

9.1. Permitted Uses:

- conservation
- dwelling in existence at the date of passage of this by-law and the replacement of such dwelling
- forestry
- home occupation or home industry in or accessory to a permitted dwelling
- maple syrup production
- passive recreation
- uses accessory to a permitted use

9.2. Permitted Structures

- buildings and structures permitted in the NE1 Zone;
- buildings and structures accessory to a permitted dwelling;
- buildings and structures existing on the date of passing of this by-law;
- maple syrup evaporating facility.

9.3. Zone Provisions

The placing or removal of fill or the alteration of water courses is not permitted except in accordance with the applicable regulations of the Conservation Authority.

Clearing of areas is prohibited. Except in accordance with the Huron County Forest Conservation By-law 38-2013, as amended.

Drainage of areas is prohibited other than for a direct agricultural drainage outlet, drainage required for permitted structures, and drains, with the exception of those drains constructed in accordance with the Drainage Act, and the Tile Drainage Act, as amended.

The minimum front, rear, and side yards of new and expanding buildings and structures will be established and constructed in accordance with the requirements of the relevant approval authority and required studies.

9.4. Existing Dwellings and their Replacement

The minimum front yard, rear yard, and side yards for an existing dwelling shall constitute the minimum requirements for the dwelling and any replacement dwelling. The zone coverage and height of existing buildings and structures constitutes the maximum permitted for the dwelling and any replacement dwelling.

NE2	Municipality of South Huron Zoning By-law Section 9 Natural Environment Zone 2	NE2
-----	---	-----

9.4.1. New and Expanding Non-Dwelling Buildings and Structures

The minimum front yard, rear yard, and side yards and maximum zone coverage and building height for new and expanding buildings and structures that are not dwellings will be established and constructed in accordance with the requirements of the relevant approval authority and required studies.

Notwithstanding General Provisions Accessory Structures, and Section 9.4 Existing Dwellings and their Replacement to the contrary, in the NE2 areas below the Lake Huron top-of-bank, a single accessory building is permitted in any yard provided it is less than 10 square metres, not more than 1 storey, and a maximum height of 4 metres.

9.5. Special Zones

9.5.1. NE2-1 Dwelling in Natural Environment

Notwithstanding the provisions of this By-law to the contrary, 1 single detached dwelling is permitted on the property zoned NE2-1 subject to all provisions of Agricultural Small Holding (AG4) Zone. Development of the zoned area shall be in accordance with the fill and construction regulations of the Conservation Authority. All other provisions of this By-law shall apply.

9.5.2. NE2-2 (As per By-law 63-2004)

Notwithstanding the provisions of this By-law to the contrary, 1 single detached dwelling is permitted on the property zoned NE2-2 subject to provisions of Agricultural Small Holding (AG4) Zone. Notwithstanding provisions in Section 9 Natural Environment Zone 2 (NE2) to the contrary, the property zoned NE2-2 shall have a maximum property area of 40.47 hectares.

In addition to a single detached dwelling, the property zoned NE2-2 is permitted to have habitable space above the garage for the purpose of providing sleeping accommodation and may contain plumbing. The garage containing the habitable space is required to be attached to the main dwelling by a foyer and all utilities servicing the habitable space must be extended from the main dwelling.

Notwithstanding the definition of attached to the contrary, the garage containing the habitable space is considered to be attached to the main dwelling and is not considered an accessory building.

In addition to the requirements of this By-law, development of the subject property shall be in accordance with the Environmental Impact Study and the fill

NE2	Municipality of South Huron Zoning By-law Section 9 Natural Environment Zone 2	NE2
-----	---	-----

and construction regulations of the Conservation Authority. All other provisions of this By-law shall apply.

9.6.3. NE2-3 Aggregate Rehabilitation

In addition to the permitted uses, structures and provisions of Section 9 Natural Environment (NE2) Zone, rehabilitation activities are permitted for former mineral aggregate operations. Aggregate materials and equipment are permitted to be temporarily stored while rehabilitation continues. No dwelling shall be constructed in the NE2-3 zone. The area zoned NE2-3 is included in property area and property coverage calculations. All other provisions of this By-law shall apply.

OS	Municipality of South Huron Zoning By-law Section 10 Parks and Open Space	OS
----	--	----

10. Parks & Open Space (OS)

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

10.1. Permitted Uses

- conservation
- dwelling in existence at the date of passing of this by-law and the replacement of such dwelling
- passive recreation
- public park
- private park
- selective forestry
- uses accessory to a permitted use

10.2. Permitted Structures

- buildings and structures accessory to the permitted uses subject to the consent of the Conservation Authority or the appropriate authority;
- buildings and structures necessary for flood and/or erosion control prevention subject to the consent of the Conservation Authority;
- class 1 sewage disposal facility as per the Ontario Building Code.

10.3. Zone Provisions

Front yard (minimum)	10 metres
Interior side yard (minimum)	7.5 metres
Exterior side yard (minimum)	10 metres
Rear yard (minimum)	8 metres
Zone coverage (maximum)	20%
Building height (maximum)	14 metres

10.4. Special Zones

10.4.1. OS-1 Stormwater Management

Notwithstanding the permitted uses of the Open Space zone to the contrary, uses and structures shall be restricted to flood control structures and stormwater management infrastructure.

10.4.2. OS-1-1 Oakwood Links (As per By-law 47-2004)

Notwithstanding the provisions of the Open Space zone to the contrary, decks may encroach into the OS-1-1 zone, subject to approval from the Conservation Authority. All other provisions of this Zoning By-law shall apply.

FF	Municipality of South Huron Zoning By-law Section 11 Flood Fringe Overlay	FF
----	--	----

11. Flood Fringe Overlay (FF)

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

11.1. Permitted Uses

- In accordance with the zones found within the flood fringe area.

11.2. Permitted Structures

- In accordance with the zones found within the flood fringe area.

11.3. Zone Provisions

The flood fringe is a second zone layered on top of the underlying zone(s) and extends from the limit of the flood way (zoned FW) to the limit of the flood plain (zoned FF). Zone provisions for FF zones are in accordance with the underlying zone(s) found within the flood fringe area. In addition, the placing or removal of fill will be subject to the approval of the Conservation Authority and the construction of permitted buildings and structures will be subject to flood damage reduction measures determined in consultation with the Conservation Authority.

FW	Municipality of South Huron Zoning By-law Section 12 Floodway	FW
----	--	----

12. Floodway (FW)

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

12.1. Permitted Uses

- conservation
- passive recreation
- forestry
- uses accessory to a permitted use

12.2. Permitted Structures

- accessory structures for the maintenance of the permitted uses as well as trails and footpaths, including stiles, stairs, bridges and benches, subject to the approval of the Conservation Authority;
- structures for flood and/or erosion control prevention, subject to the approval of the Conservation Authority.

12.3. Zone Provisions

New and expanding structures shall be established and constructed in accordance with the requirements of the Conservation Authority, including flood damage reduction measures.

The placing or removal of fill will be subject to the approval of the Conservation Authority.

ER1	Municipality of South Huron Zoning By-law Section 13 Extractive Resources	ER1
-----	--	-----

13. Extractive Resources (ER1)

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

13.1. Permitted Uses

- agricultural use, limited;
- agricultural uses as they existed at the date of passage of this by-law and the expansion of existing agricultural buildings subject to the zone provisions of the General Agriculture (AG1) Zone;
- extractive use licensed under the Oil, Gas and Salt Resources Act;
- mineral aggregate operation or any other operation licensed under the Aggregate Resources Act;
- processing of extracted materials from the site including crushing, screening, washing, sorting and storing of materials, and a portable asphalt plant, but not including a permanent asphalt/concrete/ready mix batching plant;
- uses permitted in the Natural Environment (NE1) Zone;
- uses accessory to the permitted uses.
- accessory storage containers in accordance with General Provisions

13.2. Permitted Structures

- buildings and structures for the permitted uses, including an office, service, storage, and maintenance building;
- buildings and structures accessory to the permitted uses, not including a dwelling unit.

13.3. Zone Provisions

Front yard (minimum)	17 metres
Rear yard (minimum)	17 metres
Interior side yard (minimum)	17 metres
Exterior side yard (minimum)	25 metres

13.4. Special Provisions

13.4.1. Rehabilitation

The site shall be mined, managed and rehabilitated in accordance with the Regulations of the Aggregate Resources Act and a site plan as approved by the Ministry of Natural Resources.

13.4.2. Excavation Limitations

No excavation shall occur or be expanded within the following minimum setbacks:

Dwelling	150 metres
Land used for residential purposes	30 metres

ER1	Municipality of South Huron Zoning By-law Section 13 Extractive Resources	ER1
-----	--	-----

Land designated as a settlement area	30 metres
Top-of-bank of any body of water or water course that is not the result of excavation below the water table	30 metres
Boundary of the site	15 metres
Street line	30 metres

Where 2 extractive operations abut and are operated at the same time thus permitting a more efficient use of the available aggregate, the setback of 15 metres from the boundary of the site may be waived conditional upon a signed agreement being registered against the deeds of both properties and upon Ministry of Natural Resources approval.

Where an extractive operation abuts a street and a reduced setback would permit a more efficient use of aggregate, the setback from the street may be reduced conditional upon a signed agreement between the owner of the street and the owner/licensee and upon Ministry of Natural Resources approval.

Setbacks for extraction and structures from the Natural Environment zones shall be in accordance with General Provisions Natural Environment Zone Setback

13.4.4. Future Uses Following Rehabilitation

Following rehabilitation a General Agriculture (AG1) or Natural Environment Zone 1 (NE1) use is permitted subject to the provisions of the respective zone.

13.4.5. Repair, Renovation, Expansion of Existing Buildings

Where a residence, accessory storage structure or barn was erected prior to the date of passing of this By-law the said building or structure may be repaired, renovated or expanded in accordance with the provisions of the General Agriculture (AG1) zone.

ER2	Municipality of South Huron Zoning By-law Section 14 Extractive Industrial	ER2
-----	---	-----

14. Extractive Industrial (ER2)

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

14.1. Permitted Uses

- accessory storage containers in accordance with General Provisions
- agricultural use, limited;
- agricultural uses as they existed at the date of passage of this by-law and the expansion of existing agricultural buildings subject to the zone provisions of the General Agriculture (AG1) Zone;
- extractive use licensed under the Oil, Gas and Salt Resources Act;
- mineral aggregate operation or any other operation licensed under the Aggregate Resources Act;
- permanent asphalt/concrete/ready mix batching plant;
- processing of extracted materials from the site including crushing, screening, washing, sorting and storing of materials, and a portable asphalt plant, but not including a permanent asphalt/concrete/ready mix batching plant;
- uses accessory to the permitted uses.
- uses permitted in the Natural Environment (NE1) Zone;

14.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses, not including a dwelling unit.

14.3. Zone Provisions

Property coverage (maximum)	20 %
Rear yard (minimum)	17 metres
Side yard (minimum)	17 metres

Additional setbacks for buildings or structures for a permanent asphalt/concrete/ready mix batching plant:

Front yard (minimum)	90 metres
Exterior side yard (minimum)	90 metres

Additional setbacks for other permitted structures including accessory structures:

Front yard (minimum)	25 metres
Exterior side yard (minimum)	25 metres

ER2	Municipality of South Huron Zoning By-law Section 14 Extractive Industrial	ER2
-----	---	-----

14.4. Special Provisions

14.4.1. Rehabilitation

The site shall be mined, managed and rehabilitated in accordance with the Regulations of the Aggregate Resources Act and a site plan as approved by the Ministry of Natural Resources.

14.4.2. Excavation Limitations

No excavation shall occur or be expanded within the following minimum setbacks:

Dwelling	150 metres
Land used for residential purposes	30 metres
Land designated as a settlement area	30 metres
Top-of-bank of any body of water or water course that is not the result of excavation below the water table	30 metres
Boundary of the site	15 metres
Street line	30 metres

Where 2 extractive operations abut and are operated at the same time thus permitting a more efficient use of the available aggregate, the setback of 15 metres from the boundary of the site may be waived conditional upon a signed agreement being registered against the deeds of both properties and upon Ministry of Natural Resources approval.

Where an extractive operation abuts a street and a reduced setback would permit a more efficient use of aggregate, the setback from the street may be reduced conditional upon a signed agreement between the owner of the street and the owner/licensee and upon Ministry of Natural Resources approval.

Setbacks for extraction and structures from the Natural Environment zones shall be in accordance with General Provisions Natural Environment Zone Setback

14.4.3. Future Uses Following Rehabilitation

Following rehabilitation a General Agriculture (AG1) or Natural Environment Zone 1 (NE1) use is permitted subject to the provisions of the respective zone.

14.4.4. Repair, Renovation, Expansion of Existing Buildings

Where a residence, accessory storage structure or barn was erected prior to the date of passing of this By-law the said building or structure may be repaired, renovated or expanded in accordance with the provisions of the General Agriculture (AG1) zone.

ER2	Municipality of South Huron Zoning By-law Section 14 Extractive Industrial	ER2
-----	---	-----

14.4.5. Location

An extractive industrial zone is only permitted within an area licensed as a pit or quarry in accordance with the Regulations of the Aggregate Resources Act

14.4.6. Setback for Industrial Building or Structure

An Extractive Industrial (ER2) building or structure shall be located a minimum distance of 90 metres from any permanent dwelling unit on the same subject property, and 300 metres from any permanent dwelling unit on an adjacent property.

DRAFT

LR1	Municipality of South Huron Zoning By-law Section 15 Lakeshore Residential	LR1
-----	---	-----

15. Lakeshore Residential (LR1)

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

15.1. Permitted Uses

- conservation
- forestry uses
- recreation, passive
- private park
- public park
- single detached dwelling

15.2. Accessory Uses

- a guest cabin accessory to a single detached dwelling (As per by-law 37-1984);
- uses accessory to the permitted uses.

15.3. Permitted Structures

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

15.4. Zone Provisions

	With Public Water	Without Public Water
Zone area, including all portions of the property zoned NE2 (minimum)	796 square metres	1400 square metres
Property frontage (minimum)	23 metres	23 metres
Front yard (minimum)	7.5 metres	7.5 metres
Side yard (minimum)	3.0 metres	3.0 metres
Rear yard (minimum)	7.5 metres	7.5 metres
Zone coverage (maximum)	25 %	25 %
Building height (maximum)	12 metres	12 metres

15.5 Lakefront Front Yard

For properties fronting on Lake Huron and for properties abutting or including the top-of-bank of Lake Huron, the front yard shall be the lake or top-of-bank side of the property.

15.6. Existing Undeveloped Property

Where a property having an area and/or frontage less than the minimum requirement stated Section 15.4 Zone Provisions is held under distinct and separate ownership from abutting properties as shown by a registered conveyance in the records of the Registry

LR1	Municipality of South Huron Zoning By-law Section 15 Lakeshore Residential	LR1
-----	---	-----

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 sq. m.

15.7. Storage Sheds on Vacant Properties

On vacant properties in the Lakeshore Residential (LR1) Zone, 1 accessory storage shed is permitted prior to the construction of the main [single detached dwelling](#) subject to the following requirements for the shed:

- a) maximum size of 10 sq. metres;
- b) maximum height of 5.5 metres;
- c) not used for human habitation and does not contain plumbing;
- d) structurally moveable; and
- e) located in the required rear yard with a minimum setback from property lines of 1.25 metres.

15.8. Special Provisions

15.8.1. LR1-1 (Maple Grove)

Notwithstanding the requirement of this by-law that only 1 main building per property is allowed, the area zoned LR1-1 may be used for more than 1 ~~recreational residential~~ 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 ~~recreational residential~~ dwelling unit per 796 sq. metres;
- Separation distance between ~~recreational residential~~ dwelling units (minimum) - 6 metres.

All other provisions of this By-law shall apply.

15.8.2. LR1-2 (Oakwood Park)

Notwithstanding the minimum property area provisions of the Lakeshore Residential (LR1) Zone to the contrary, the following provision shall apply in an area zoned LR1-2:

- a) Property area (minimum): 1400 sq. m

All other provisions of this By-law shall apply.

LR1	Municipality of South Huron Zoning By-law Section 15 Lakeshore Residential	LR1
-----	---	-----

15.8.3. LR1-2-1 (As Per By-law 43-2014)

Notwithstanding the minimum frontage provisions of the Lakeshore Residential (LR1) Zone, the following provisions shall apply in an area zoned LR1-2-1:

- a) Property frontage (minimum) with Public Water: 20.595 metres

15.8.4. LR1-2-2 (As per By-law 43-2014)

Notwithstanding the provisions of this By-law to the contrary, the following provisions shall apply to an area zoned LR1-2-2:

- a) no building or structure shall be erected closer than 6.0 metres from the top-of-bank of a natural watercourse or open municipal drain or Lake Huron which is more than 7.5 metres in width from top-of-bank to top-of-bank.
- b) property frontage (minimum) with Public Water: 20.095 metres

15.8.5. LR1-3 (As per By-law 21-1986)

Notwithstanding the provisions of the Lakeshore Residential (LR1) Zone the contrary, the following shall apply to the property zoned LR1-3:

- a) property area (minimum) 698 sq. metres;

All other provisions of this By-law shall apply.

15.8.6. LR1-4 (As per By-law 20-1992)

Notwithstanding the General Provisions Section of this by-law to the contrary an additional lot may be created by consent in the area zoned LR1-4 where such lot and remnant lot do not abut or front a public road, provided such lot and remnant lot each has access to a public road via a private right-of-way for the passage of persons and vehicles in common with others entitled thereto.

15.8.7. LR1-5 (As per By-law 53-2007)

Notwithstanding the General Provisions of this By-law to the contrary, no building or structure shall be erected closer than 10.9 metres (36 feet) from the top-of-bank of Lake Huron on the property zoned LR1-5. All other provisions of this By-law shall apply.

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

16. Recreational Trailer Park and Campground (RC2)

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

16.1. Permitted Uses

- campground
- conservation
- forestry
- passive recreation
- private park
- public park
- trailer and tent park

16.2. Accessory Uses

- 1 [accessory](#) dwelling unit for the owner or manager of the trailer park or campground;
- for a trailer and tent park or campground: recreational vehicle sales and service, convenience store, propane sales, recreational hall, and Laundromat;
- uses accessory to the permitted uses.

16.3. Permitted Structures

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

16.4. Zone Provisions

Zone Area (minimum)	4 hectares
Property Frontage (minimum)	40 metres
Front Yard (minimum)	17 metres
Side Yard (minimum)	7.5 metres
Exterior Side Yard (minimum)	25 metres
Rear Yard (minimum)	7.5 metres
Zone Coverage (maximum)	10 %
Site Coverage (maximum)	40%
Trailer site area (minimum)	150 square metres
Building Height (maximum)	12 metres

16.5. Provisions for Accessory Residential Uses

- Location - other than in basement or cellar;
- Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling units.
- Minimum floor area per dwelling unit shall be in accordance with the following:

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

- a) fully detached residence: 84.0 square metres;
- b) a residence as part of the non-residential building or structure: 70.0 square metres;

16.6. Development Ratio

The development ratio for trailer parks shall be 1:2. That is, for each hectare of area to be developed for trailer sites, 2 hectares shall be maintained in natural area or recreational space.

16.7. Recreational Space

Not less than 20 % of the gross area of the lot shall be used as communal recreational area.

Natural areas such as ravines, marshes, or lake banks shall not be included in the calculation of recreational space.

16.8. Site Area

A minimum individual trailer park site area of 150 square metres shall be provided.

16.9. Buffer

Where a Recreational Trailer Park and Campground (RC2) zone abuts a Lakeshore Residential (LR1) Zone a buffer strip of landscaped open space or natural vegetation of 10 metres shall be required.

16.10. Water Access

Where a recreational trailer park is located within 300 metres of a navigable body of water or a lake, access to the water shall be provided as part of the lot or holding. The width of this access shall be a minimum of 30 metres.

16.11. Density of Development

Overall density of development will not exceed 15 recreational vehicle lots or camp sites per gross hectare.

16.12. Additions to Trailers

Enclosed structures, in the form of additions to travel trailers or park model trailers, are permitted as an accessory “add-on” provided the total floor area of the addition(s) does not exceed the floor area, height, double the width, and does not extend beyond the length, of the travel trailer or park model trailer.

16.13. Distance between Trailers

There shall be a minimum distance of 3 metres between travel trailers/park model trailers, including any “add-on” additions having a wall, as well as between a travel trailer/park model trailer and a building or structure used for human habitation.

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

16.14. Parking

For trailer and tent parks, each trailer or tent site shall be provided with at least 1 car parking space and visitor parking shall be provided on the basis of 1 space for every 4 sites with visitor parking dispersed throughout the trailer and tent park at locations convenient to the site which it is intended to serve. Such visitor parking shall not be used for the storage of boats or trailers.

Parking for other uses shall be in accordance with General Provisions Parking Requirements.

16.15. Setback from a Lane

All trailers, accessory buildings, and other buildings and structures shall be setback a minimum of 2 metres from the traveled portion of an access lane or road within the trailer and tent park.

16.16. Special Provisions

16.16.1. RC2-1 (As per by By-law 60-2004 & By-law 44-2007 & By-law 31-2018)

Notwithstanding the zone provisions of Section 16.4 of this By-law, the following special provisions apply to the property zoned RC2-1:

16.16.1.1. Permitted Structures (as per By-law #44-2007)

In addition to the permitted structures listed in section 16.3 Permitted Structures, the trailer park and campground zoned RC2-1 may also include park model trailers (as defined in Section 2 Definitions).

16.16.1.2. Development Ration

Notwithstanding the development ratio outlined in Section 16.6, the trailer park and campground zoned RC2-1 shall have a ratio of 1:1.5. That is, for each hectare of area to be developed for trailer sites, 1.5 hectares shall be maintained in natural area or recreational space.

Adjacent areas on the lot, zoned Natural Environment and which represent a natural extension of the trailer park as defined by natural features of the natural extension of the Recreational lot lines, may be included in the calculation of lot area.

16.16.1.3. Density of Development

Overall density of development will not exceed 15 recreation vehicle lots or camp sites per gross hectare.

Adjacent area of the lot, zoned Natural Environment and which represent a natural extension of the trailer park as defined by natural features or the natural 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.

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

16.16.1.4. Site Provisions

- a) Site coverage (max) 40 %
 - i. Site coverage shall mean the percentage of the site area covered by all buildings and structures above ground level including the area covered by the trailer, deck, carports, sunrooms, porches, additions to the trailer and accessory structures.
- b) Trailer floor area (maximum) 100.3 square metres.(1080 sq ft)
- c) Distance Between Trailers (minimum) 2.4 metres (8ft)
 - i. The separation distance of 2.4 metres (8ft) shall be required to be measured from any deck associated with the said trailer to the nearest part of any deck that is associated with a trailer on a separate site.
- a) Distance Between Accessory Structures and Trailers on a Separate Site (minimum): 1.2 metres (4ft)
 - i. The separation distance of 1.2 metres (4ft) shall be required to be measured from any accessory structure on the said site to the nearest part of any deck that is associated with a trailer on a separate site.

16.16.1.5. Accessory Structures

Buildings and structures accessory to a park model trailer may be permitted on an individual trailer site.

An accessory structure may include, but not limited to a: garage; shed; gazebo; or a carport.

16.16.1.6. Accessory Structure in Front Yard

Notwithstanding the General Provisions section to the contrary, one accessory structure accessory to the main Recreational Trailer Park and Campground is permitted to be built in the front yard with the following provisions: front yard to accessory structure (minimum): 29m

Notwithstanding General Provisions Accessory Structures this accessory structure is permitted to be built at a height of 9m (maximum)

16.16.1.6. Main Building Height

Notwithstanding the Recreational Trailer Park and Campground (RC2) zone provisions to the contrary, main building height is permitted at 14m (maximum)

RC3	Municipality of South Huron Zoning By-law Section 17 Recreational Commercial	RC3
-----	---	-----

17. Recreational Commercial (RC3)

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

17.1. Permitted Uses

- golf course
- guest cabin
- hotel
- motel
- restaurant
- retail store for the sale of personal convenience goods and foodstuffs, and recreational equipment
- 1 accessory dwelling unit
- more than 1 main use is permitted
- uses accessory to the permitted uses.

17.2. Permitted Structures

- 1 dwelling unit accessory to the permitted use;
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

17.3. Zone Provisions

Property area (minimum)	1850 square metres
Property frontage (minimum)	22 metres
Front yard (minimum)	17 metres
Side yard (minimum)	7.5 metres
Rear yard (minimum)	7.5 metres
Property coverage (maximum)	30 %
Building Height (maximum)	14 metres

17.5. Provisions for Accessory Residential Uses

- a) Location: other than in basement or cellar
- b) Minimum floor area per dwelling unit shall be in accordance with the following:
 - i. Fully detached residence: 84.0 sq.m
 - ii. A residence as part of the non-residential building or structure: 70 sq.m
- c) Access to dwelling units from adjacent street shall be provided for the exclusive use of the dwelling units

17.6. Provisions for Golf Courses and Associated Uses

Property area (minimum)	4.0 hectares (10 acres)
Frontage (minimum)	75.0 metres (246 ft.)

Setbacks for buildings or structures (minimum):

RC3	Municipality of South Huron Zoning By-law Section 17 Recreational Commercial	RC3
-----	---	-----

Front yard	30 metres (98 ft.)
Side yard	8.0 metres (26 ft)
Rear yard	8.0 metres (26 ft)
Property coverage (maximum)	10 %
Parking	see General Provisions of this By-law
Lighting	all lighting and illuminated signs shall be arranged so as to deflect light away from adjacent properties.

17.7. Special Zones

17.7.1. RC3-1 Golf Course (As per By-law 39-1990)

Notwithstanding the uses permitted in the Recreational Commercial (RC3) Zone, permitted uses and structures in the RC3-1 zone shall be limited to the following:

17.7.1.1. Permitted Uses

- golf course
- driving range
- 1 accessory dwelling unit detached from or part of another building or structure, in conformity with the accessory dwelling provisions of the RC3 zone
- conservation uses
- agricultural use, limited
- more than 1 main use is permitted
- accessory uses

17.7.1.2. Permitted Structures

- buildings and structures for permitted uses
- buildings and structures accessory to permitted uses, which may include a clubhouse with accessory restaurant, bar, and/or snack bar, a pro golf shop, golf accessories rental shop, and grounds and maintenance buildings and compound
- accessory uses

RC4	Municipality of South Huron Zoning By-law Section 18 Huron County Playhouse	RC4
-----	--	-----

18. Huron County Playhouse (RC4)

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

18.1. Permitted Uses

- theatre
- accessory uses to a theatre

18.2. Permitted Structures

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses

18.3. Zone Provisions

Subject to provisions of the Highway Commercial Zone (C3)

18.4. Building Provisions

Subject to provisions of the Highway Commercial Zone (C3)

18.5. Special Provisions

Notwithstanding provisions of the Highway Commercial (C3) zone, accessory buildings and structures are permitted in the front yard of lands zoned RC4.

R1	Municipality of South Huron Zoning By-law Section 19 Residential – Low Density	R1
----	---	----

19. Residential – Low Density (R1)

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

19.1. Permitted Uses

- converted dwelling
- duplex dwelling
- group home
- link semi-detached
- semi-detached dwelling
- single detached dwelling

19.2. Accessory Uses

- bed and breakfast (max 4 guests)
- home occupation
- second unit in a [single detached dwelling, semi-detached dwelling or accessory structure](#)
- uses accessory to the permitted uses

19.3. Permitted Structures

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

19.4. Single Detached Dwellings – Zone Provisions

	Full services (Public Water & Public Sewer)	Public Water & Private Septic	Private Water & Private Septic
Zone area (minimum) Interior property	450 square metres	1,650 square metres	1,850 square metres
Zone area (minimum) Corner property	540 square metres		
Frontage (minimum) Interior property	15 metres	23 metres	
Frontage (minimum) Corner property	18 metres	23 metres	
Property depth (minimum)	30 metres	37 metres	
Front yard (minimum)	7.5 metres 5 metres		
Interior side yard (minimum)	4.5 1.8 metres on 1 side and 3 metres on the other side*; OR		

R1	Municipality of South Huron Zoning By-law Section 19 Residential – Low Density	R1
----	---	----

	Full services (Public Water & Public Sewer)	Public Water & Private Septic	Private Water & Private Septic
	4.5 1.8 metres on both sides when there is a private garage or carport attached to the main building*; *Provided that the distance to any abutting residence (including attached private garages) is a minimum of 3 metres		
Exterior side yard (minimum)	6 metres		
Rear yard (minimum)	7 8 metres		
Zone coverage (maximum)	40 %		
Landscaped open space (minimum)	30 %		
Building height (maximum)	14 metres		

19.5. Semi-Detached, Link Semi-detached, and Duplex Dwellings – Zone Provisions

	Semi-Detached	Link semi-detached	Duplex
Zone area (minimum) Interior property	270 square metres per unit	270 square metres per unit	540 square metres
Zone area (minimum) Corner property	315 square metres per unit	330 square metres per unit	
Frontage (minimum) Interior property	15 metres	10 metres per unit	23 metres
Frontage (minimum) Corner property	18 metres	Interior unit: 10 metres Corner unit: 13 metres	23 metres
Property depth (minimum)	30 metres		
Front yard (minimum)	6 7.5 metres		
Interior side yard (minimum)	Unattached side: 3 metres Attached side: 0 metres	Unattached side: 3 metres Attached side: 0.75 metres	3 metres on one side, 4.5 1.8 metres on the other side
	The 3 metres requirement is reduced to 1.5 metres when there is a private garage or carport attached to the main building provided that the resulting distance to any abutting residence (including attached private garages) is a minimum of 3 metres.		

R1	Municipality of South Huron Zoning By-law Section 19 Residential – Low Density	R1
----	---	----

	Semi-Detached	Link semi-detached	Duplex
Exterior side yard (minimum)	6 metres		
Rear yard (minimum)	8-7 metres		
Zone coverage (maximum)	40 %		
Landscaped open space (minimum)	30 %		
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. Yards in Huron Park~~

~~For properties fronting onto Municipal streets in Huron Park, the front yard shall be between the dwelling unit and the parkland. The rear yard shall be between the residential unit and the street.~~

19.9. Special Zones

19.9.1. 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

R1	Municipality of South Huron Zoning By-law Section 19 Residential – Low Density	R1
----	---	----

- 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.

Parking shall be provided in accordance with the parking provisions of General Provisions Section. All other provisions of this By-law shall apply.

19.9.2. 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.

19.9.3. 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.

19.9.4. 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.

19.9.5. 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.

R1	Municipality of South Huron Zoning By-law Section 19 Residential – Low Density	R1
----	---	----

19.9.6. 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.

19.9.7. 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;

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.

19.9.8. 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.

19.9.9. 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.

19.9.10. 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.

R1	Municipality of South Huron Zoning By-law Section 19 Residential – Low Density	R1
----	---	----

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.

19.9.11. 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 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.

19.9.12. 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

19.9.13. 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

19.9.14. 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
- ~~Zone Coverage – 40%~~

R2	Municipality of South Huron Zoning By-law Section 20 Residential – Medium Density	R2
----	--	----

20. Residential – Medium Density (R2)

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

20.1. Permitted Uses

- converted dwelling
- duplex dwelling
- group home
- hospice
- link semi-detached dwelling
- multiple attached dwelling (maximum of 4 dwelling units)
- quadruplex
- semi-detached dwelling
- single detached dwelling
- triplex

20.2. Accessory Uses

- bed and breakfast establishment (maximum of two guest rooms)
- home occupation
- second unit in a single detached dwelling, semi-detached dwelling, multiple attached dwelling or accessory structure
- uses accessory to the permitted uses

20.3. Permitted Structures

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

20.4. Single Detached Dwellings – Zone Provisions

	Full services (Public Water & Public Sewer)	Public Water & Private Septic	Private Water & Private Septic
Zone area (minimum) Interior property	450 square metres	1,650 square metres	1,850 square metres
Zone area (minimum) Corner property	540 square metres		
Frontage (minimum) Interior property	15 metres	23 metres	
Frontage (minimum) Corner property	18 metres	23 metres	
Property depth (minimum)	30 metres	37 metres	

R2	Municipality of South Huron Zoning By-law Section 20 Residential – Medium Density	R2
----	--	----

	Full services (Public Water & Public Sewer)	Public Water & Private Septic	Private Water & Private Septic
Front yard (minimum)	7.5-5 metres		
Interior side yard (minimum)	1.8 4.5 metres on 1 side and 3 metres on the other side*; OR 1.8 4.5 metres on both sides when there is a private garage or carport attached to the main building*; *Provided that the distance to any abutting residence (including attached private garages) is a minimum of 3 metres		
Exterior side yard (minimum)	6 metres		
Rear yard (minimum)	7 8 metres		
Zone coverage (maximum)	40 %		
Landscaped open space (minimum)	30 %		
Building height (maximum)	14 metres		

20.5. Semi-Detached, Link Semi-detached, and Duplex Dwellings – Zone Provisions

	Semi-Detached	Link semi-detached	Duplex
Zone area (minimum) Interior property	270 square metres per unit	270 square metres per unit	540 square metres
Zone area (minimum) Corner property	315 square metres per unit	330 square metres per unit	
Frontage (minimum) Interior property	15 metres	10 metres per unit	23 metres
Frontage (minimum) Corner property	18 metres	Interior unit: 10 metres Corner unit: 13 metres	23 metres
Property depth (minimum)	30 metres		
Front yard (minimum)	7.5-6 metres		
Interior side yard (minimum)	Unattached side: 3 metres Attached side: 0 metres	Unattached side: 3 metres Attached side: 0.75 metres	3 metres on one side, 4.5 1.8 metres on the other side

R2	Municipality of South Huron Zoning By-law Section 20 Residential – Medium Density	R2
----	--	----

	Semi-Detached	Link semi-detached	Duplex
	The 3 metres requirement is reduced to 1.5 metres when there is a private garage or carport attached to the main building provided that the resulting distance to any abutting residence (including attached private garages) is a minimum of 3 metres.		
Exterior side yard (minimum)	6 metres		
Rear yard (minimum)	7 8 metres		
Zone coverage (maximum)	40 %		
Landscaped open space (minimum)	30 %		
Building height (maximum)	14 metres		

20.6. Triplex and Quadruplex Dwellings – Zone Provisions

	Triplex	Quadruplex
Zone area (minimum) Interior property	810 square metres	940 square metres
Zone area (minimum) Corner property	1,080 square metres	1,260 square metres
Property frontage (minimum)	20 metres	
Property depth (minimum)	34 metres	
Front yard (minimum)	7 6 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

R2	Municipality of South Huron Zoning By-law Section 20 Residential – Medium Density	R2
----	--	----

Property depth (minimum)	38 metres
Zone coverage (maximum)	40 %
Front yard (minimum); difference between front yards of adjoining units (minimum)	7 6-metres 1 metre
Rear yard (minimum)	10 metres
Interior side yard (minimum) unattached side (end unit) attached side	3 metres 0 metres
Exterior side yard (minimum)	6 metres
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.

R2	Municipality of South Huron Zoning By-law Section 20 Residential – Medium Density	R2
----	--	----

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 zoned R2-1: adult day centre, clinic or medical office, specialized medical office and professional office.

For the purposes of the R2-1 zone, a minimum of 3 off-street parking spaces shall be provided. All other provisions of this By-law shall apply.

20.10.2. R2-2 (as per By-law 39-2004)

Notwithstanding the Zone Provisions of the Residential – Medium Density Zone (R2) to the contrary, the following special provisions shall apply to a single detached dwelling constructed on the lands zoned R2-2:

Property area (minimum)	340 square metres
Property frontage (minimum)	11 metres
Side yards (minimum)	0.6 metres on 1 side and 1.8 metres on the other side

All other provisions of this By-law shall apply.

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

21. Residential – High Density (R3)

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

21.1. Permitted Uses

- apartment building
- group home
- hospice
- long-term care home
- multiple attached dwelling
- retirement home

21.2. Accessory Uses

- home occupation
- second unit in multiple attached dwelling, or accessory structure
- uses accessory to the permitted uses

21.3. Permitted Structures

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

21.4. Multiple Attached Dwellings, Hospice – Zone Provisions

Property frontage for each dwelling unit (minimum):	
interior unit	8 metres
end unit (not a corner unit)	11 metres
end unit abutting a side street	14 metres
Zone area for each dwelling unit (minimum):	
end unit abutting a side street	400 square metres
all other units	350 square metres
Property depth (minimum)	38 metres
Zone coverage (maximum)	40 %
Front yard (minimum); difference between front yards of adjoining units (minimum)	7.6 metres 1 metre
Rear yard (minimum)	10 metres
Interior side yard (minimum)	
unattached side (end unit)	3 metres
attached side	0 metres
Exterior side yard (minimum)	6 metres
Landscaped open space (minimum)	30 %

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

Number of Dwelling units per Building (maximum)	4
Building height (maximum)	14 metres
Attached private garage recess from front of unit (minimum) width as % of unit width (maximum)	1 metre 40 %

21.4.1. Dwelling Units per Building

Maximum number of dwelling units per building: 8

21.4.2. Common Outdoor Amenity Area

Every building having more than 4 dwelling units shall have an outdoor amenity area with a minimum size of 25 square metres per dwelling unit.

21.4.3. Number of Multiple Attached Dwellings on a Property

More than 1 multiple attached dwelling may be established on a property provided the dwellings also have the following minimum separation between the buildings:

- an exterior wall having a habitable room with a window: 18 metres
- all other exterior walls: 3 metres

21.5. Apartment Building – Zone Provisions

Zone area (minimum)	730 square metres
Property frontage (minimum)	20 metres
Property depth (minimum)	38 metres
Front yard (minimum)	6 metres
Interior side yard (minimum)	6 metres
Exterior side yard (minimum)	6 metres
Rear yard (minimum)	10 metres
Zone coverage (maximum)	40 %
Landscaped open space (minimum)	35%

21.6. Apartment Building – Building Provisions

Building height (maximum)	15 metres
Balconies for above grade apartment building dwelling units shall be a minimum of 1.5 metres deep and 2.4 metres long and enclosed by a privacy screen or wall on the 2 sides which abut the building.	
No common walkway shall be located within 3 metres of a wall with a window.	

Each ground floor dwelling unit in an apartment building shall be provided with a private outdoor amenity area that is clear of any walkway, building, communal amenity areas, or parking as follows:

- the private outdoor amenity area shall extend the entire dwelling unit width.

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

- the minimum private outdoor amenity area depth shall be 6 metres from any exterior wall containing a habitable room and shall be a depth of 3 metres in front of all other walls.
- within the private outdoor amenity area there shall not be a public pedestrian walkway.

Every apartment building having more than 4 dwelling units shall have an outdoor amenity area with a minimum size of 25 square metres per dwelling unit. For any apartment building above 20 dwelling units, the minimum amenity area will be 500 square metres.

More than 1 apartment building may be established on a property provided the apartment buildings also have the following minimum separation between the buildings:

- an exterior wall having a habitable room: 18 metres
- all other exterior walls: 3 metres

21.7. Long Term Care Home and Retirement Home – Zone Provisions

Zone area (minimum)	For the first 5 units: 550 square metres and For each additional unit: 75 sq. m.
Property frontage (minimum)	20 metres
Property depth (minimum)	38 metres
Front yard (minimum)	7.6 metres
Interior side yard (minimum)	3 metres
Exterior side yard (minimum)	6 metres
Rear yard (minimum)	10 metres
Zone coverage (maximum)	40 %
Landscaped open space (minimum)	30 %
Main building height (maximum)	15 metres
Amenity area per unit (minimum)	14 square metres

21.8. Second Units

Second units shall only be permitted on full services in multiple attached dwellings and accessory structures on the same property in accordance with the definition.

21.9. Special Zones

21.9.1. R3-1 (as per By-law 19-2006)

Notwithstanding the provisions of the South Huron Zoning By-law to the contrary, the following zone provisions shall apply to the land zoned R3-1:

21.9.1.1. Permitted Uses

No person shall, within any R3-1 zone, use any property or erect, alter or use any building or structure for any purpose except 1 or more of the following uses:

- multiple attached dwelling not having more than 4 dwelling units;
- home occupation; and

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

- buildings or structures accessory to a multiple attached dwelling.

21.9.1.2. Zone Provisions

Property area (minimum)	200 square metres per dwelling unit
Property frontage (minimum)	6.5 metres per dwelling unit
Property depth (minimum)	30 metres
Property coverage (maximum)	45 % for all structures, including main and accessory structures
Height (maximum)	Main building: 10 metres; Accessory building: 4.5 metres
Front yard setback	7 metres
Rear yard setback	8 metres
Side yards (minimum)	1 storey: 1.5 metres from end dwelling units; 2 storey: 1.8 metres from end dwelling units; No side yard requirement where multiple attached dwelling units share a common wall
Exterior side yard (minimum)	6 metres

21.9.1.3. Yard Requirements

Notwithstanding the additional yard requirements specific to multiple attached dwellings in the South Huron Zoning By-law, the following yard requirements shall apply to the lands zoned R3-1:

- Each dwelling unit in a multiple attached dwelling shall have an area which serves as an outdoor living area for the occupants.
- The outdoor living area shall be a minimum of 40 square metres and may include amenity areas and landscaped open space.

21.9.1.4. Planting Strip

A planting strip shall be provided where multiple attached dwellings abut lands zoned or used for single detached dwellings.

The dimension, appearance and maintenance of the planting strip shall be in accordance with the site plan approved by the Municipality for the lands zoned R3-1.

All other provisions of this By-law shall apply.

21.9.2. R3-2

Notwithstanding the Zone Provisions of the Residential – High Density Zone (R3) to the contrary, the minimum rear yard setback from the railway right-of-way for a property zoned R3-2 shall be 15 metres. This setback shall apply to main buildings. All other provisions of this By-law shall apply.

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

21.9.3. R3-3 (as per By-law 47-2012)

Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) to the contrary, the minimum property area in the R3-3 zone shall be 3026 square metres for 3 apartment buildings that include a maximum of 18 units. All other provisions of this By-law shall apply.

21.9.4. R3-4 (as per By-law 8-1990)

Notwithstanding the Permitted Uses provisions of the Residential - High Density Zone (R3) to the contrary, the permitted uses for lands zoned R3-4 shall be limited to:

- a multiple attached dwelling containing a maximum of 6 dwelling units; or
- a triplex dwelling; or
- a quadruplex dwelling; and
- buildings or structures accessory to the foregoing uses.

Notwithstanding the parking requirement provisions of Section 3 General Provisions to the contrary, parking is permitted between the front of the main building and the street line. All other provisions of this By-law shall apply.

21.9.5. R3-5 (as per By-law 28-1997)

Notwithstanding the Permitted Uses provisions of the Residential - High Density Zone (R3) to the contrary, within the R3-5 zone, an accessory recreational use for sports and leisure activities is permitted.

Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) to the contrary, the following provisions apply to a R3-5 zone:

Property area (minimum)	4700 square metres
Property coverage (maximum)	Main building: 40 %; Accessory buildings and structures: 5 %
Setback (minimum)	6 metres
Side yard (minimum)	4 metres
Rear yard (minimum)	2 metres
Height (maximum)	12 metres
The additional yard requirements in the South Huron Zoning By-law specific to multiple attached dwellings and those for yards between buildings where 2 or more multiple attached dwellings are on a single lot, shall not apply to properties zoned R3-5.	
The additional Site Regulations for multiple attached dwellings in R3 zones shall not apply to properties zoned R3-5.	

Notwithstanding the parking provisions of Section 3 General Provisions to the contrary, the following parking provisions apply in the R3-5 zone: Minimum Parking Space Requirement: 1.75 spaces per dwelling unit.

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

21.9.6. R3-6 (as per By-law 4-1990)

Notwithstanding the additional yard requirements specific to multiple attached dwellings in the South Huron Zoning By-law to the contrary, a private amenity area is not required for each dwelling unit in a multiple attached dwelling for properties zoned R3-6.

Where a R3-6 zone abuts a General Industrial (M2) or a Restricted Industrial (M1) zone, a berm as defined in the next paragraph, shall be provided along the property line abutting the industrial zone.

For the purposes of the R3-6 zone, a berm shall consist of an area of raised ground, a minimum height of 1 metre and with a maximum slope of 2 to 1 and minimum slope of 3 to 1.

21.9.7. R3-7 (as per By-law 68-2009)

Notwithstanding the provisions of the South Huron Zoning By-law, to the contrary, the following special zone provisions shall apply to the lands zoned R3-7:

21.9.7.1. Permitted Uses

No person shall, within the R3-7 zone use any property or erect, alter or use any building or structure for any purpose except 1 or more of the following uses:

- multiple attached dwelling not exceeding 6 units per dwelling;
- landscape open space; and
- accessory structures shall be limited to 1 pond, 1 gazebo, bridge, park benches, mailboxes and entrance signs.

21.9.7.2. Zone Provisions

Property area (minimum)	3.6 hectares
Property coverage (minimum)	45 % for all structures
Landscaped open space (minimum)	15 %

21.9.7.3. Site Regulations

Site area (minimum)	250 square metres per dwelling unit
Height (maximum)	Main building: 10 metres Accessory building: 4.5 metres
Front yard setback (minimum)	6 metres
Rear yard setback (minimum)	8 metres
Interior side yard (minimum)	3 metres, with 6 metres between end walls of buildings
Exterior side yard (minimum)	6 metres
No side yard requirement where multiple attached dwelling units share a common wall;	

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

No part of a multiple attached dwelling shall be closer than 8 metres to the lands zoned R1.

21.9.7.4. Yard Requirements

Notwithstanding provisions in the Residential - High Density (R3) Zone to the contrary, the following yard requirements shall apply to the lands zoned R3-7:

- a) The private outdoor amenity area shall have a minimum yard depth of 8 metres within which a privacy zone of 3 metres shall be provided.
- b) The minimum yard between an exterior wall (which is not an end wall) containing a living room window and a facing or parallel end wall with or without windows to habitable rooms shall be 15 metres.
- c) The minimum yard between 2 end walls facing and parallel to each other where either or both walls contain habitable room windows shall be 6 metres.

21.9.7.5. Planting Strip Requirements

Notwithstanding the Section 3 General Provisions for Planting Strips, a planting strip shall be provided on lands zoned R3-7 where they abut lands zoned R1.

Planting strips shall be constructed and maintained in accordance with the relevant provisions in Section 3 General Provisions.

21.9.7.6. Parking Requirements

Notwithstanding the parking requirement provisions of Section 3 General Provisions to the contrary, lands zoned R3-7 shall provide and maintain off-street parking spaces as follows:

- 1 space per dwelling unit
- Minimum of 22 visitor parking spaces

All other provisions of this By-law shall apply.

21.9.8. R3-8 (as per By-law 88-2013 and 74-2017)

The following zone provisions shall apply to the lands zoned R3-8:

- a) Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) to the contrary, the minimum property area in the R3-8 zone shall be 3,425 sq. m. for an apartment building that includes a maximum of 24 units.
- b) Notwithstanding the parking requirement provisions of Section 3 General Provisions to the contrary the minimum number of parking spaces required in the R3-8 zone is 29.
- c) Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) to the contrary, the minimum yard abutting an Institutional zone shall not be less than 6.35 metres.

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

- d) Notwithstanding the parking requirement provisions of Section 3 General Provisions to the contrary, a parking space shall have a minimum width of 2.7 metres.

All other provisions of this By-law shall apply.

DRAFT

R4	Municipality of South Huron Zoning By-law Section 22 Mobile Home	R4
----	---	----

22. Mobile Home Park (R4)

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

22.1. Permitted Uses

- mobile home park

22.2. Accessory Uses

- home occupation
- active recreation
- passive recreation
- uses accessory to the permitted uses

22.3. Permitted Structures

- administrative, sales or rental office;
- convenience retail store or personal services store to meet the day-to-day commercial needs of mobile home park residents;
- mobile home;
- 1 dwelling unit within the rear portion of second storey of the main office or sales facility OR 1 single detached dwelling accessory to the mobile home park use;
- park or playground;
- recreational or community centre
- swimming pool
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

22.4. Zone Provisions

Zone area (minimum)	1 hectare
Property frontage (minimum)	75 metres
Front yard (minimum)	6 metres from a Municipal street 10 metres from a County Road 14 metres from a Provincial Highway
Interior side yard (minimum)	6 metres
Exterior side yard (minimum)	6 metres
Rear yard (minimum)	10 metres
Number of mobile home units (maximum)	20 units per hectare zoned R4
Parking spaces per mobile home site (minimum)	1
Parking spaces for Commercial Business	1 per 30 square metres
Parking for Recreation or Community Centre	1 per 50 square metres

R4	Municipality of South Huron Zoning By-law Section 22 Mobile Home	R4
----	---	----

22.5. Building Provisions

Distance between mobile homes or between a mobile home and a main or accessory mobile home park building (minimum)	4 metres
Building height (maximum): mobile home non-accessory buildings & structures	9 metres 14 metres
Mobile home setback from the travelled surface of an internal access road (minimum)	3 metres
Mobile home floor area: minimum maximum	55 square metres 148 square metres

22.6. General Zone Provisions for Mobile Home Parks

22.6.1. Access

Each mobile home site shall be located on a private internal access road which shall have a dust-free surface and a minimum traveled width of 4 metres for 1-way traffic and 6 metres for 2-way traffic.

22.6.2. Additions and Accessory Structures

Additions (such as a porch, deck, sunroom, deck cover, or shed) are permitted as part of the mobile home unit provided the total footprint of the additions does not exceed 75% of the original mobile home's footprint. Any addition shall be regarded as part of the mobile home for the purpose of applying the separation distance.

Maximum number of permitted buildings and structures accessory to a mobile home: 2.

22.6.3. Commercial Buildings

Accessory commercial buildings shall not occupy more than 1% of the mobile home park area. The required parking spaces shall be calculated on the basis of one parking space for each 10 square metres of gross floor area.

22.6.4. Mobile Home Skirting and Foundation

Each mobile home unit shall be placed on a permanent substructure or foundation supports and be provided with durable skirtings, with the ability to access below the unit, to screen the view of the undercarriage or foundation supports.

22.6.5. Municipal Services

Any new or expanding mobile home development shall connect to municipal services.

R4	Municipality of South Huron Zoning By-law Section 22 Mobile Home	R4
----	---	----

22.6.6. Outdoor Storage

There shall be no outside storage of any furniture, domestic equipment, or seasonally used equipment on the mobile home site.

Outside storage may occur in a communal storage area provided by the mobile home park subject to an approved site plan under the Planning Act. The communal storage area may be located in the rear yard or side yard in accordance with the General Provisions section for Accessory Structures.

22.6.7. Recreation Area

Not less than 10% of the mobile home park's R4 zoned area shall be amenity area for recreation purposes.

22.7. Special Zones

22.7.1. R4-1 (as per By-law 43-1999)

Notwithstanding the Zoning Provisions, Density of Development and Services provisions of the Mobile Home Park Zone (R4) to the contrary, land use, buildings and structures in the R4-1 zone are permitted as they existed on the date of the passage of By-law 43-1999 except that nothing shall prevent the erection of an accessory structure or the expansion of a main building including the enlargement of a mobile home in compliance with the provisions of the R4 zone. All other provisions of this By-law shall apply.

R5	Municipality of South Huron Zoning By-law Section 23 Residential Park	R5
----	--	----

23. Residential Park (R5)

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

23.1. Permitted Uses

- residential park

23.2. Accessory Uses

- home occupation
- active recreation
- passive recreation
- uses accessory to the permitted uses

23.3. Permitted Structures

- administrative or rental office;
- convenience retail store or a personal service store to serve the day-to-day commercial needs of the residential park residents;
- mobile home sales office;
- recreational or community centre;
- 1 dwelling unit within the rear portion or second storey of the main office or sales facility;
- residential unit ;
- swimming pool;
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted use

23.4. Residential Park - Zone Provisions

Zone Area (minimum)	4.0 hectares
Zone Frontage (minimum)	100 metres
Front Yard (minimum)	9 metres
Side Yard (minimum)	4.5 metres
Rear Yard (minimum)	7.5 metres
Building Height (maximum)	9 metres

23.5. Residential Site – Zone Provisions

Site Area (minimum)	420 square metres
Site Area - (maximum)	800 square metres
Site Frontage (minimum)	13.5 metres
Front Yard (minimum)	3 metres
Side Yard (minimum)	2 metres
Rear Yard (minimum)	3 metres
Unit Floor Area (min)	55 square metres

R5	Municipality of South Huron Zoning By-law Section 23 Residential Park	R5
----	--	----

Site Coverage (maximum)	40 %
Unit Height (maximum)	7 metres
Maximum number of storeys	1

23.6. General Zone Provisions for Residential Parks

23.6.1. Density

The maximum density of residential units in a Residential park shall be 20 units per gross hectare.

23.6.2. Services

Each residential unit located within a residential park shall be provided with a piped water supply, sewage disposal facilities, solid waste disposal, storm drainage, electricity, street lighting, telephone and road maintenance.

23.6.3. Access

Each residential site within a residential park shall be located on an internal access road which shall have a dust free surface and shall be a minimum travelled width of 4 metres for 1-way traffic flow and 6 metres for 2-way traffic flow.

23.6.4. Unit Per Site

Not more than one residential unit shall be placed on any residential site.

23.6.5. Parking

In addition to the provisions of Section 3 each residential site shall be provided with at least 1 car parking space and visitor parking shall be provided on the basis on 1 space for every 2 residential sites, and shall be dispersed throughout the residential park at locations convenient to the site which it is intended to serve. Such visitor parking shall not be used for the storage of boats or trailers.

23.6.6. Recreation Space

Not less than 10 % of the gross area of a residential park shall be used as recreation space, placed in locations convenient to all residents.

23.6.7. Separation

Residential units and any part thereof shall be separated from each other or from any other building by not less than 4 metres. Any porch, carport or addition to a residential unit shall be regarded as part of the residential unit for the purpose of separation.

23.6.8. Storage

There shall be no outside storage of any furniture, domestic equipment or seasonally used equipment on the residential site. Adequate open storage shall be provided within a special communal storage area provided within the residential park. Adequate covered storage shall be provided and located either at the individual residential site or within a special communal storage area

R5	Municipality of South Huron Zoning By-law Section 23 Residential Park	R5
----	--	----

provided within the residential home park. Structures containing accessory covered storage facilities shall be located and designated so that each building provides storage space for a minimum of 8 units on the basis of 3.5 cubic metres of storage space per unit, and no residential site is more than 60 metres from its storage facility.

23.6.9. Skirting and Accessory Structures

Each residential unit located on a residential site shall be placed on a continuous permanent substructure and permanent foundation supports. All residential units shall be provided with durable skirtings, with access where necessary, to screen the view of the undercarriage or foundation supports and any accessory structure shall be so designed to harmonize with the residential units.

23.6.10. Commercial Buildings

Accessory commercial buildings shall not occupy more than 1 % of the residential park area. The required parking spaces shall be calculated on the basis of 1 parking space for each 10 square metres of gross floor area.

23.6.11. Residential Unit in a R5 Zone

Residential unit is defined as a single detached dwelling, occupied or capable of being occupied as a home, residence or sleeping place by 1 or more persons, constructed on-site, or off-site. The units shall be limited to a single storey building, which may include a basement or cellar and which retain a resemblance in terms of shape, size, and architectural detail to existing structures in Grand Cove Estates. Single detached dwellings shall be limited to 1 dwelling unit. (As per By-law 59-1995)

23.6.12. Site Coverage

Site coverage shall mean the percentage of the site area, covered by all buildings and structures above ground level including the area covered by porches, carports, sunrooms or additions to a residential unit. (As per by By-law 36-2005)

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

24. Highway Commercial (C3)

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

24.1. Permitted Uses

- agricultural service establishment
- agricultural supply establishment
- amusement arcade
- animal and poultry health and breeding clinic
- artist, dance, exercise, music and/or photography studio
- assembly hall
- auction sale facility excluding the sale of livestock
- auto body shop
- automated bank machine
- bake shop
- bed and breakfast establishment (maximum of 4 guest rooms)
- bottle return depot
- brewers retail store
- brewing establishment
- business or professional office
- bus depot
- car wash establishment
- catalogue store
- commercial storage warehouse (rental units)
- contractor's shop
- convenience store
- converted dwelling
- drive-in theatre
- drive-through restaurant
- equipment and tool sales and rental establishment
- farm produce sales outlet
- farmers market
- fast food outlet
- fast food service restaurant
- financial service or institution
- flea market
- funeral home/crematorium
- gasoline station
- greenhouse, commercial

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

- grocery store
- group home, in an existing single detached dwelling
- hardware store
- health club and/or spa
- home improvement centre
- home occupation in any permitted dwelling
- hotel and/or boutique hotel
- landscaping and garden supply establishment
- laundromat or dry cleaning establishment
- liquor store
- manufacturing and/or processing of a product intended for retail sale on the premises such as a back shop, printing shop, customer woodworking shop, dressmaking shop, tailor shop, or similar use establishment
- marine supply and service establishment
- meeting and/or assembly hall
- miniature golf course
- motel
- motor vehicle repair shop
- motor vehicle rust proofing establishment
- motor vehicle sales and/or service establishment
- parking garage
- parking lot
- place of entertainment
- printing establishment
- private club
- public park or urban square
- recreational vehicle sales and service establishment (includes motorcycles, boats and snowmobiles)
- refillable propane exchange program
- religious institution
- research facility
- restaurant
- retail store with individual gross floor area in excess of 1000 square metres
- service and repair shop
- small engine sales and service establishment
- small equipment rental and sales establishment
- sports and recreation facility
- storage containers in accordance with General Provisions
- take-out restaurant
- tavern

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

- the following uses and buildings lawfully existing on the date of the passing of this By-law:
 - single detached dwelling, and the re-establishment of same in the event of accidental destruction
 - multiple attached dwelling
 - financial service
 - buildings and structures accessory to the foregoing uses
 - legally established buildings accessory to a single detached dwelling
- tire sales establishment
- tradesman shop
- [travel agency](#)
- veterinary clinic
- [vocational training](#)
- uses accessory to the permitted use, including an automated bank machine, a refillable propane exchange program, wholesale, warehouse, or second unit in a single detached dwelling.

24.2. Permitted Structures

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

24.3. Zone Provisions

Zone area (minimum)	1000 square metres
Property frontage (minimum)	30 metres
Property depth (minimum)	30 metres
Front yard (minimum)	In settlement area: 7 metres Outside settlement area: 20 metres
Side yard (minimum)	In settlement area: Interior: 3 metres Exterior: 8 metres In rural area: Interior: 4.5 metres Exterior: 20 metres Where interior side yard abuts a Residential zone: 7.5 metres
Rear yard setback (minimum)	6 metres
Zone coverage (maximum)	In settlement area: 50 % Outside settlement area: 20 %
Building height (maximum)	14 metres
Landscaped open space (minimum)	10 %
On a corner lot, side yard requirements may be used instead of rear yard requirements.	

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

24.4. General Commercial Provisions

24.4.1. Minimum Separation of Commercial Buildings from Residential Zones

No part of any commercial building shall be located within 6 metres of any residential zone, provided however, that this requirement shall not apply to a commercial building lawfully existing on the day of the passing of this By-law.

24.4.2. Outside Storage and Display

Open storage of raw materials is not permitted, however, open storage or areas for the display of finished goods, produce or nursery stock is permitted in C3, C4, C5, C6, C8 zones within the boundaries of the property provided that such areas or materials are located to the rear of the front property line and 3 metres from any side or rear property line. Sale of finished goods permitted in the front of buildings in the C4 zone provided there is no obstruction to the sidewalk.

24.4.3. Planting Strips

Planting strips shall be provided on lands zoned or used for any commercial purpose, including parking areas serving a commercial use, where they abut lands zoned or used for residential, institutional or open space purposes.

24.5. Maximum Number of Uses

~~A maximum of 2 main uses per lot are permitted in the Highway Commercial (C3) Zone.~~

24.6. 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.	

~~24.8. Highway Commercial Uses Distinguished from Other Commercial Uses~~

~~Where the main use is retail, office, studio, shop, recreation, restaurant, clinic, club, personal service, office service, financial service, or another use which could otherwise locate in the core or mixed commercial zones:~~

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

- ~~the floor area required by such uses in the zone area must be greater than 1000 square metres;~~
- ~~a maximum of 2 independently rented or operated units or uses may locate in the zone area at any 1 time.~~

24.9. 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.

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.

24.10. 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.

24.11. Additional Zone Provisions for Automobile Sales, Automobile Service and Car Wash

Front yard (minimum)	15 metres
Rear yard (minimum)	4 metres
Side yard	Interior: 4 metres Exterior: 8 metres
Zone area coverage (maximum)	25 %
Building height (maximum)	9 metres
Landscaped open space (minimum)	10 %
Gasoline service pump islands:	shall be located a minimum of 4.5 metres from any property boundary along any street; shall not be located within a radius of 10 metres of intersecting street lines; shall comply with any additional setback requirements of the Ministry of Transportation where applicable.
Ingress and Egress	No portion of any ingress or egress ramp shall be located closer than 4.5 metres to a property boundary along any street; No portion of any ingress or egress ramp along any street shall be located

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
	closer than 3 metres to any side property line which abuts any other property The minimum distance between 2 ramps shall not be less than 9 metres.	
On a corner lot, side yard requirements may be used instead of rear yard requirements.		

24.11.1. 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.

~~24.11.2. 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.~~

24.12. Special Zones

24.12.1. 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.

24.12.2. 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.

24.12.3. 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.

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

24.12.4. 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.

24.12.5. 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.

24.12.6. 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;
- 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.

24.12.7. 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.

24.12.8. 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

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

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.

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.

24.12.9. 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.

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

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.

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.

24.12.10. 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;

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

- 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.

24.12.11. 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;
- 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:

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

- 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.

24.12.13. 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
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

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	C3
----	--	----

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.

24.12.13. 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
- 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.

24.12.14. 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.

24.12.15. C3-15 (As per by-law 24-1984, 9-1996 and 29-1996)

Contrary to the provisions of the Highway Commercial (C3) Zone, the permitted uses of those areas zoned C3-15 shall be limited to an automotive sales and service establishment. All other provisions of this By-law shall apply.

C4	Municipality of South Huron Zoning By-law Section 25 Core Commercial	C4
----	---	----

25. Core Commercial (C4)

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

25.1. Permitted Uses

- adult day centre
- amusement arcade
- artist, dance, exercise, music and/or photography studio
- automated bank machine
- bake shop
- bed and breakfast establishment (4 rooms)
- brewing establishment
- brewers retail store
- bus depot
- business and/or professional office
- catalogue stored
- clinic
- convenience store
- day nursery
- dwelling units in combination with any permitted use provided such dwelling units are located entirely above the ground floor or at the rear of the main commercial use provided the retail use is a minimum 50% of the main floor area and runs the front of the building excluding access for stairway
- farmers market
- fast food outlet
- fast food service restaurant
- financial service or institution
- flea market
- funeral home/crematorium
- grocery store
- group home in an existing single detached dwelling
- hairdresser and/or barber
- hardware store
- health club and/or spa
- hotel and/or motel
- laundromat or dry cleaning establishment
- liquor store
- microbrewery
- meeting and/or assembly hall

C4	Municipality of South Huron Zoning By-law Section 25 Core Commercial	C4
----	---	----

- parking lot/garage
- personal services shop
- place of entertainment
- post-secondary institution
- printing establishment
- private club
- public park or urban square
- religious institution
- research facility
- restaurant
- retail store with individual gross floor area under 1000 square metres
- service and repair shop
- specialized medical offices
- take-out restaurant
- tavern
- the following uses and buildings lawfully existing on the date of the passing of this By-law:
 - single detached dwelling, and the re-establishment of same in the event of accidental destruction
 - multiple attached dwelling
 - financial service
 - buildings and structures accessory to the foregoing uses
- the manufacturing and/or processing of a product intended for retail sale on the premises such as a bake shop, printing shop, customer woodworking shop, dressmaking shop, tailor shop, or similar use establishment
- theatre
- travel agency
- vocational training centre

25.2. Permitted Structures

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

25.3. Zone Provisions

Zone area (minimum)	no minimum
Frontage (minimum)	no minimum
Property depth (minimum)	no minimum
Front yard (minimum)	4 metres Defined Area 3: no minimum
Front yard (maximum)	Defined Area 3: 1 metre

C4	Municipality of South Huron Zoning By-law Section 25 Core Commercial	C4
----	---	----

Interior side yard (minimum)	no minimum, except where the interior property line abuts a residential zone: 3 metres.
Exterior side yard (minimum)	6 metres Defined Area 3: no minimum
Rear yard (minimum)	12 metres
Zone coverage (maximum)	60 % Defined Area 3: no maximum
Landscaped open space (minimum)	30 % Defined Area 3: no minimum
Setback from a Lane or Easement (minimum)	none
Main building height (minimum)	2 storeys (7 metres)
Main building height (maximum)	4 storeys (16 metres)

25.4. General Commercial Provisions

25.4.1. Minimum Separation of Commercial Buildings from Residential Zones

No part of any commercial building shall be located within 6 metres of any residential zone, provided however, that this requirement shall not apply to a commercial building lawfully existing on the day of the passing of this By-law.

25.4.2. Outside Storage and Display

Open storage of raw materials is not permitted, however, open storage or areas for the display of finished goods, produce or nursery stock is permitted in C3, C4, C5, C6, C8 zones within the boundaries of the property provided that such areas or materials are located to the rear of the front property line and 3 metres from any side or rear property line. Sale of finished goods permitted in the front of buildings in the C4 zone provided there is no obstruction to the sidewalk.

25.4.3. Planting Strips

Planting strips shall be provided on lands zoned or used for any commercial purpose, including parking areas serving a commercial use, where they abut lands zoned or used for residential, institutional or open space purposes.

~~25.5. Residential Units in Commercial Zones~~

~~Residential units may be located to the rear or above a main commercial use in the same structure in the C4, C5, C6 and C8 Zones.~~

25.6. 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 XX** for the boundaries of Defined Area 3. Except

C4	Municipality of South Huron Zoning By-law Section 25 Core Commercial	C4
----	---	----

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.
- Notwithstanding the Parking General Provisions of this By-law, off-street parking spaces or loading areas are not required within Defined Area 3.

25.7. 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.

25.8. 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.

25.9. 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.

25.10. 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.

25.11. Special Zones

25.11.1. 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.

25.11.2. 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%;

C4	Municipality of South Huron Zoning By-law Section 25 Core Commercial	C4
----	---	----

- 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.

DRAFT

C5	Municipality of South Huron Zoning By-law Section 26 Mixed Use Commercial	C5
----	--	----

26. Mixed Use Commercial (C5)

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

26.1. Permitted Uses

- adult day centre
- artist, dance, exercise, music and/or photography studio
- apartment
- assembly hall
- automated bank machine
- bake shop
- bed and breakfast establishment (max 4 rooms)
- boarding/rooming/lodging home
- brewing establishment
- brewers retail store
- business and/or professional office
- clinic
- convenience store
- converted dwelling
- day nursery
- dwelling units in combination with any permitted retail use ~~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
- 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

C5	Municipality of South Huron Zoning By-law Section 26 Mixed Use Commercial	C5
----	--	----

- multi-unit residential building including triplexes, quadruplex and multiple attached
- nursing home, home for the aged or retirement residence
- 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

C5	Municipality of South Huron Zoning By-law Section 26 Mixed Use Commercial	C5
----	--	----

Exterior side yard (minimum)	6 metres
Rear yard (minimum)	4 metres
Zone coverage (maximum)	40 %
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.

C5	Municipality of South Huron Zoning By-law Section 26 Mixed Use Commercial	C5
----	--	----

~~26.6. Residential Buildings and Structures~~

~~Permitted residential buildings and structures will be subject to the provisions of the Residential Medium Density (R2) and Residential High Density (R3) Zones for each type of dwelling.~~

DRAFT

C6	Municipality of South Huron Zoning By-law Section 27 Grouped Commercial	C6
----	--	----

27. Grouped Commercial (C6)

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

27.1. Permitted Uses

- accessory wholesale or warehouse uses
- adult day centre
- agricultural service establishment
- agricultural supply establishment
- amusement arcade
- animal and poultry health and breeding clinic
- artist, dance, exercise, music and/or photography studio
- assembly hall
- auction sale facility excluding the sale of livestock
- auto body shop
- automated bank machine
- bake shop
- ~~bed and breakfast establishment (max 4 rooms)~~
- 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

C6	Municipality of South Huron Zoning By-law Section 27 Grouped Commercial	C6
----	--	----

- greenhouse, commercial
- grocery store
- group home, in an existing single detached dwelling
- hairdresser ad/or barber
- hardware store
- health club and/or spa
- home occupation in any permitted dwelling
- hotel and/or boutique hotel
- landscaping and garden supply establishment
- laundromat or dry cleaning establishment
- liquor store
- marine supply and service establishment
- meeting and/or assembly hall
- miniature golf course
- motel
- motor vehicle repair shop
- motor vehicle rust proofing establishment
- motor vehicle sales and/or service establishment
- [parking lot/garage](#)
- personal services shop
- place of entertainment
- post-secondary institution
- printing establishment
- private club
- public park or urban square
- recreational vehicles sales and service establishment (includes motorcycles, boats and snowmobiles)
- refillable propane exchange program
- religious institution
- research facility
- restaurant
- retail store with individual gross floor area in excess of 1000 square metres
- retail store with individual gross floor area under 1000 square metres
- service and repair shop
- small engine sales and service establishment
- small equipment rental and sales establishment
- [specialized medical offices](#)
- sports and recreation facility
- take-out restaurant
- tavern

C6	Municipality of South Huron Zoning By-law Section 27 Grouped Commercial	C6
----	--	----

- the following uses and buildings lawfully existing on the date of the passing of this by-law:
 - single detached dwelling, and the re-establishment of same in the event of accidental destruction
 - multiple attached dwelling
 - financial service
 - buildings and structures accessory to the foregoing uses
 - legally established buildings accessory to a single detached dwelling
- the manufacturing and/or processing of a product intended for retail sale on the premises such as a bake shop, printing shop, customer woodworking shop, dressmaking shop, tailor shop, or similar use establishment
- tire sales establishment
- tradesman shop
- travel agency
- uses accessory to the permitted uses
- veterinary clinic
- vocational training centre

27.2. Permitted Structures

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

27.3. Zone Provisions

Zone area (minimum)	7, 500 square metres
Frontage (minimum)	60 metres
Property depth (minimum)	60 metres
Front yard (minimum)	25 metres
Interior side yard (minimum)	6 metres
Exterior side yard (minimum)	10 metres
Rear yard (minimum)	6 metres provided that where the rear lot line is the boundary line between a C6 zone and a residential zone or an (-h) residential zone, the minimum rear yard shall be: 15 metres
Zone coverage (maximum)	50 %
Landscaped open space (minimum)	20 %
Height (maximum)	14 metres

C6	Municipality of South Huron Zoning By-law Section 27 Grouped Commercial	C6
----	--	----

27.4. General Commercial Provisions

27.4.1. Minimum Separation of Commercial Buildings from Residential Zones

No part of any commercial building shall be located within 6 metres of any residential zone, provided however, that this requirement shall not apply to a commercial building lawfully existing on the day of the passing of this By-law.

27.4.2. Outside Storage and Display

Open storage of raw materials is not permitted, however, open storage or areas for the display of finished goods, produce or nursery stock is permitted in C3, C4, C5, C6, C8 zones within the boundaries of the property provided that such areas or materials are located to the rear of the front property line and 3 metres from any side or rear property line. Sale of finished goods permitted in the front of buildings in the C4 zone provided there is no obstruction to the sidewalk.

27.4.3. Planting Strips

Planting strips shall be provided on lands zoned or used for any commercial purpose, including parking areas serving a commercial use, where they abut lands zoned or used for residential, institutional or open space purposes.

27.5. Additional Zone Provisions for Automobile Sales, Automobile Service and Car Wash

Front yard (minimum)	15 metres
Rear yard (minimum)	4 metres
Side yard	Interior: 4 metres Exterior: 8 metres
Zone area coverage (maximum)	25 %
Building height (maximum)	7 metres
Landscaped open space (minimum)	10 %
Gasoline service pump islands:	shall be located a minimum of 4.5 metres from any property boundary along any street; shall not be located within a radius of 10 metres of intersecting street lines; shall comply with any additional setback requirements of the Ministry of Transportation where applicable.
Ingress and Egress	No portion of any ingress or egress ramp shall be located closer than 4.5 metres to a property boundary along any street; No portion of any ingress or egress ramp along any street shall be located closer than 3 metres to any side

C6	Municipality of South Huron Zoning By-law Section 27 Grouped Commercial	C6
----	--	----

	property line which abuts any other property The minimum distance between 2 ramps shall not be less than 9 metres.
On a corner lot, side yard requirements may be used instead of rear yard requirements.	

27.5.1. Automobile Storage Area

A minimum of 5 parking spaces for each bay for a self-service car wash on private property and a minimum of 10 parking spaces in sequence for an automatic car wash on private property plus 5 further spaces for employee car storage, dry off areas and extra storage areas for cars awaiting a wash.

27.5.2. Location

No car wash facilities shall be located within 10 metres of a residential zone, a park, place of worship, community centre, funeral home, convalescent home, home for the aged, nursing home, or hospital.

C8	Municipality of South Huron Zoning By-law Section 28 Village Commercial	C8
----	--	----

28. Village Commercial (C8)

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

28.1. Permitted Uses

- accessory wholesale or warehouse uses
- adult day centre
- agricultural supply establishment
- [artist, dance, exercise, music and/or photography studio](#)
- auto body shop
- automated bank machine
- business and/or professional office
- boarding/rooming/lodging house
- [bottle depot](#)
- [brewers retail outlet](#)
- clinic
- convenience store
- day nursery
- dwelling units in combination with any permitted use provided such dwelling units are located entirely above the ground floor or at the rear of the main commercial use provided the retail use is a minimum 50% of the main floor area and runs the front of the building excluding access for stairway
- equipment and tool sales and rental establishment
- farmers market
- financial service or institution
- flea market
- funeral home/[crematorium](#)
- gasoline station
- greenhouse, commercial
- grocery store
- group home
- hairdresser and/or barber
- hardware store
- [health club and/or spa](#)
- hotel and/or boutique hotel
- [landscaping and garden supply establishment](#)
- laundromat or dry cleaning establishment
- live-work unit
- [liquor store](#)

C8	Municipality of South Huron Zoning By-law Section 28 Village Commercial	C8
----	--	----

- motor vehicle repair shop
- parking garage
- parking lot
- personal services shop
- private club
- public park or urban square
- recreational vehicle sales and service establishment (includes motorcycles, boats and snowmobiles)
- refillable propane exchange program
- religious institution
- restaurant
- retail store with individual gross floor area under 1000 square metres
- small engine sales and service establishment
- small equipment rental and sales establishment
- specialized medical offices
- take-out restaurant
- the following uses and buildings lawfully existing on the date of the passing of this by-law:
 - single detached dwelling, and the re-establishment of same in the event of accidental destruction
 - multiple attached dwelling
 - financial service
 - buildings and structures accessory to the foregoing uses
- travel agency
- veterinary clinic
- vocational training centre

28.2. Permitted Structures

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

28.3. Zone Provisions

	With Public Water	Without Public Water
Zone Area (minimum)	796 square metres	1400 square metres
Lot Frontage (minimum)	23 metres	23 metres
Front Yard Depth (minimum)	3 metres	3 metres
Side Yard Depth (minimum)		
- Interior	3 metres	3 metres
- Exterior	3 metres	3 metres

C8	Municipality of South Huron Zoning By-law Section 28 Village Commercial	C8
----	--	----

Rear Yard Depth (minimum)	7.5 metres	7.5 metres
Lot Coverage (maximum)	40 %	40 %
Landscaped Open Space (minimum)	20 %	20 %
Building Height (maximum)	14 metres	14 metres

28.4. General Commercial Provisions

28.4.1. Minimum Separation of Commercial Buildings from Residential Zones

No part of any commercial building shall be located within 6 metres of any residential zone, provided however, that this requirement shall not apply to a commercial building lawfully existing on the day of the passing of this By-law.

28.4.2. Outside Storage and Display

Open storage of raw materials is not permitted, however, open storage or areas for the display of finished goods, produce or nursery stock is permitted in C3, C4, C5, C6, C8 zones within the boundaries of the property provided that such areas or materials are located to the rear of the front property line and 3 metres from any side or rear property line. Sale of finished goods permitted in the front of buildings in the C4 zone provided there is no obstruction to the sidewalk.

28.4.3. Planting Strips

Planting strips shall be provided on lands zoned or used for any commercial purpose, including parking areas serving a commercial use, where they abut lands zoned or used for residential, institutional or open space purposes.

28.5. Existing Buildings, Structures and Properties

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

28.6. Special Zones

28.6.1. C8-1

In the area zoned C8-1 the requirements of the Village Commercial (C8) Zone shall apply in addition to the following special provision:

- a) Minimum separation distance between buildings and structures for the permitted uses shall be 6 metres.

All other provisions of this by-law shall apply.

28.6.2. C8-2 (As per by-law 15-1992)

Further to the provisions of the Village Commercial (C8) Zone the area zoned C8-2 includes the following additional permitted uses:

C8	Municipality of South Huron Zoning By-law Section 28 Village Commercial	C8
----	--	----

- monument manufacture, sales and service.
- 1 parking space per employee shall be provided.
- Notwithstanding any provisions of this by-law to the contrary, a planting strip or fence shall be provided from the south rear corner of the building to the north rear corner of the building, so as to enclose the rear yard of the property.

All other provisions of this by-law shall apply.

28.6.3. C8-3

Notwithstanding the provisions of the Village Commercial (C8) Zone to the contrary, the following shall apply to the property zoned C8-3:

All uses permitted in the C8 zone are permitted in the C8-3 zone.

A building which is used for a residential use may also contain 1 or more permitted commercial uses, in combination with up to 8 dwelling units provided:

- b) the commercial use(s) form part of the main building and are located on the ground floor, to the front of the residential use;
- c) the minimum depth, within the building of the commercial use(s) is 7 metres;
- d) the commercial use(s) are completely self-contained, and have separate and direct access to a street.

All other provisions of this by-law shall apply.

28.6.4. C8-4 (As per By-law 04-2017)

Notwithstanding the provisions of the Village Commercial (C8) Zone to the contrary, a low density residential use shall be permitted subject to the provisions of the Residential – Low Density (R1) zone.

28.6.5. C8-5 (As per By-law 12-2018)

Notwithstanding the provisions of the Village Commercial (C8) Zone to the contrary, a contractor's shop and yard shall be a permitted use.

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

29. Light Industrial (M1)

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

29.1. Permitted Uses

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

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

- a single detached dwelling, and the re-establishment of same in the event of accidental destruction
- transport truck terminal and/or yard, including cartage and/or express business
- warehouse or storage industry wholly enclosed within a building
- wholesale outlet
- window and plate glass establishment

29.2. Permitted Structures

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

29.3. Zone Provisions

Lot area (minimum)	1,400 square metres
Lot frontage (minimum)	25 metres
Lot depth (minimum)	40 metres
Front yard setback (minimum)	7 metres
Side yard (minimum)	5 metres
Exterior Side Yard (Minimum)	15 metres
Rear yard (minimum)	5 metres
Building height (maximum)	20 metres (grain elevators – 30 metres)
Zone coverage in M1 zone (maximum)	50 %
Zone coverage in M2 zone (maximum)	70 %
Landscaped open space (minimum)	10 %
Corner lots	Side yard requirements may be substituted for rear yard requirements. The exterior side yards for corner lots shall be 6 metres.

29.4. General Industrial Provisions

29.4.1. Main Buildings and Uses

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

29.4.2. Planting Strips

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

29.4.3. Front Yard Planting Area

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

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

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

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

29.4.4. Uses Permitted in Yards

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

29.4.5. Outside Storage

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

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

29.4.6. Property Abutting a Railway

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

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

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

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

29.4.7. Maximum Commercial Floor Area

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

29.4.8. Existing Use Provisions

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

29.4.9. Property Subject to Utility Easement

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

29.4.10. Servicing Limitations

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

29.4.11. Thames Road Corridor

In Light Industrial (M1) Zoned properties along Highway 83 (Thames Road) the following additional uses are permitted:

- Bus depot;
- Equipment and tool and sales and rental establishment;
- Landscaping and garden supply establishment;
- Manufacturing and/or processing of a product intended for retail sale;
- Marine supply and service establishment;
- Offices, including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training centres;
- Private sports and recreation facility;
- Refillable propane exchange program;
- Research facility;
- Service and repair shop;
- Vocational training.

29.5. Special Zones

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

In addition to the permitted uses set out in the Light Industrial (M1) Zone, the following uses shall be permitted in the M1-1 zone:

- a business or professional office, except medical or dental offices;
- an automotive supply retail outlet;
- a building supply outlet;
- an equipment sales, rental and servicing establishment, excluding sale and rental of home entertainment equipment;
- a catering service;

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

- a motorcycle, snowmobile or small implement sales and service establishment;
- a veterinary clinic
- a plant for the manufacture, fabrication, processing and assembly of racquetball, squash and similar courts;
- a recreation club for racquet sports and related recreation facilities.

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

Notwithstanding the uses permitted in the 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;

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

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

Notwithstanding the 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

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

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

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

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

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

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

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

All other provisions of this by-law shall apply.

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

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

- a seasonal work camp; and
- buildings and structures accessory to the foregoing uses.
- The total floor area for building(s) and/or trailer(s) used for seasonal accommodation shall not exceed 400 square metres.
- The maximum height of any building or trailer shall be 5 metres.
- The number of occupants in any building or trailer shall not exceed 1 resident per 7.45 square metres (80 square feet).
- For the purposes of the M1-7 zone, a seasonal work camp means a building, group of buildings, trailer and/or a group of trailers providing seasonal accommodation for workers in the food production/processing industries. Seasonal accommodation shall exclude winter occupancy.

All other provisions of this by-law shall apply.

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

All uses permitted in the Light Industrial (M1) Zone are permitted in the M1-8 zone.

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

Notwithstanding the permitted uses in the Light Industrial (M1) zone, the following additional uses are permitted in the M1-8 zone:

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

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

- Rear Yard Depth (minimum): 30 metres.

All other provisions of this by-law shall apply.

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

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

- an automotive body shop;
- a contractor or tradesman's shop, Type "A";
- a garage, public;
- a retail outlet, a wholesale outlet or office accessory to a permitted use;
- a storage industry or warehouse;
- a transport terminal or yard;
- uses accessory to the permitted uses;
- a service station including small engine repair, boat sales and servicing (as per By-law 34-1993)
- Notwithstanding the General Provisions for planting strips a planting strip shall not be required. A 5 foot fence shall be provided along the north property boundary.

All other provisions of this by-law shall apply.

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

30. General Industrial (M2)

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

30.1. Permitted Uses

- accessory use subordinate to and located on the same property as a permitted main use including an office, showroom, retail outlet, cafeteria, or a wholesale outlet
- agricultural industrial establishment
- agricultural processing establishment, but not dead stock removal
- agricultural service establishment
- agricultural equipment sales and supply establishment
- assembly, manufacturing, fabricating, packaging, printing, publishing plant or warehouse conducted and wholly contained within an enclosed building
- auto body shop
- bottle return depot
- carbon dioxide plant
- Cartage express truck transport terminal or truck transport yard
- catering service or light equipment rentals
- chemical plant
- commercial storage warehouse (rental units)
- communications facility
- composting facility
- contractor's or tradesperson's yard and/or shop, Type "A"
- contractor's yard, Type "B"
- dairy
- dry cleaning establishment
- ethanol plant
- feed or flour mill
- foundry for casting of metals
- fuel storage tank or supply yard
- furniture refinishing, woodworking or upholstery shop
- grain elevator
- industrial mall
- medical marihuana production facility
- lumber yard
- machine shop
- motor vehicle service and/or repair shop
- mushroom growing facility

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

- nursery stock and/or landscaping business
- parking lot
- planing or saw mill
- plant, ready mix (a concrete or asphalt plant);
- plating plant
- printing plant
- public or private garage
- radio or television tower
- recycling centre
- research facility
- roofing contractor's yard
- sand, gravel or coal storage and sales yard
- service industrial use
- sewage and solid waste management, but not a transfer facility or landfill site
- textile plant
- the following uses legally existing on the day of the passing of this By-law:
 - a single detached dwelling, and the re-establishment of same in the event of accidental destruction
- transport truck terminal and/or yard, including cartage and/or express business
- warehouse or storage industry wholly enclosed within a building
- wholesale outlet
- window and plate glass establishment
- accessory storage containers in accordance with General Provisions

30.2. Permitted Structures

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

30.3. Zone Provisions

Lot area (minimum)	1,400 square metres
Lot frontage (minimum)	25 metres
Lot depth (minimum)	40 metres
Front yard setback (minimum)	7 metres
Side yard (minimum)	5 metres
Exterior Side Yard (Minimum)	15 metres
Rear yard (minimum)	5 metres
Building height (maximum)	20 metres (grain elevators – 30 metres)
Lot coverage in M1 zone (maximum)	50 %
Lot coverage in M2 zone (maximum)	70 %
Landscaped open space (minimum)	10 %
Corner lots	Side yard requirements may be substituted for rear yard requirements.

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

	The exterior side yards for corner lots shall be 6 metres.
--	--

30.4. General Industrial Provisions

30.4.1. Main Buildings and Uses

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

30.4.2. Planting Strips

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

30.4.3. Front Yard Planting Area

- a) a planting area of not less than 7 metres in depth abutting the front lot line and running the entire width of the lot shall be required. The ground surface shall be planted with any combination of shrubs and/or evergreens, flower beds or grass. Such planting area shall be maintained at all times, consistent with the season.
- b) where interrupted by walkways or driveways, a planting area shall be located, planted and maintained in such a way as not to form an obstruction to traffic. Or closer than 1 metre to a walkway or driveway
- c) where required on a corner lot or street corner, a planting strip shall be located in such a way as not to form a visual obstruction for traffic

30.4.4. Uses Permitted in Yards

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

30.4.5. Outside Storage

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

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

30.4.6. Property Abutting a Railway

For proposed development within 100 metres of a railway right-of-way, the proponent may be required to undertake noise studies to the satisfaction of the

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

Municipality and the Ministry of the Environment in consultation with the appropriate railway, and may be required to undertake appropriate measures to mitigate any adverse effects from noise.

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

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

30.4.7. Maximum Commercial Floor Area

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

30.5. Existing Use provisions

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

30.6. Property Subject to Utility Easement

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

30.7. Open uses permitted

Any use permitted in an M2 Zone need not be conducted in a wholly enclosed building or structure in the M2 zone.

30.8. Servicing limitations

In discharging to municipal sewage systems, M2 industries must comply with all existing Sewer Use By-laws of the Municipality of South Huron (By-law 24-1987 and its derivatives). Industrial uses that would emit heavy metals, hydrocarbons or other effluents that cannot be processed effectively using the existing sewage treatment facilities in Exeter are not permitted.

30.9. Thames Road Corridor

In General Industrial (M2) Zoned properties along Highway 83 (Thames Road) the following additional uses are permitted:

- Bus depot;
- Equipment and tool and sales and rental establishment;

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

- Landscaping and garden supply establishment;
- Manufacturing and/or processing of a product intended for retail sale;
- Marine supply and service establishment;
- Offices, including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training centres;
- Private sports and recreation facility;
- Refillable propane exchange program;
- Research facility;
- Service and repair shop;
- Vocational training.

30.10. Special Zones

30.10.1. M2-1 Huron Park

In the area zoned M2-1, the requirements of M2 zone shall apply in addition to the following special provisions:

- a) separation distances between buildings and structures for the permitted uses will be a minimum of 9 metres.
- b) any use which meets the general definition of Industrial Use included in this By-law is permitted in the M2-1 zone, and is not to be limited by the permitted uses of the M2 zone.

30.10.2. M2-2 (As per By-law 6-1988)

Notwithstanding the Permitted Uses set out for the General Industrial (M2) zone, any industrial use located within the area zoned M2-2 shall be a dry industry.

30.10.3. M2-3 (As per By-law 16-1990)

Notwithstanding the provisions of the General Industrial (M2) zone, there shall be no lot frontage requirement for any area zoned as M2-3. A planting strip shall not be required along the most southerly lot line of those lands zoned M2-3.

30.10.4. M2-4 (As per By-law 33-1991)

In addition to the uses permitted by the General Industrial (M2) zone, a nursery stock and landscaping supply dealership will be permitted in the M2-4 zone.

Notwithstanding the provisions of the General Industrial (M2) zone, a front yard planting area of not less than 3 metres in depth abutting the front lot line and running the entire width of the lot shall be required. The ground surface shall be planted with any combination of shrubs, flower beds or grass.

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

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.

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

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

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

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

30.10.10. M2-10 (As per by-laws 36-2018)

In the area zoned M2-10 the following special provisions shall apply:

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.

M2	Municipality of South Huron Zoning By-law Section 30 General Industrial	M2
----	--	----

DRAFT

CF	Municipality of South Huron Zoning By-law Section 31 Community Facility	CF
----	--	----

31. Community Facility (CF)

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

31.1. Permitted Uses

- ambulance station;
- any use of the Corporation;
- art gallery;
- art or cultural facility;
- assembly hall;
- business office of a public agency;
- cemetery;
- clinic;
- day care facility;
- day centre;
- educational institutions, including schools;
- fairgrounds;
- fire hall;
- fraternal/sororal association;
- funeral home;
- grandstand;
- group home;
- hospital and/or psychiatric hospital;
- library;
- museum;
- nursery school;
- park, public;
- parking lots;
- police station;
- post office;
- public buildings and uses (municipal government, county, and area provincial and federal offices);
- public utility;
- race track;
- railway trackage and loading facilities;
- recreational facilities to serve the needs of staff, service users and/or students;
- religious institution, including a church or place of worship;
- school;
- sports and recreation facility;

CF	Municipality of South Huron Zoning By-law Section 31 Community Facility	CF
----	--	----

- specialized medical offices;
- theatre;
- uses permitted in the OS Zone;
- utility service building;
- uses accessory to the permitted uses;
- any use described by the definition of Community Facility of this by-law;
- uses accessory to the permitted uses, including eating facilities

31.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses

31.3. Zone Provisions

Zone area (minimum)	600 square metres
Property frontage (minimum)	20 metres
Zone coverage (maximum)	40 %
Front yard (minimum) In settlement area: In other areas:	7.5 metres 20 metres from a municipal street 25 metres from a County Road or Provincial Highway
Rear yard (minimum)	7.5 metres
Interior side yard (minimum)	5 metres
Exterior side yard (minimum) In settlement area: In other areas:	7.5 metres 20 metres from a municipal street 25 metres from a County Road or Provincial Highway
Landscaped open space (minimum)	10 %
Building height (maximum)	20 metres

31.4. Setback from Residential Zone

Where a Community Facility use abuts a Residential zone, a 9 metre side yard and/or rear yard shall be required. Such yard includes the required planting strip.

31.5. Setback from Railway

Where a Community Facility use abuts a railway, a 15 metre minimum setback from the railway right-of-way is required.

CF	Municipality of South Huron Zoning By-law Section 31 Community Facility	CF
----	--	----

31.6. Special Zones

31.6.1. CF-1 (As per By-law 56-1989)

Notwithstanding the list of permitted uses in the Community Facility (CF) zone, the outside storage of materials and/or equipment in a rear yard is permitted on lands zoned CF-1.

Notwithstanding the Zone Provisions of the Community Facility (CF) zone, the following further provisions apply to the CF-1 zone:

- minimum Front Yard Setback: 7 metres;
- minimum Rear Yard Setback: 6 metres;
- no part of any building, structure and/or outside storage shall be located within 6 metres of any residential zone;
- where an outside storage area or an outside parking area is located in a yard abutting a residential zone, a planting strip as described in the General Provisions of this By-law shall be provided and maintained between such open storage area and the Residential Zone.

All other provisions of this By-law shall apply.

31.6.2. CF-2 (As per By-law 7-1994)

Notwithstanding the Permitted Uses of the Community Facility (CF) zone, only a church (place of worship) is permitted in the CF-2 zone.

Notwithstanding the Zone Provisions of the Community Facility (CF) zone, the following further provisions apply to the CF-2 zone:

- minimum Lot Frontage: 19 m;
- minimum Back Lot Area: 7500 square metres

All other provisions of this By-law shall apply.

CF-3 (As per By-law 16-1999)

Notwithstanding the Permitted Uses of the Community Facility (CF) zone, uses permitted within the CF-3 zone are limited to:

- church (place of worship);
- living quarters for a parish priest;
- parish hall;
- childcare facility;
- buildings and structures accessory to the foregoing uses.

Zone Provisions

Lot area (minimum)	7500 square metres
Lot frontage (minimum)	50 metres
Setback (minimum)	7 metres
Rear yard (minimum)	7 metres
Setback from the railroad property (minimum)	15 metres

CF	Municipality of South Huron Zoning By-law Section 31 Community Facility	CF
----	--	----

Side yard requirement (minimum)	6 metres
---------------------------------	----------

All other provisions of this By-law shall apply.

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.

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.

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.

CF-7 (As per By-law 59-2010)

Further to the provisions of the Community Facility (CF) zone, the property zoned CF-7 may be used as an impound yard by the Corporation for the temporary storage of any goods or materials acquired as a result of by-law enforcement. All other provisions of this By-law shall apply.

DS	Municipality of South Huron Zoning By-law Section 32 Disposal	DS
----	--	----

32. Disposal (DS)

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

32.1. Permitted Uses

- waste disposal facility as approved by the Ministry of Environment, including a sewage treatment plant and landfill site;
- recycling centre;
- water treatment, supply or storage facilities;
- uses accessory to the permitted uses.

32.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses, not including a dwelling unit

32.3. Zone Provisions

Zone area (minimum)	1850 square metres
Property frontage (minimum)	Full services: 20 metres Partial/private services: 25 metres
Property depth (minimum)	30 metres
Zone coverage (maximum)	70 %
Front yard (minimum)	15 metres
Rear yard (minimum)	15 metres
Interior side yard (minimum)	10 metres
Exterior side yard (minimum)	15 metres
Landscaped open space (minimum)	10 %
Building height (maximum)	14 metres however, any portion of a building or structure erected above a height of 14 metres to a maximum of 30 metres, shall be set back from the front property line, side property lines, or rear property line a further distance of 0.5 metres for each metre the building or structure is erected above a height of 14 metres.

32.5. Sewage Treatment Facility Buffer Overlay

The Sewage Treatment Facility Buffer Overlay zone is a second zone layered on top of the underlying zone(s). Zone provisions in the Sewage Treatment Facility Buffer Overlay are in accordance with the underlying zone(s) found within the flood fringe area.

DS	Municipality of South Huron Zoning By-law Section 32 Disposal	DS
----	--	----

In accordance with the Ministry of Environment Guidelines D-2 (Compatibility between Sewage Treatment and Sensitive Land Use) and D-1-3 (Land Use Compatibility: Definitions), the following sensitive uses are not permitted within the Sewage Treatment Facility Buffer Overlay:

- Residential uses, including a residence accessory to an agricultural operation, single detached, multi-unit dwellings, and mobile home parks;
- Recreational uses including trailer parks, campgrounds, golf courses, parks and picnic areas;
- Institutional uses including nursing homes, hospitals, schools, places of worship, community centres and day care centres and similar uses;
- Livestock facilities as part of an agricultural operation;
- Orchards;
- Bird and wildlife habitats or sanctuaries.

The buffer area is measured from the periphery of the noise/odour producing source/structure.

The buffer will extend for 150 metres surrounding the Grand Bend Sewage Treatment Facility located on Lot 6, Concession Aux Sables, Stephen Ward:

The buffer will extend for 100 metres surrounding the Exeter Sewage Treatment Facility on Lot 24, Concession 2, Stephen Ward.

U	Municipality of South Huron Zoning By-law Section 33 Utility	U
---	---	---

33. Utility (U)

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

33.1. Permitted Uses

- active recreation;
- agricultural use, limited;
- community garden;
- conservation;
- passive recreation;
- pipeline;
- public utility;
- radio, television, microwave, or similar communications tower;
- railway track and station;
- storm water management facility
- telephone switching station;
- uses accessory to permitted uses in other zones on the same property;
- uses accessory to the permitted uses.

33.2. Permitted Structures

- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses, not including a dwelling unit.

AL1	Municipality of South Huron Zoning By-law Section 34 Airport Lands- Essential Facilities	AL1
-----	---	-----

34. Airport Lands – Essential Facilities (AL1)

34.1. Uses

- aircraft runways and taxiways;
- aircraft tie-down areas;
- aircraft navigational equipment and infrastructure;
- aircraft control tower;
- aircraft fuel stations;
- aircraft hangars, aerodromes and terminals;
- uses accessory to the permitted uses.

34.2. Structures

- buildings and structures for permitted uses;
- buildings and structures accessory to a permitted use.

AL2	Municipality of South Huron Zoning By-law Section 35 Airport Lands – Airport Related Uses	AL2
-----	--	-----

35. Airport Lands – Airport Related Uses (AL2)

35.1. Permitted Uses

- aircraft control tower;
- aircraft fuel stations;
- aircraft hangars, aerodromes and terminals;
- aircraft maintenance facilities;
- aircraft museum and/or aircraft display;
- aircraft navigational equipment and infrastructure;
- aircraft runways and taxiways;
- aircraft tie-down areas;
- airport related commercial facilities;
- airport related service-facilities;
- airport-related industrial facilities, including warehousing;
- airport-related restaurant and/or club house;
- airport-related vehicle rental and leasing;
- broadcasting office and infrastructure;
- commercial and/or industrial uses that rely on aviation such as: crop duster, air taxi, air shipping, helicopter rides, recreational flights, and aerial photographers;
- conservation uses and related passive recreation;
- flight school;
- uses accessory to the permitted uses, including an accessory business office.

35.2. Permitted Structures

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

35.3. Zone Provisions

35.3.1. Yards (minimum)

No building or structure will be located closer than 10 metres from any property line.

35.4. Building Provisions

35.4.1. Building Height (maximum)

For airport-related uses permitted in the AL2 zone, no building or structure may be higher than a height calculated based on the ratio of 1:7 from the side perimeter of an AL1 zone. (That is, for every 7 metres calculated at a right angle to the plane of the AL1 zone, building or structure height may be increased by 1 metre).

AL2	Municipality of South Huron Zoning By-law Section 35 Airport Lands – Airport Related Uses	AL2
-----	--	-----

35.4.2. Number of Structures per Lot

Notwithstanding the provisions of this by-law to the contrary, more than 1 building or structure is allowed per property.

35.5. Accessory Residential Use Provisions

Notwithstanding the provisions of the Airport Lands Airport Related Uses Zone (AL2) Zone to the contrary, 1 existing dwelling may be allowed as an accessory use in the AL2 zone. Only 1 accessory residential unit is allowed in the zoned area.

35.6. Off Street Parking

All parking facilities shall be located off street.

35.7. Open Storage

No open storage will be allowed in any yard.

35.8. Special Zones

AL2-1 Zone

(As per By-law 36-1998)

Permitted Uses

Notwithstanding any other provisions of this By-law to the contrary, within the area zoned AL2-1 the following uses are permitted:

- All uses permitted in the AL2 zone;
- Recreational parachuting facilities and activities, including a clubhouse and training facilities, as well as equipment storage and repair facilities;
- Motor vehicle racing facilities, including race tracks, drag strips, spectator seating, vehicle storage, servicing and testing facilities;
- Motor vehicle sales, rental, service and repair establishments, including an automotive sales and service establishment, and establishments for the sales, rental, service and repair of off-road and recreational vehicles;
- Restaurants, including drive-in restaurants, and accessory retail outlets for the sale of personal convenience items and supplies;
- Places of entertainment, including outdoor public entertainment facilities and an assembly hall;
- Camping facilities for the overnight accommodation of participants and spectators on a short-term basis, utilizing tents, travel trailers, motor homes or other similar transportable accommodation;
- Sports fields and outdoor active recreation uses;
- Uses accessory to the permitted uses.

Permitted Structures

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

AL2	Municipality of South Huron Zoning By-law Section 35 Airport Lands – Airport Related Uses	AL2
-----	--	-----

Zone Provisions

Unless stated otherwise, all zone provisions for the AL2 zone shall also apply in the AL2-1 zone;

- Notwithstanding any other provisions of this By-law, within the AL2-1 zone there shall be no minimum yard requirements for buildings and structures in existence on the date of passing of this by-law;
- Within the AL2-1 zone the minimum yard depth in any yard shall be 4.5 metres for new buildings and structures;
- The area for a camping space shall be not less than 55.0 square metres;
- Open storage is permitted in any yard within the AL2-1 zone for goods, materials and equipment accessory to permitted uses;
- All activities within the AL2-1 zone shall be in compliance with the Township Noise By-law; and shall be in compliance with any required approval from the Ministry of Environment;
- The lands zoned AL2-1 are subject to site plan control, the completion of a development agreement and all other requirements of the Municipality of South Huron;
- The use of jet vehicles shall be limited to 3 weekend events per year.

DA	Municipality of South Huron Zoning By-law Section 36 Defined Area Overlay for Public Safety	DA
----	--	----

36. Defined Area Overlay for Public Safety (DA)

Defined Areas 1 and 2 are overlay zones layered on top of the underlying zone(s) to provide additional height restrictions for public safety of uses in proximity to airport lands. In all other respects, zone provisions in Defined Areas 1 and 2 are in accordance with the underlying zone(s). Nothing in the Defined Area overlay zones removes any provincial or federal jurisdiction to regulate airport lands and buildings.

36.1. Defined Area 1 (D.A. 1)

In Defined Area 1 (D.A. 1) no building, structure, trees or foliage may be higher than a height calculated based on the ratio of 1:7 from the side perimeter of an AL1 Zone, or the height restriction of the zone in which the land lies, whichever is the lesser. (That is, for every 7 metres calculated at a right angle to the side plane of the AL1 Zone, building or structure height may be increased by 1 metre, until the prescribed maximum height restriction for the zone is reached). Defined Area 1 is measured as a buffer around the active runway equal to half the length of the runway.

36.2. Defined Area 2 (D.A. 2)

In Defined Area 2 (D.A. 2), no building, structure, tree or foliage may be higher than a height calculated based on the ratio of 1:50 from the take-off threshold, or the height restriction of the zone in which the land lies, whichever is the lesser. (That is, for every 50 metres calculated at a right angle to the end horizontal plane of the take-off threshold, building height may be increased by 1 metre, until the prescribed maximum height restriction for the zone is reached). The take-off threshold is the end of the runway as determined by federal and/or provincial regulations. Defined Area 2 is measured as a buffer extending at 45 degree angles from the take-off threshold to a distance that equals double the length of the active runway.

SY	Municipality of South Huron Zoning By-law Section 37 Salvage Yard	SY
----	--	----

37. Salvage Yard (SY)

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

37.1. Permitted Uses

- salvage yard;
- uses accessory to the permitted uses, including the sale of motor vehicles and a motor vehicle repair shop.

37.2. Permitted Structures

- accessory residence to be owned/operated by the owner/staff of the permitted use;
- accessory storage containers in accordance with General Provisions
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses;
- storage shed

37.3. Zone Provisions

Zone area (maximum)	6 hectares
Property frontage (minimum)	45 metres
Front yard (minimum)	25 metres
Rear yard (minimum)	3 metres, except: Abutting any non-industrial zone: 15 metres Abutting a railway: 1 metre
Interior side yard (minimum)	3 metres, except Abutting any non-industrial zone: 15 metres Abutting a railway: 1 metre
Exterior side yard (minimum)	25 metres
Building height (maximum)	15 metres
Zone Coverage (maximum)	40%
In addition, an accessory residential use may only be established where there is a minimum zone area of 4,000 square metres	

37.4. Outdoor Storage & Display

All outdoor storage shall be surrounded by a solid fence and a planting strip with a minimum height of 3 metres or be in accordance with a site plan for the outdoor storage approved under the Planning Act. No outdoor storage shall be permitted higher than the planting strip or fence.

SY	Municipality of South Huron Zoning By-law Section 37 Salvage Yard	SY
----	--	----

Outdoor storage and display is permitted in the front yard if enclosed by the required fence or planting strip but may not be located in the required front yard or required exterior side yard.

37.5. Accessory Sale of Motor Vehicles

The motor vehicles to be sold are accessory to a motor vehicle repair shop on the property and may include the sale of other used motor vehicles. The display area for the sale of motor vehicles shall be limited to 15 vehicles and may be located in the required yard at a setback of 10 metres from the exterior side property line or front property line. This display area for the accessory sale of motor vehicles shall not include vehicles which are derelict.

37.6. Special Zones

37.6.1 SY-1 (As per by-law 45-2015)

Further to the provisions of the Salvage (SY) Zone lands zoned SY-1 shall also comply with the following:

37.6.1.1 The rear yard of the lands zoned SY-1 are limited to an area of 94 square metres wide and 111 metres deep (an area equal to 10,434 sq.m or 1.04 hectares).

37.6.1.2 Vehicle storage and stacking will be permitted in the designated rear yard to a maximum height of 3 metres.

37.6.1.3 A screening buffer of at least 1.5 metres in width is required along the perimeter of the rear yard area used for vehicle storage subject to the following:

- This buffer must be a continuous fence or vegetative buffer strip which reaches a height that matches the maximum height of vehicles stored or stacked in the rear yard.
- The buffer shall be located in the rear yard outlined in 39.6.1.1 and will be a continuous buffer required along the northerly, easterly, westerly and southerly portion of any unlicensed derelict vehicle storage area.
- A 6 metre opening for access will be allowed or where the existing barn or shop act as a visual screen.

37.6.1.4 To permit accessory sales of operational non-derelict motor vehicles in the front yard (south west area of the property in front of the exiting dwelling west of the existing driveway) at an approximate area of 60 metres frontage from the far west property line eastward along County Road No 5 by a depth of 40 metres measured from the south west property boundary northward. The number of vehicles shall be limited to a maximum of 10. A minimum setback distance of 10 metres is required from the street line to any vehicle.

37.6.1.5 All lighting and illuminating signs shall be arranged so as to deflect light away from adjacent properties.

SY	Municipality of South Huron Zoning By-law Section 37 Salvage Yard	SY
----	--	----

37.6.2 SY-2

Notwithstanding the provisions of the Salvage Yard (CSY) Zone the number of unlicensed derelict vehicles stored outdoors is unlimited in number, however, the stacking of vehicles will not be permitted. The storage of vehicles that have been partially dismantled shall be restricted to the area of existing yard with dimensions of 153 by 103 metres.

Further to the provisions of the Salvage Yard (SY) Outdoor Storage and Display provisions a solid fence or wall will be required subject to the following:

- The fence or wall shall be provided around the existing yard.
- Subject to an agreement with Council, the required fence may be removed when the required planting strip has grown to a sufficient height to suitably screen the vehicle storage.
- The fence or wall shall extend to a height of 2.13 metres, and the boarding on the fence shall be continuous and extend a minimum range of .5 metres to 2.13 metres above the ground.
- The fence shall be continuous and shall be constructed to screen the area in which vehicles are stored.

37.6.3 SY-3

Notwithstanding the provisions of the Salvage Yard (SY) Zone, lands zoned SY-3 shall have a maximum lot area of 13 ha. The sale of Christmas trees is also a permitted use on lands zoned SY-3.

D	Municipality of South Huron Zoning By-law Section 38 Future Development	D
---	--	---

38. Future Development (D)

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

38.1. Permitted Uses

- uses existing on the date of the passing of this By-law;
- uses accessory to the permitted uses.

38.2. Permitted Structures

- buildings and structures existing on the date of passing of this By-law;
- buildings and structures accessory to the permitted uses, not including the establishment of new livestock buildings

38.3. Zone Provisions

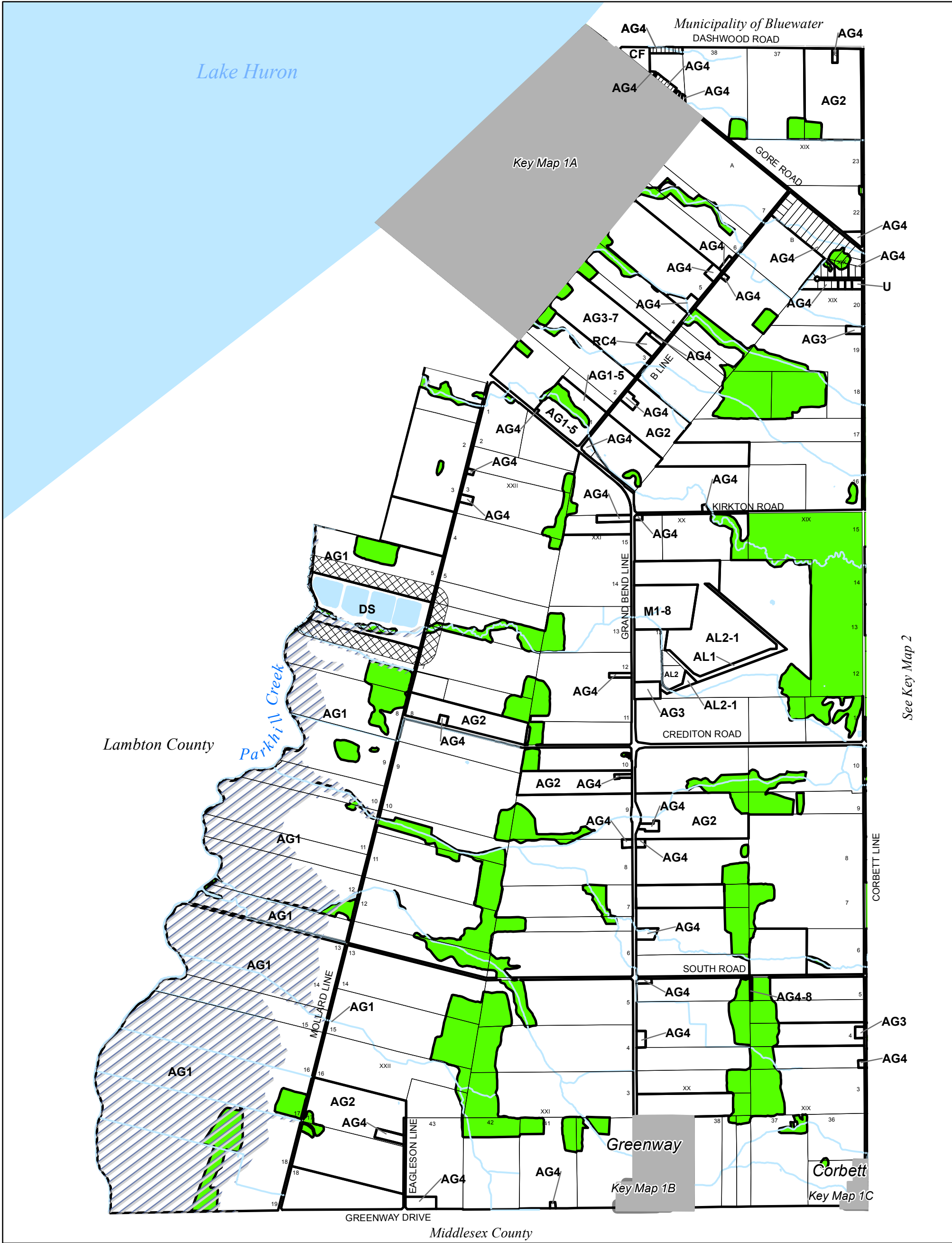
Front Yard (minimum)	10 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	7.5 metres
Exterior Side Yard (minimum)	10 metres

38.4. Special Provisions

Final approval of subdivision of land in a Future Development zone will not be permitted prior to a rezoning to the applicable zone.

Existing residences will be allowed to expand, enlarge or reestablish provided that the provisions of the Residential Medium Density (R2) Zone are complied with and the number of dwelling units is not increased.

DRAFT



See Key Map 2

DS Zone Buffer

Property Boundary

Watercourses

Waterbody

Top of Bank

Floodplain

AG1 (Unless otherwise noted)

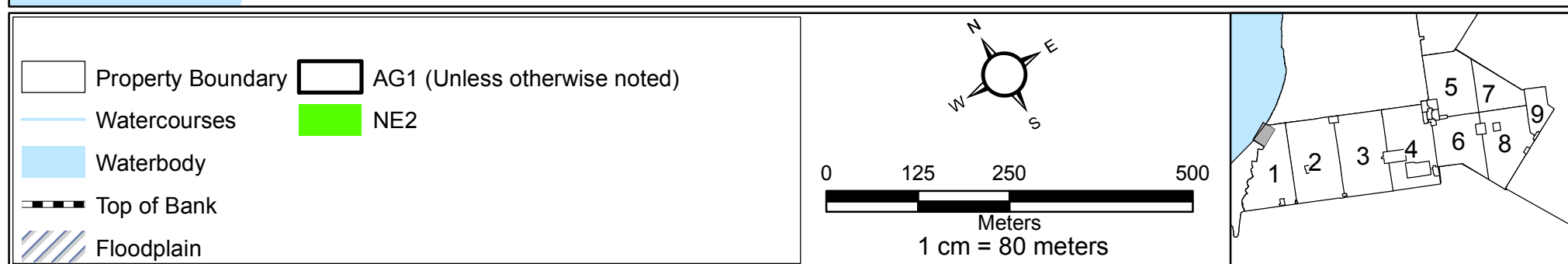
NE2

Settlement Boundary

05001,0002,000

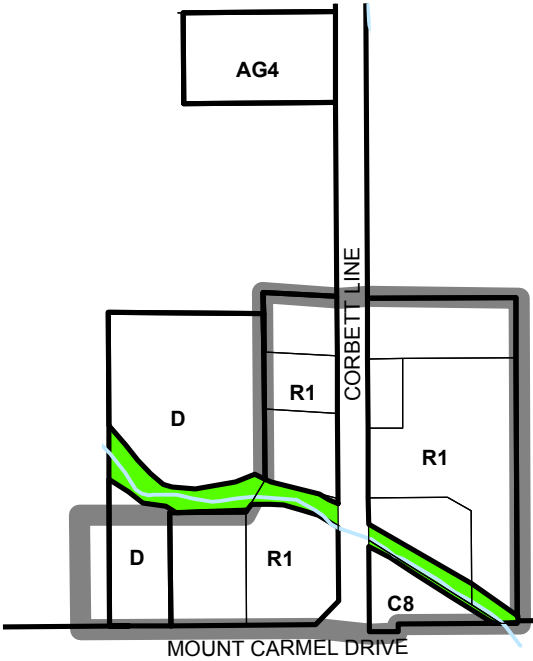
Meters

1 cm = 320 meters

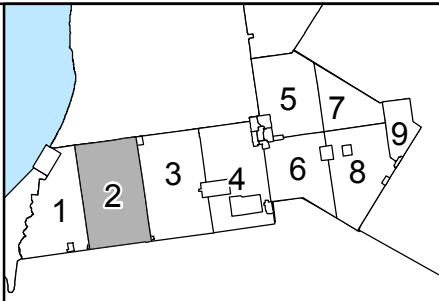
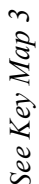


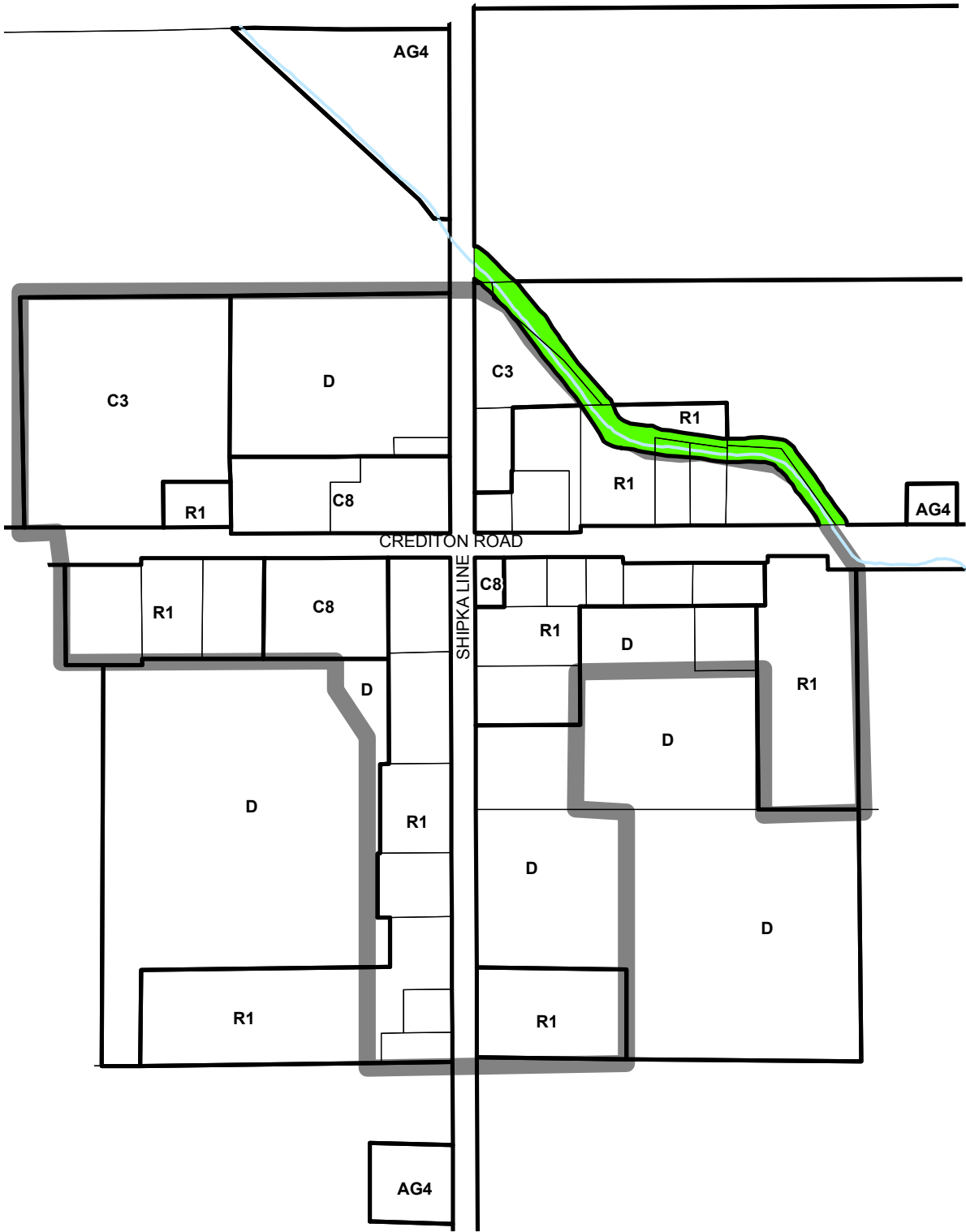
See Key Map 1

See Key Map 2



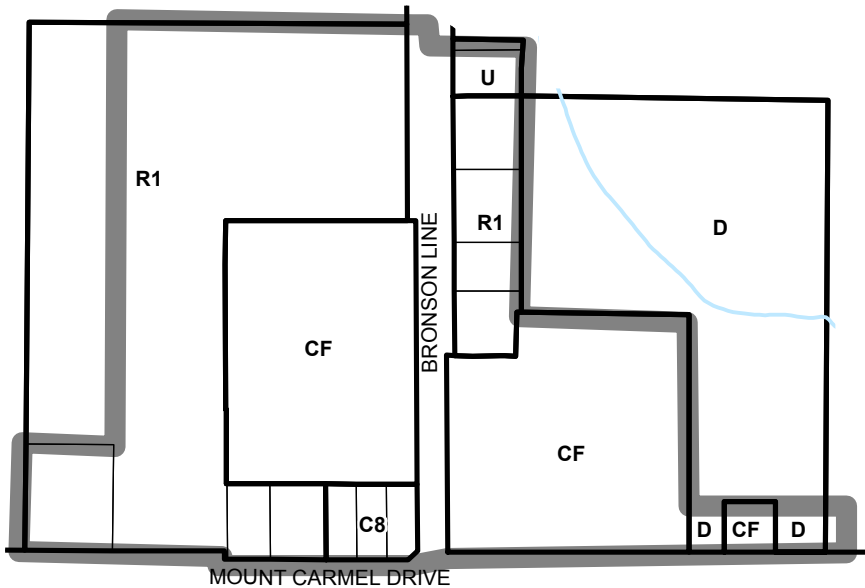
Middlesex County





See Key Map 2

See Key Map 3



Middlesex County

Municipality of Bluewater



See Key Map 2

See Key Map 3

Property Boundary

Watercourses

AG1 (Unless otherwise noted)

NE2

Settlement Boundary

N

W

S

E

0

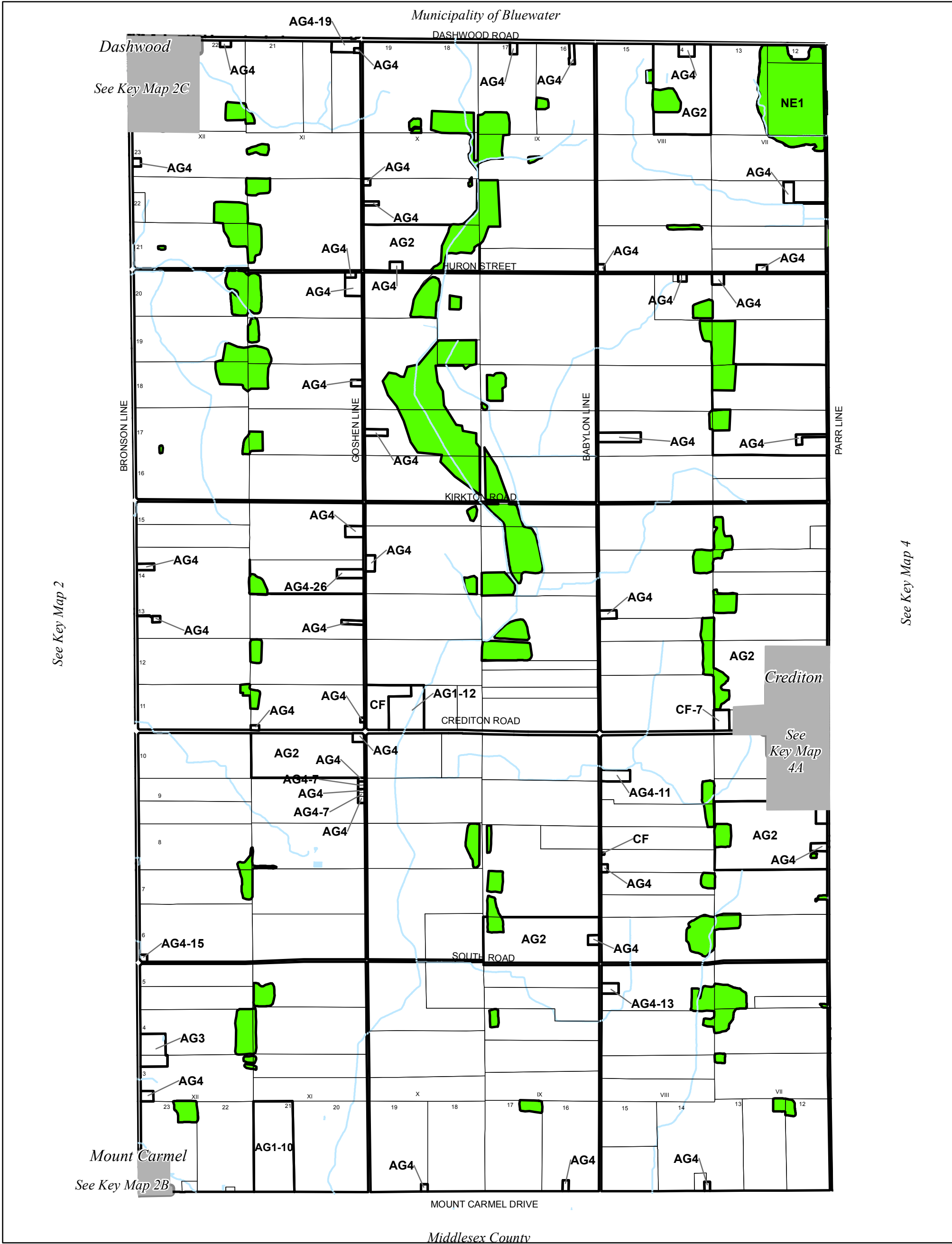
80

160

320

Meters

1 cm = 50 meters



Property Boundary

Watercourses

Waterbody

AG1 (Unless otherwise noted)

NE1 or NE2 - Special

NE2

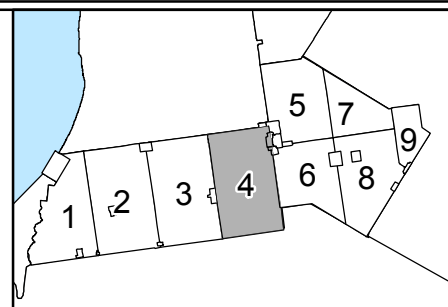
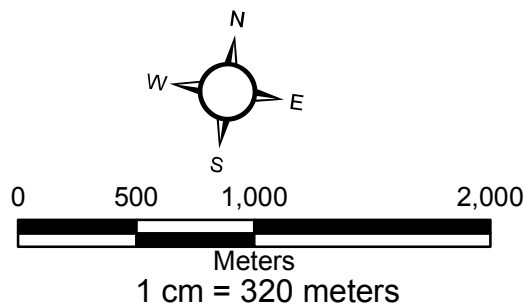
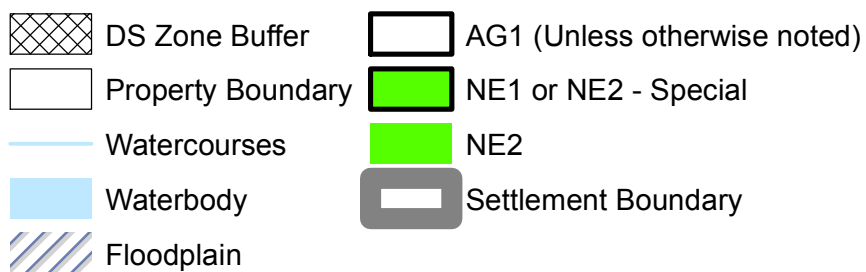
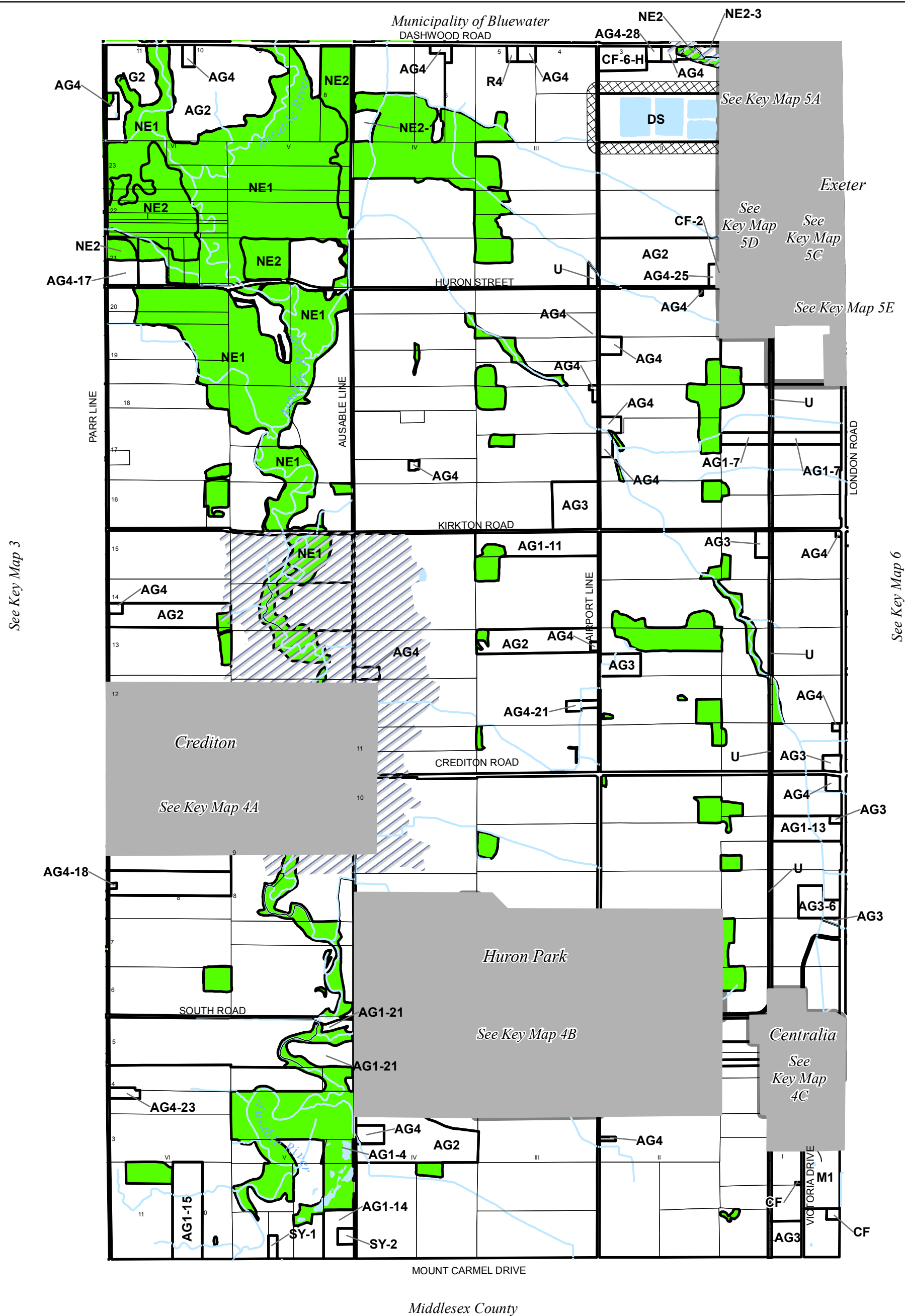
Settlement Boundary

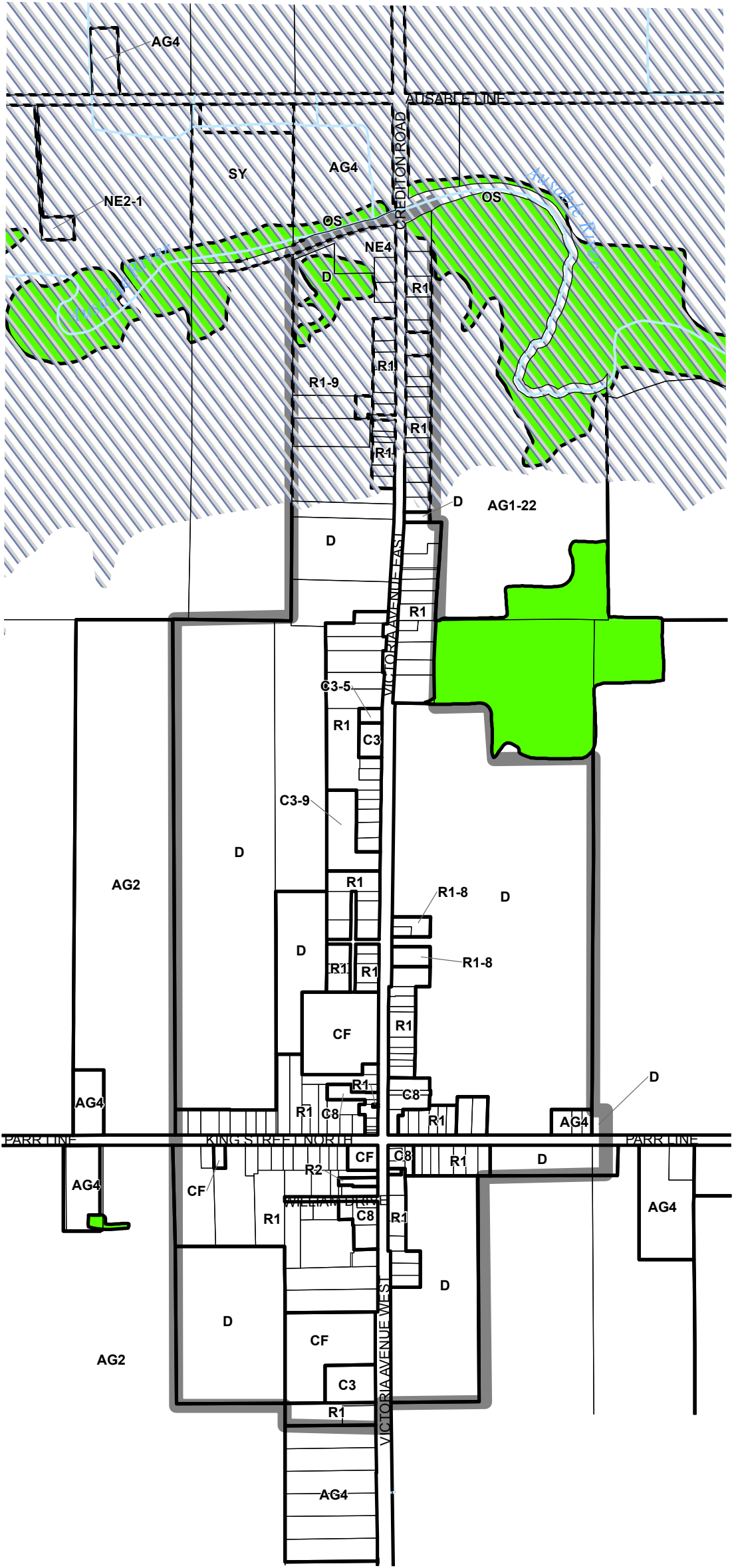
N
W
E
S

0 500 1,000 2,000

Meters

1 cm = 320 meters





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

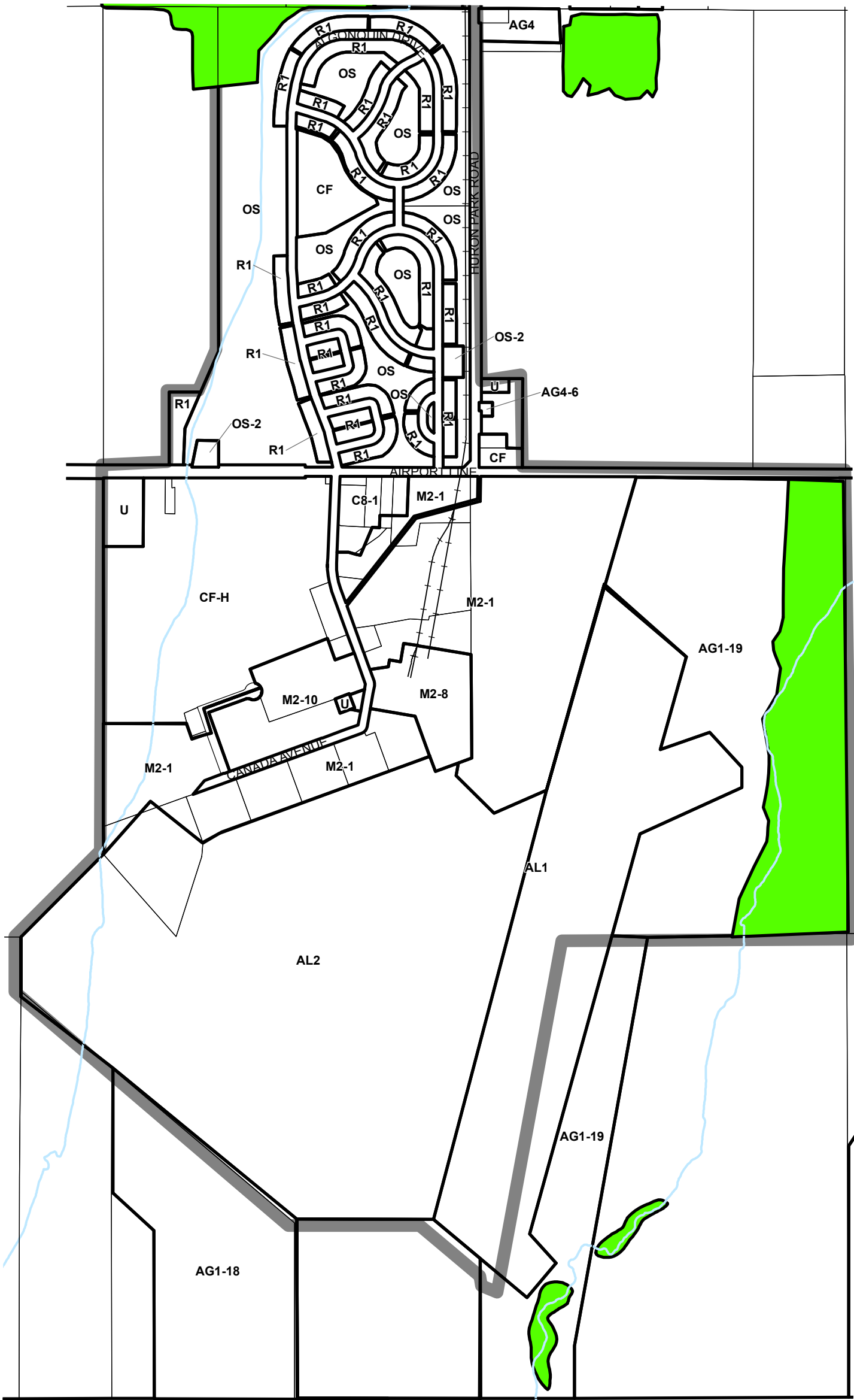
160

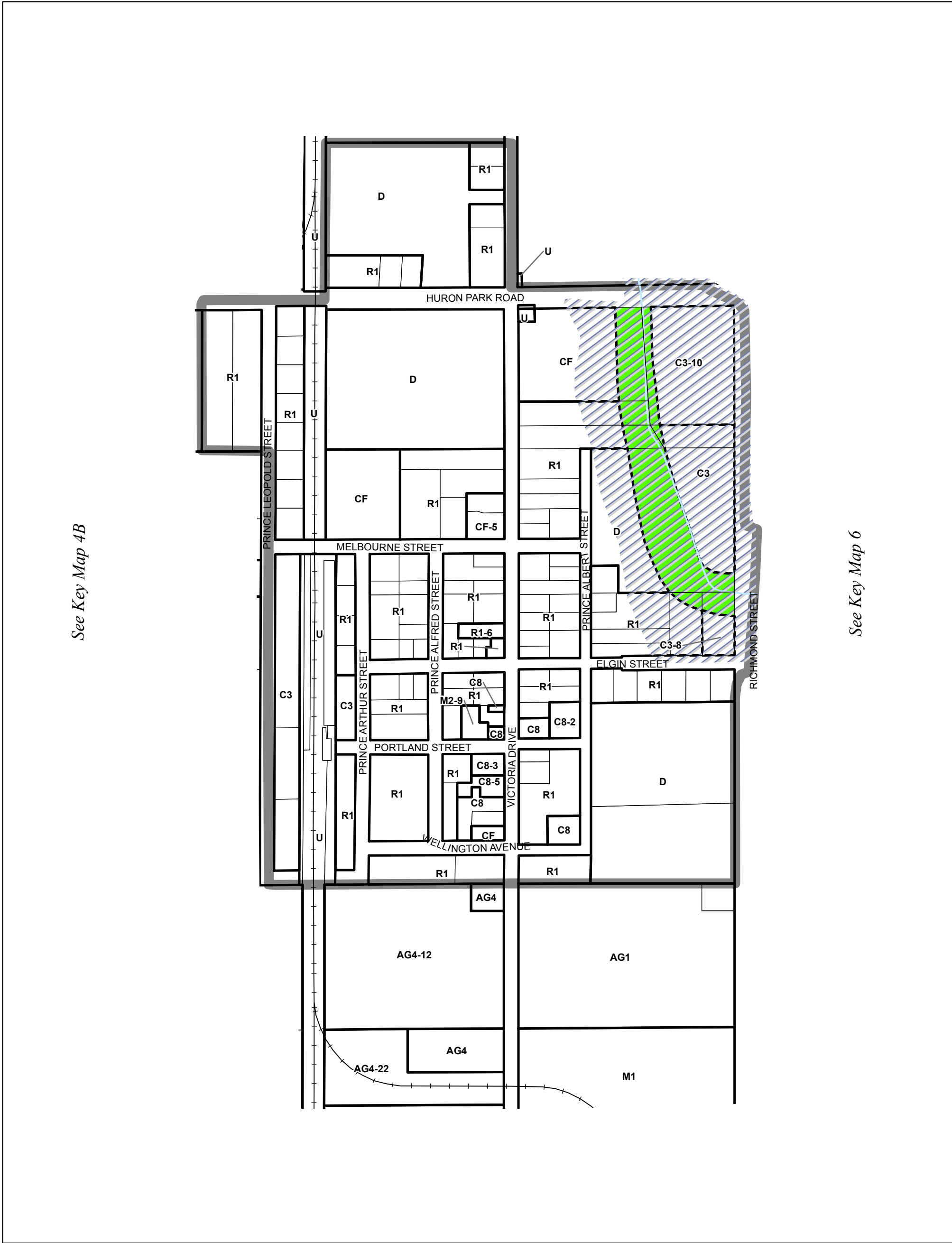
320

640

Meters

1 cm = 100 meters





Property Boundary

Watercourses

Floodplain

AG1 (Unless otherwise noted)

NE2

Settlement Boundary

N

W

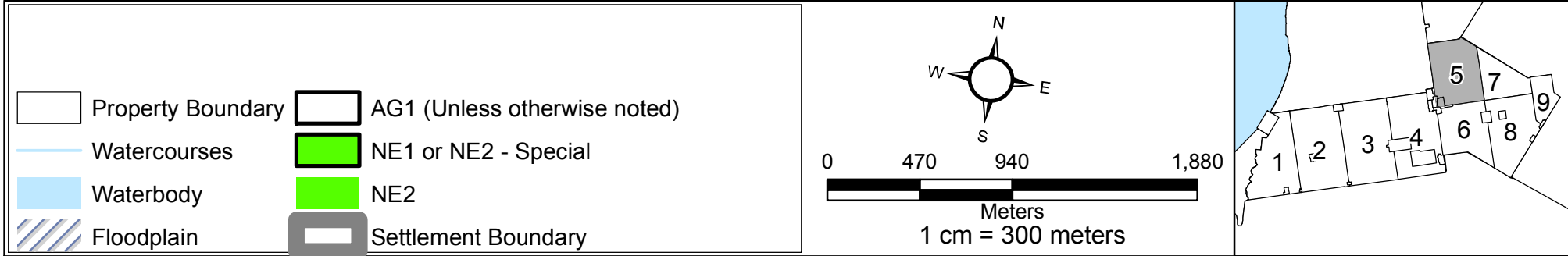
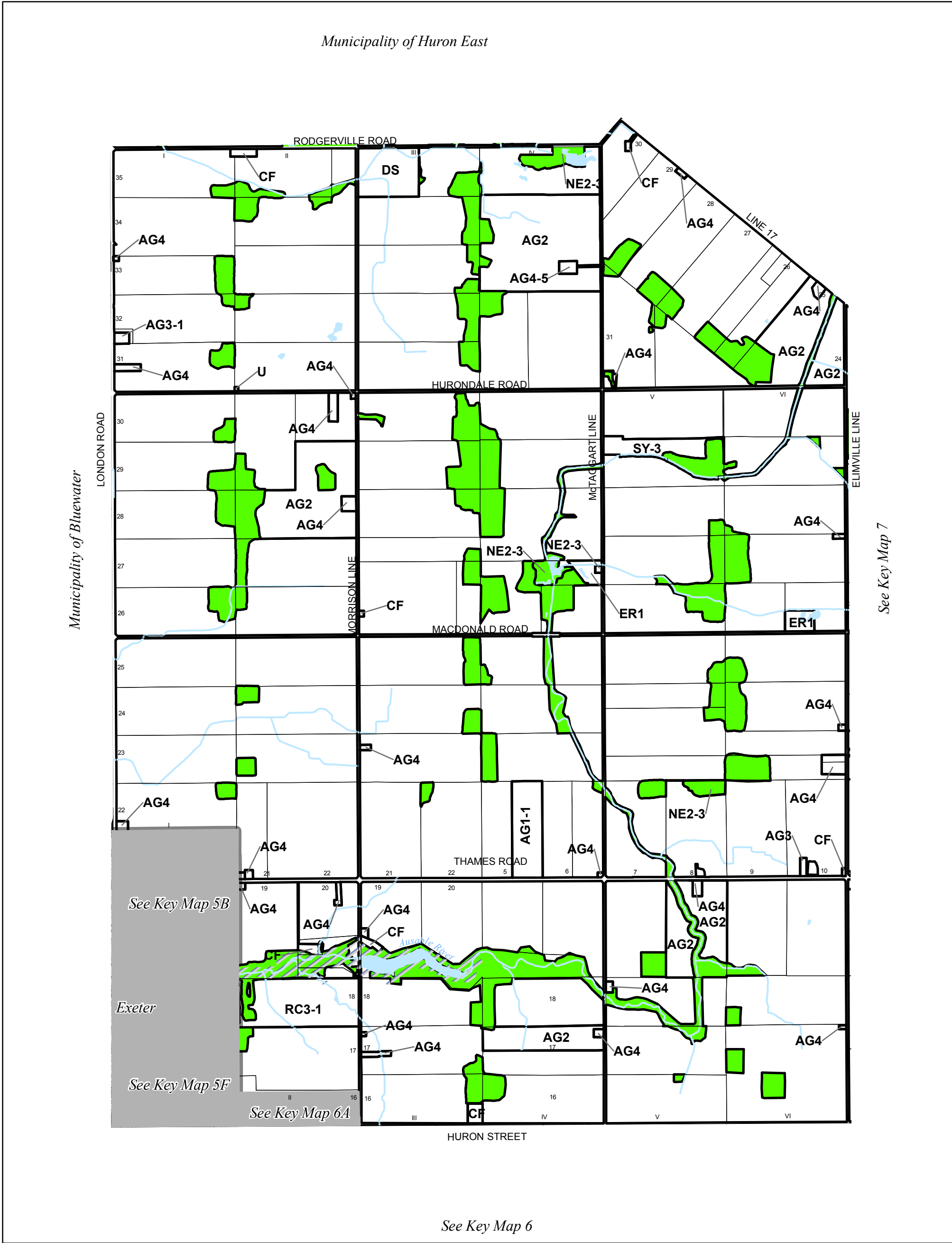
S

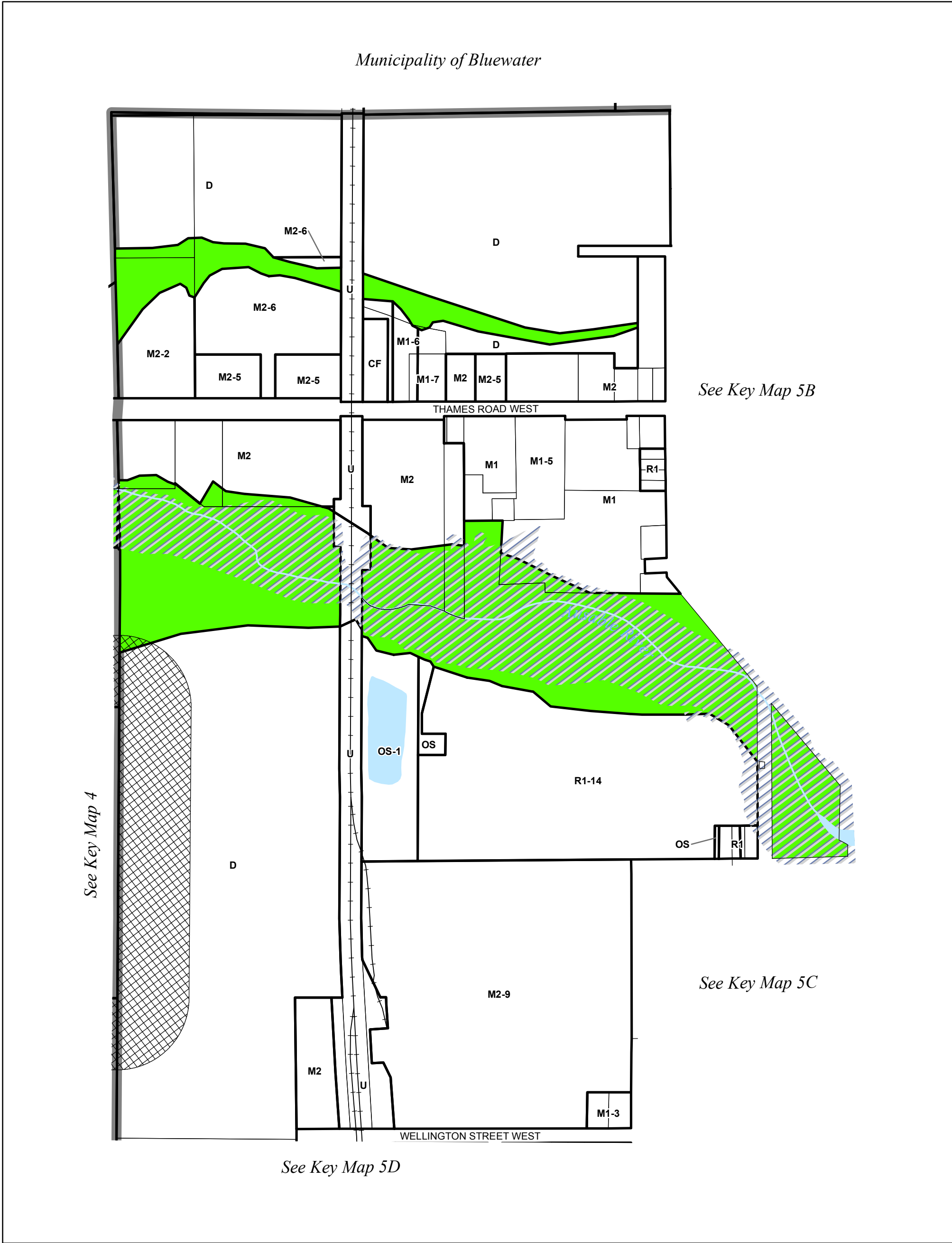
E

080160320

Meters

1 cm = 50 meters





DS Zone Buffer

Property Boundary

Watercourses

Waterbody

Floodplain

AG1 (Unless otherwise noted)

NE1 or NE2 - Special

NE2

Settlement Boundary

080160320

Meters

1 cm = 50 meters

The map displays a grid of land parcels, each designated with a specific zoning code. The codes include:

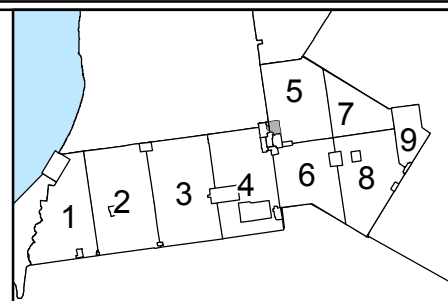
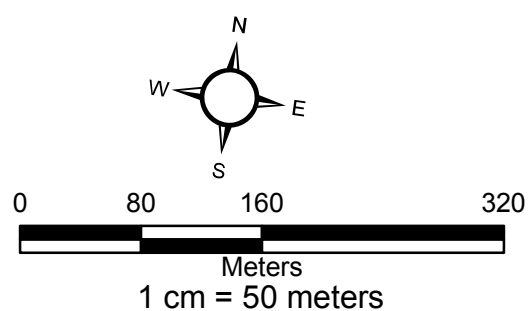
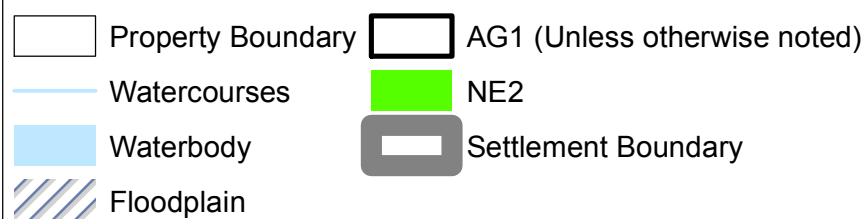
- C3, C3-H, C3-3, C3-2, C3-1, C3-4:** Commercial zones.
- M2, M2-H, M2-4, M1, M1-1, M1-2:** Medium-density residential zones.
- R1, R2, R3-7, R4-1:** Single-family residential zones.
- D:** District office zone.
- OS:** Office service zone.
- CF:** Community facility zone.

Key streets 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
- Orchard Street
- Hillcrest Drive
- George Street
- Pickard Road

The map also indicates the location of the Windsor International Airport and the Windsor River. 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



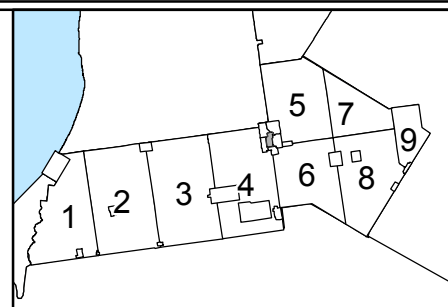
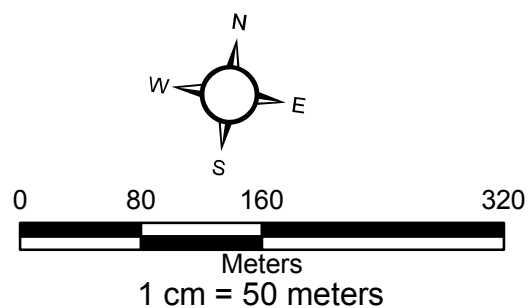
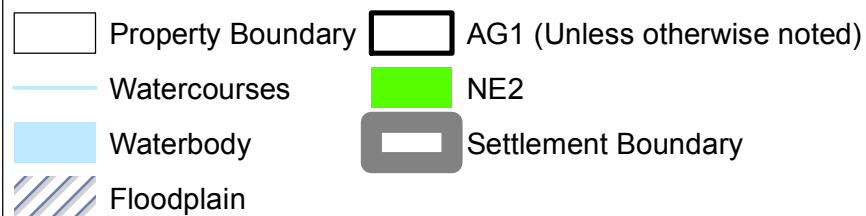
DRAFT

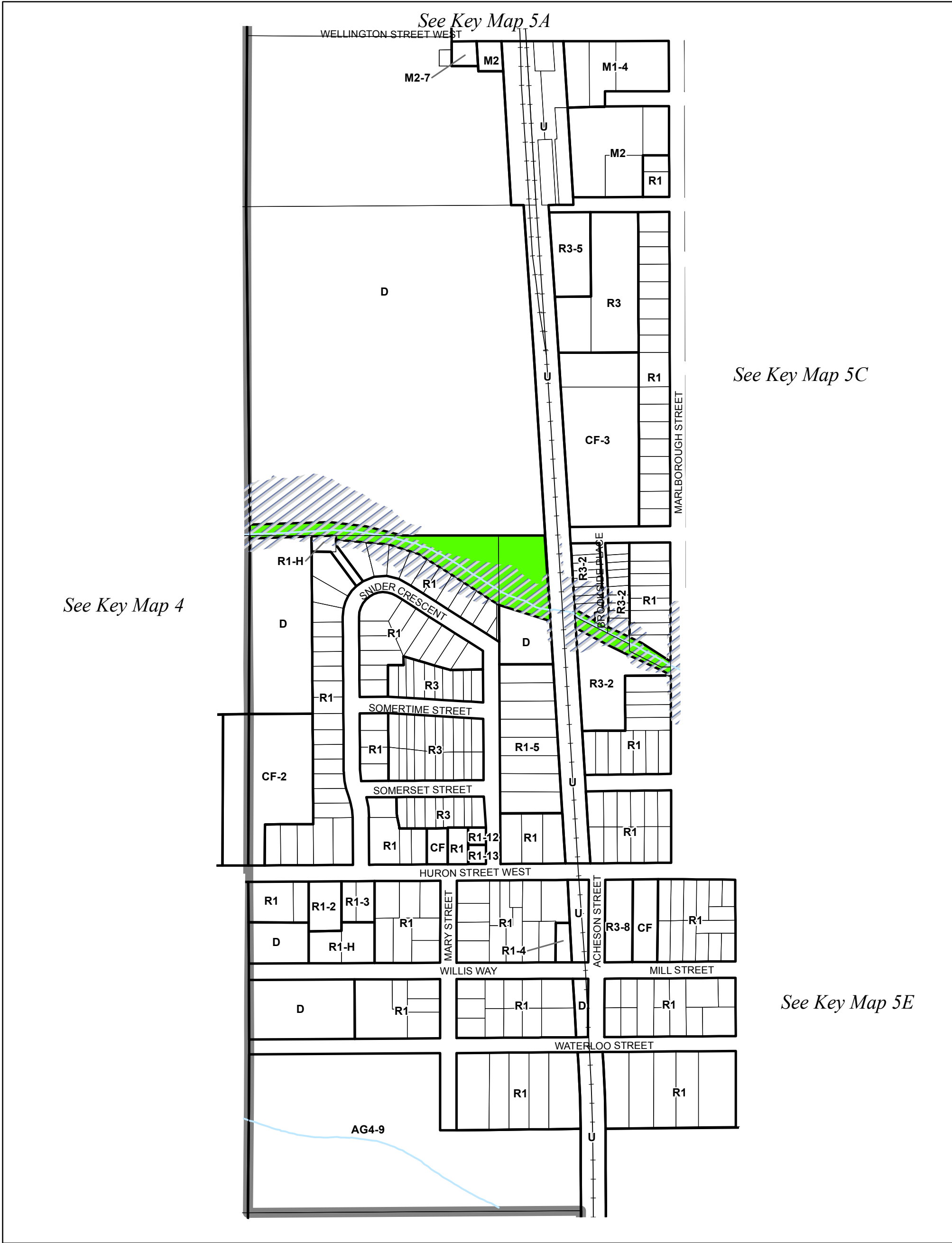
See Key Map 5B

See Key Map 5F

See Key Map 5D

See Key Map 5E





Property Boundary

Watercourses

Floodplain

AG1 (Unless otherwise noted)

NE2

Settlement Boundary

N

W

S

E

0

70

140

280

Meters

1 cm = 44 meters

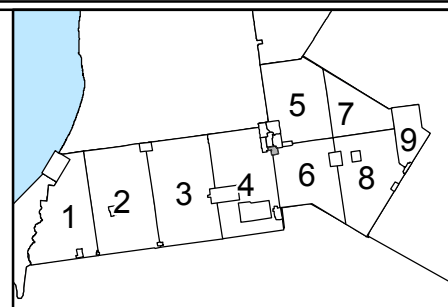
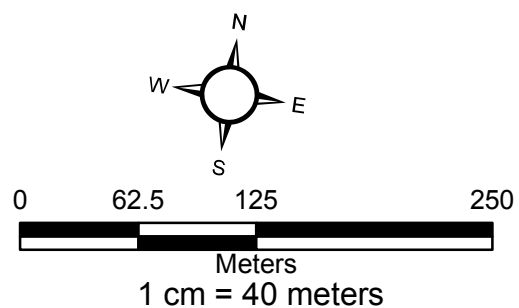
DRAFT

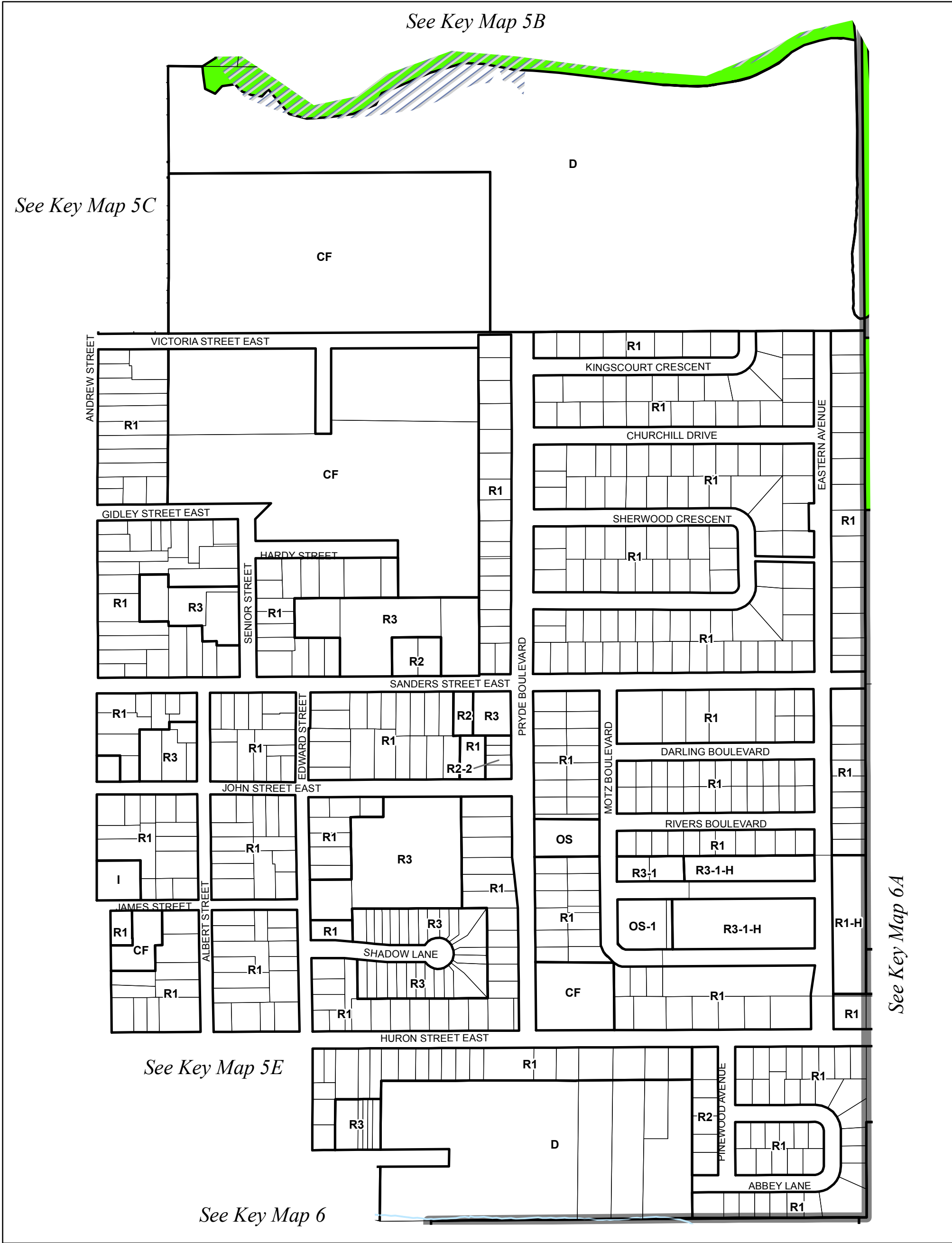
See Key Map 5F



See Key Map 4

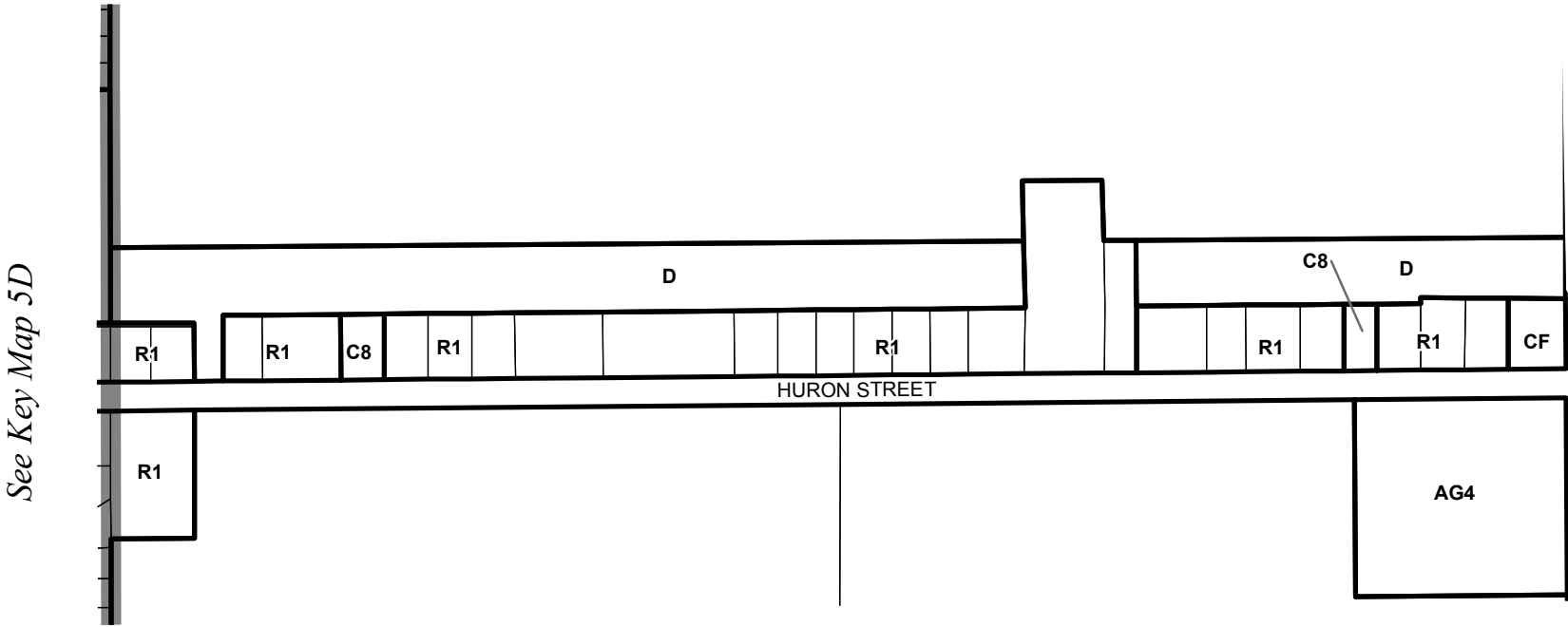
See Key Map 6





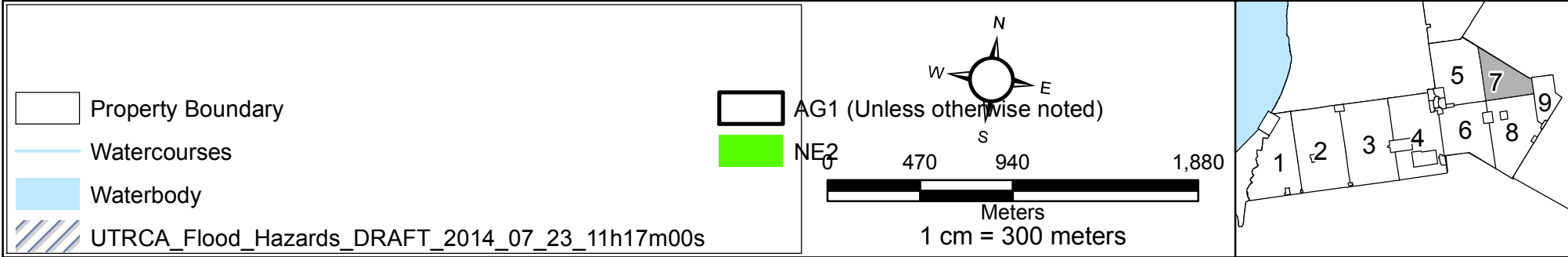
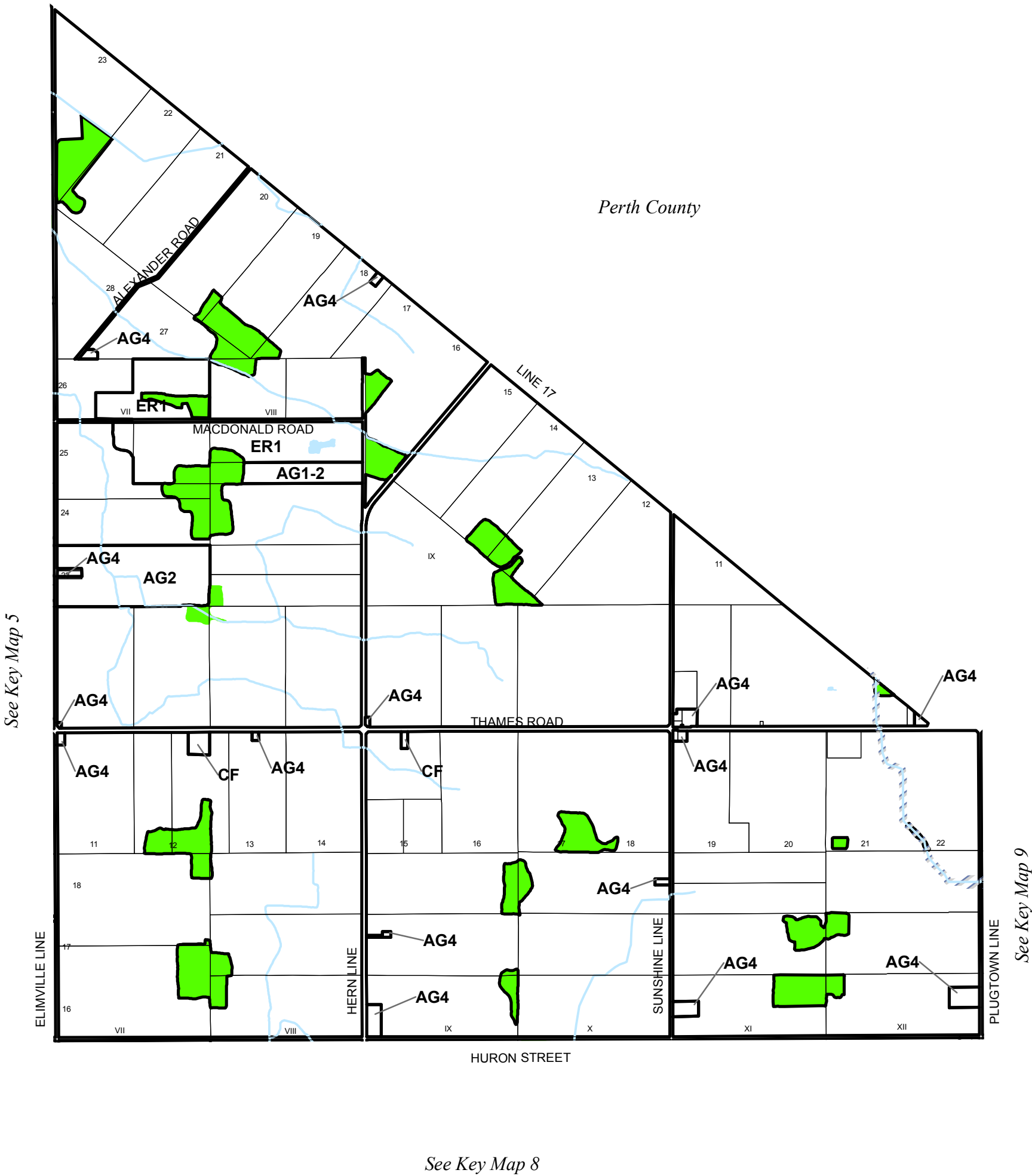
Middlesex County

See Key Map 5

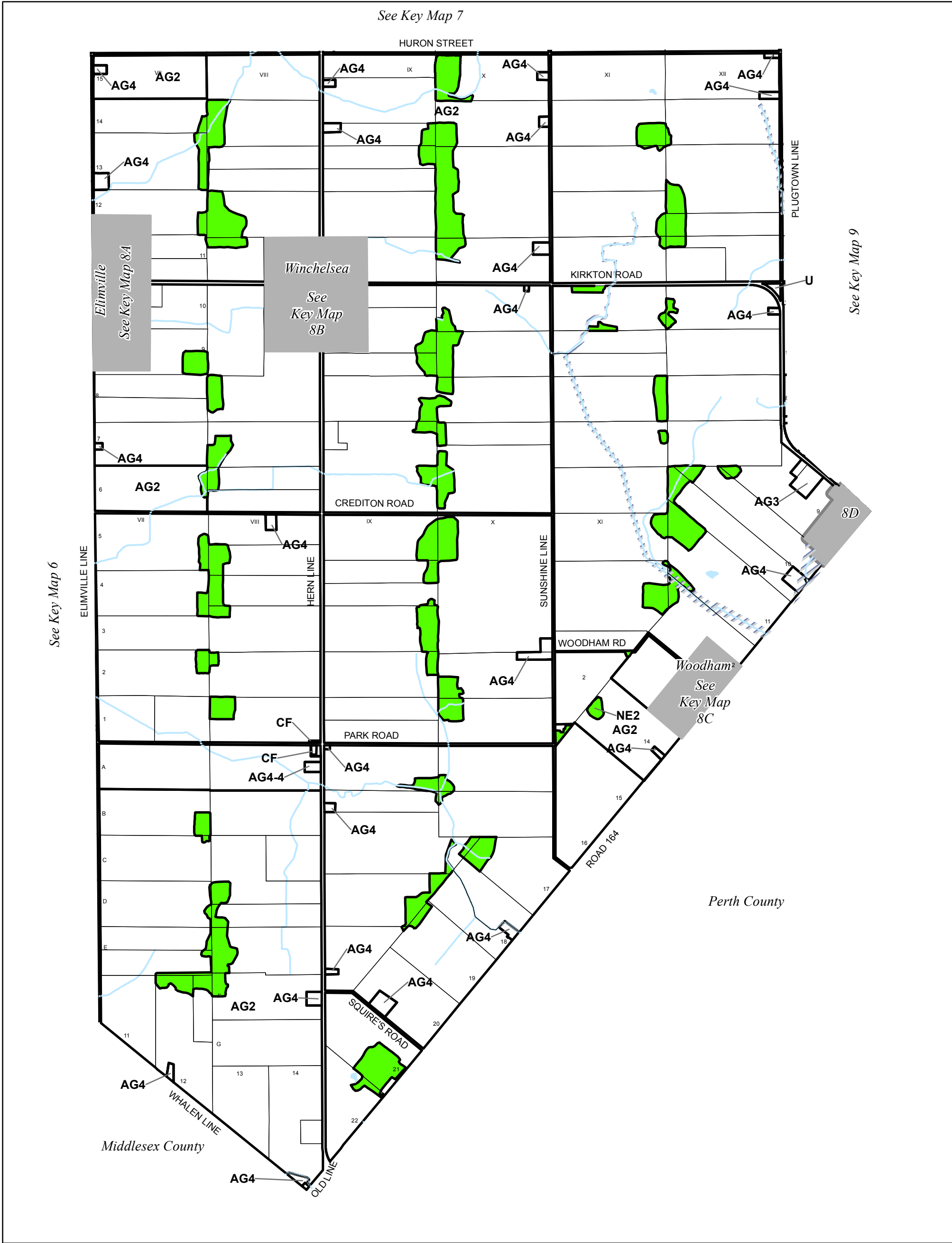


See Key Map 6

DRAFT



DRAFT



Property Boundary

Watercourses

Waterbody

UTRCA_Flood_Hazards_DRAFT_2014_07_23_11h17m00s

AG1 (Unless otherwise noted)

NE2

Settlement Boundary

N

W

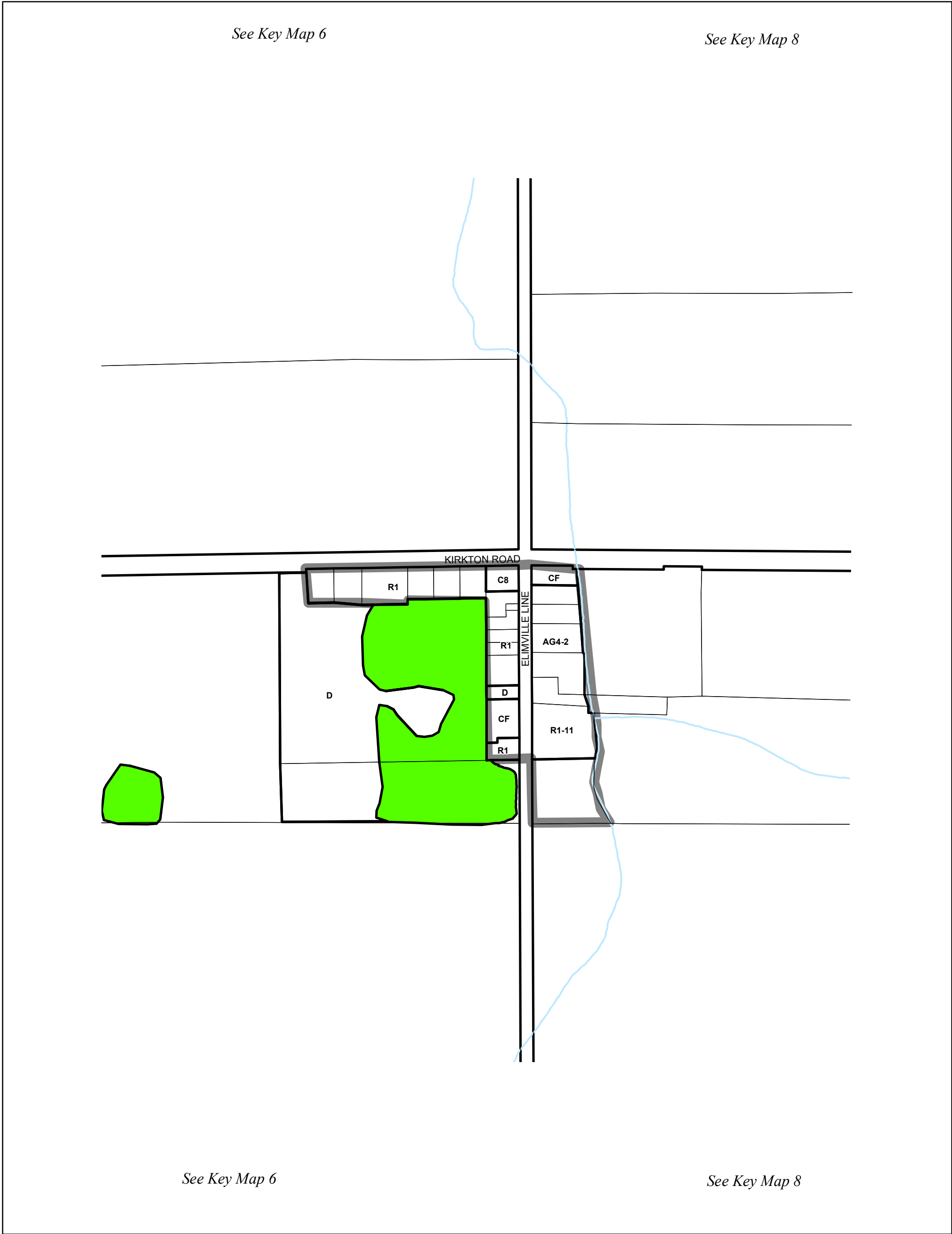
E

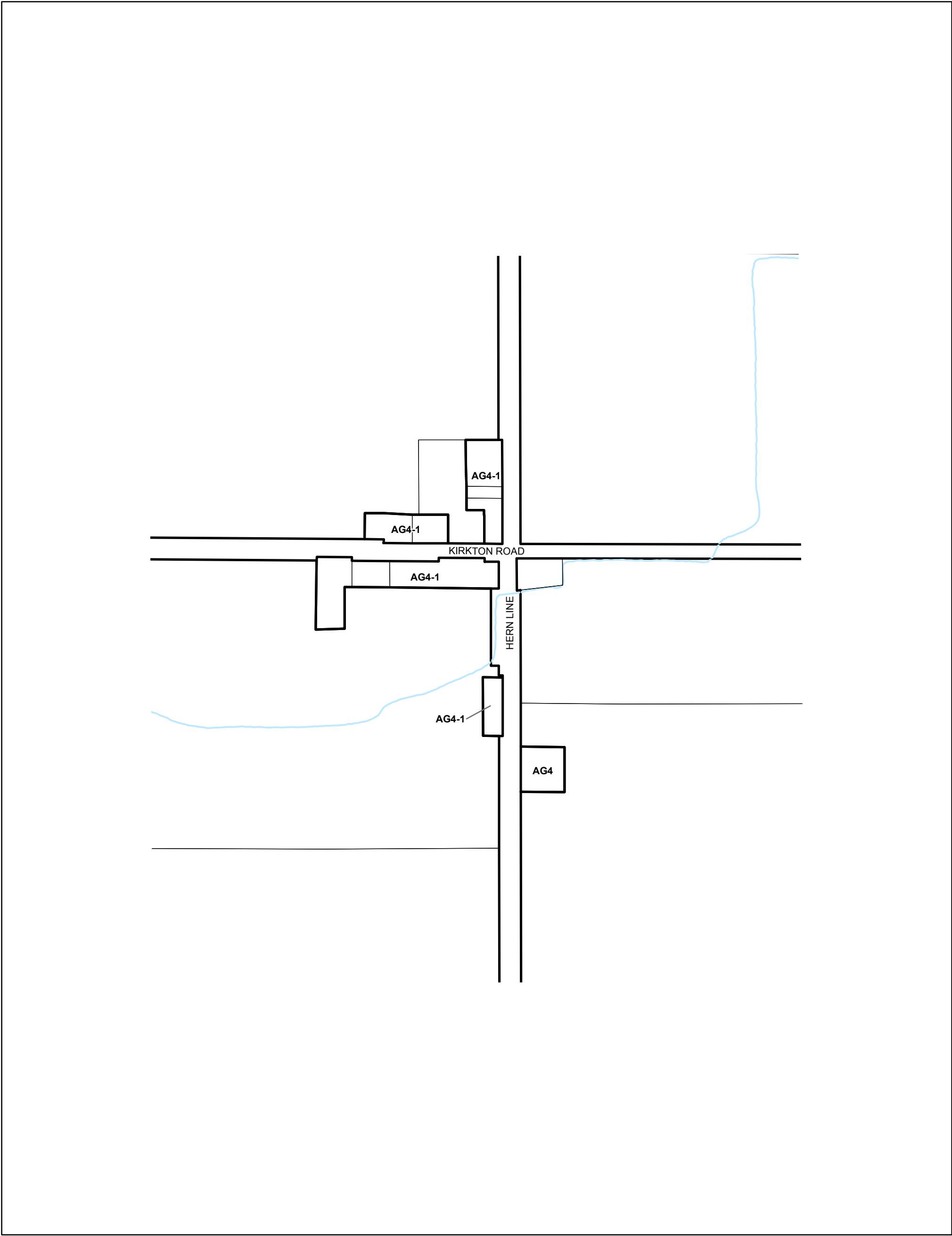
S

500 1,000 2,000

Meters

1 cm = 320 meters





Property Boundary

AG1 (Unless otherwise noted)

Watercourses

N

W

S

E

0

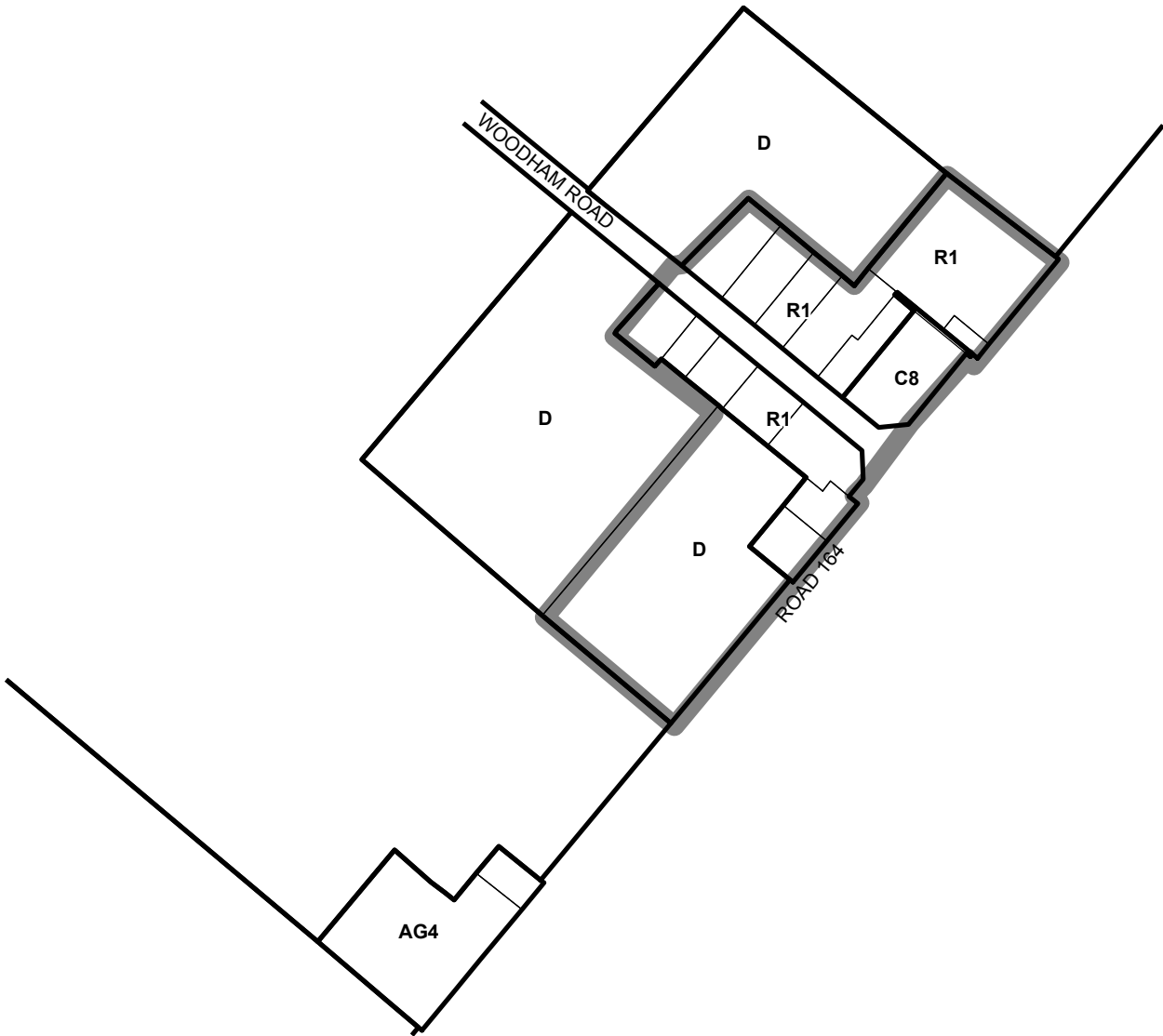
80

160

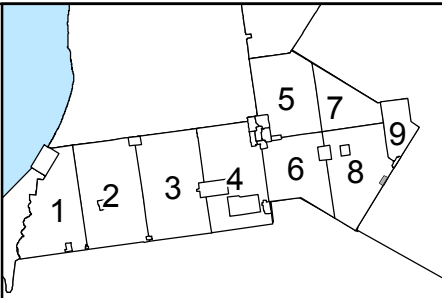
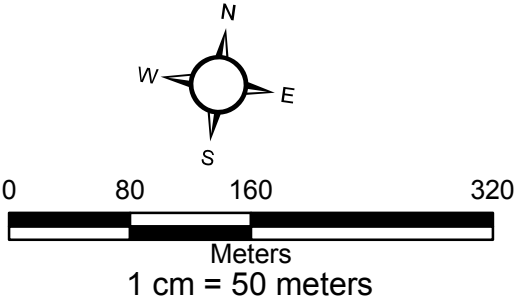
320

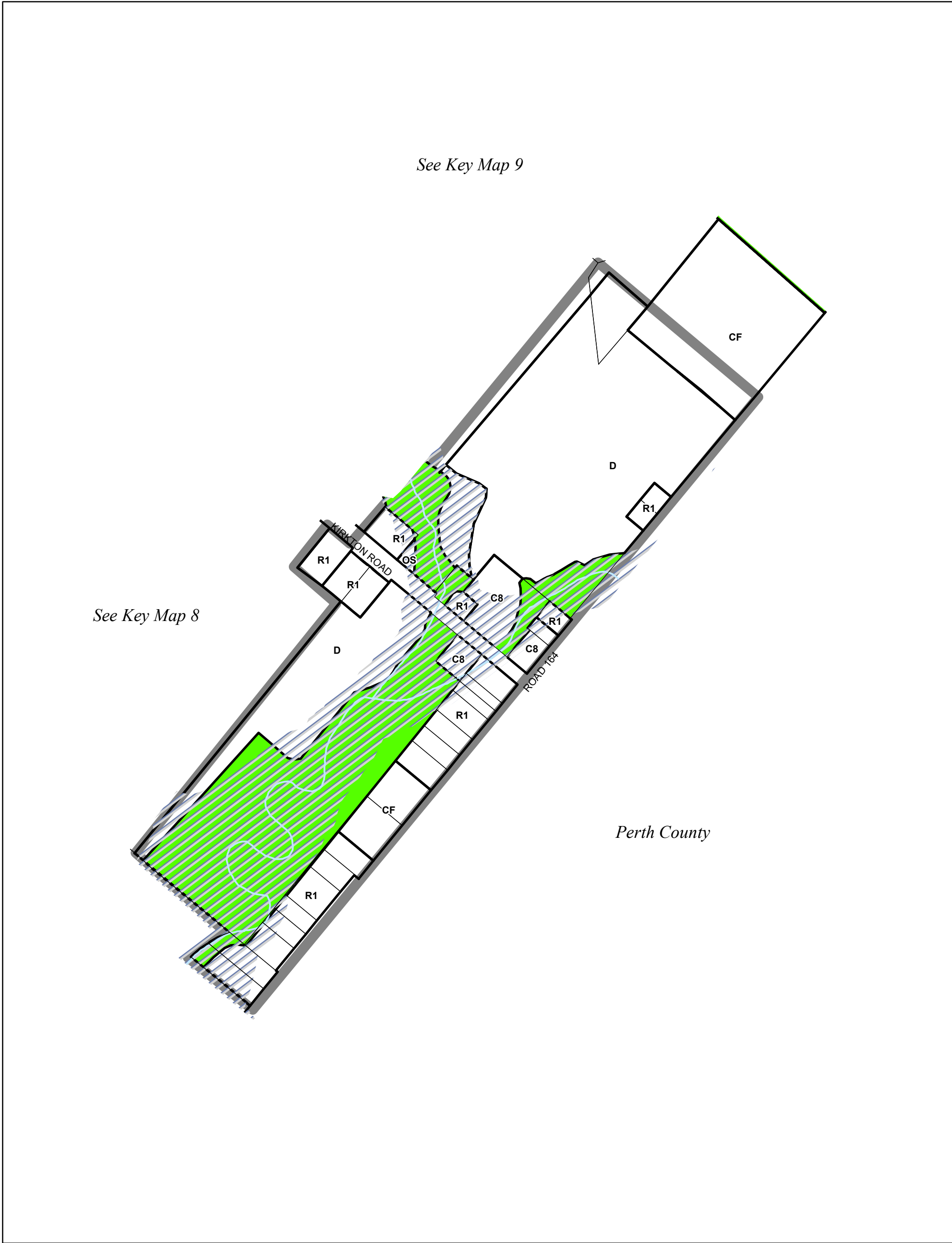
Meters

1 cm = 50 meters



 Property Boundary  AG1 (Unless otherwise noted)
 Settlement Boundary





Property Boundary

Watercourses

UTRCA_Flood_Hazards_DRAFT_2014_07_23_11h17m00s

AG1 (Unless otherwise noted)

NE₁ or NE₂ Special

NE₂

Settlement Boundary

N

W

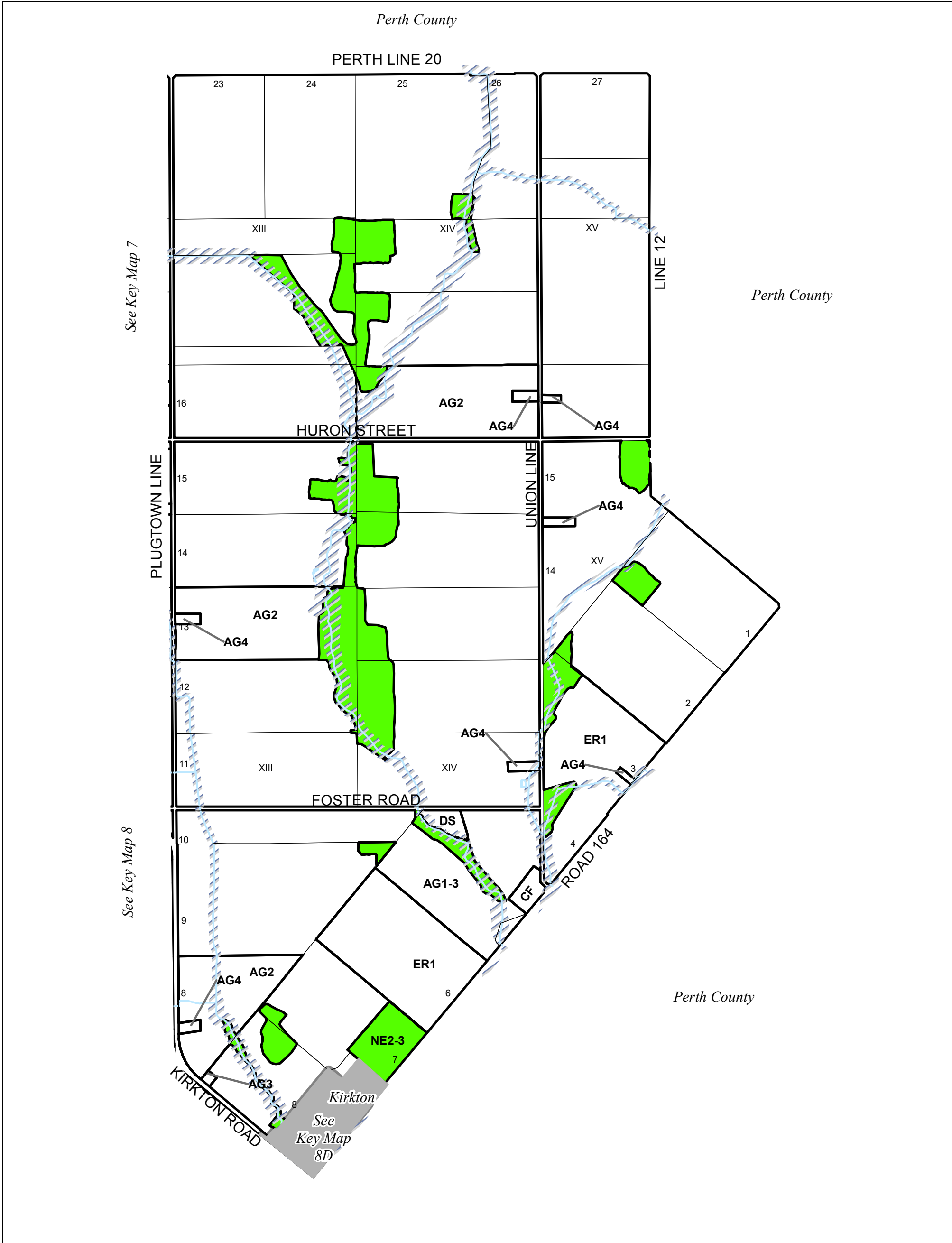
E

S

0 80 160 320

Meters

Scale bar



Property Boundary

Watercourses

Waterbody

UTRCA_Flood_Hazards_DRAFT_2014_07_23_11h17m00s

AG1 (Unless otherwise noted)

NE1 or NE2, Special

NE2

Settlement Boundary

N
W
E
S

0 312.5 625 1,250

Meters

Scale bar

Inset map showing the location of the main map area within a larger context.



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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

www.huroncounty.ca

To: Mayor and Members of South Huron Council
 From: Sarah Smith, Planner
 Date: June 22, 2018

Re: South Huron Comprehensive Zoning By-law July 3 Public Meeting

This report is provided for consideration at South Huron Public Meeting July 3rd, 2018 regarding the South Huron Comprehensive Zoning Bylaw.

RECOMMENDATION

That Council receive this report and the South Huron Zoning By-law Draft dated June 22, 2018 for information and following the July 3rd Public Meeting direct that the South Huron Zoning By-law come back to Council on July 16, 2018 for first and second reading.

BACKGROUND

The Municipality of South Huron currently has three separate Zoning By-law (Exeter, Usborne and Stephen) with a combined length of over 170 pages, including over 175 key maps. These by-laws 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:

- April 16, 2018*
 - Summary Report to South Huron Council advising of project status and summary of key changes in new comprehensive zoning by-law
 - Draft Zoning By-law included in Council package – Draft dated April 10th, 2018
 - Request to proceed with Public Open House and Public Meeting
- May 1, 2018*
 - Committee of the Whole meeting to review April 10th Draft Zoning Bylaw
 - Review of project history and background of Comprehensive Zoning By-law
 - Summary of key changes or elements by zone
- May 10, 2018*
 - Advertised Public Open House regarding draft dated April 10th, 2018
 - Information panels summarizing key changes in Zoning By-law

- Panels of Commercial zones prepared for public to add ideas for additional permitted uses
- Zone maps made available to review site specific property zoning
- Huron County Planning Department staff at meeting to meet with public and discuss by-law and/or properties
- Comment sheets were made available for those within to make comment on the draft By-law

May 17, 2018 - Committee of the Whole meeting to review materials and comments received during Public Open House

- Direction from COW to make changes to Zoning By-law following public open house and prepare South Huron Zoning By-law Draft #2

June 11, 2018 - Committee of the Whole meeting to review South Huron Zoning By-law Draft # 2, dated June 5th, 2018

- Direction from COW to make changes to Zoning By-law following review and prepare South Huron Zoning By-law Draft #3

<i>July 3, 2018</i>	<ul style="list-style-type: none"> - Advertised public meeting to obtain comments from public on South Huron Zoning By-law <ul style="list-style-type: none"> - Draft #2 dated June 5th, 2018 still made available on South Huron website for public access - Draft #3 released for public review dated June 22nd, 2018 (includes changes made as a result of June 11 Committee of the Whole)
---------------------	---

SUMMARY OF CHANGES ON DRAFT #2 AND #3

As a result of the Public Open House, public comments received during advertised public commenting period, and Committee of the Whole Meetings held May 17th and June 11th the following is a summary, but is not an exhaustive list and each respective Draft copy of the Zoning By-law should be reviewed.

Draft # 2 Changes (June 5th, 2018 Draft By-law – changes highlighted in Blue of Draft Document)

- Agri-tourism, On-Farm Diversified Uses, Value Added, and Agricultural Related Uses and Definitions as well as recognition of permitted uses in AG1 zones and AG3 zones accordingly
- Definition of Barrier Free Type A and Type B space
- Modified definition of Personal Services shop
- Removal of “recreational residence” classification in LR1 Lakeshore Residential Zone
- Additional uses throughout commercial zones (C3, C4, C5, C6, and C7 zones);
- Microbrewery definition and added permitted uses in Commercial Zones;
- Height implemented of 10 metres for accessory structures on AG4 properties;
- Permitted encroachments for Awnings, Canopies, Balconies and Signs in Commercial Zones and Barrier-Free Structures;
- Special Provisions added as a result of recent Site Specific Zoning By-law Amendment applications heard before South Huron Council;

- Grammar and formatting changes.

Draft # 3 Changes (June 22nd, 2018 Draft By-law – changes highlighted in Green of Draft Document)

- New definition for Farm Winery and Estate Winery. Recognition that a winery is also referred to as a brewery, cidery, distillery or meadery;
- Additional permitted uses throughout commercial zones (C3, C4, C5, C6, and C7 zones);
- Additional permitted uses permitted in Thames Road Corridor area M1 (light Industrial) and M2 (General Industrial);
- Removal of exceptions to livestock for horse drawn vehicle transportation;
- Addition of accessory building ground floor area cap (100sqm);
- Clarification of extractive setback of 90m for dwelling on same lot and 300m on adjacent lot
- For LR1 (Lakeshore Residential) Zoned properties abutting Lake Huron, the lake is considered the front yard;
- For R1 (Residential Low Density) Zoned properties in Huron Park Residential area, the road is considered the front yard;
- Directive to change yard requirements for front, and interior in Residential zones;
- Removal of 2 main use limit in Highway Commercial Zone;
- Removal of setback requirement to residential for Car Wash;
- Increased height provisions throughout all zones to accommodate for modified definition in ZBL that height is measured as the highest point of a roof.
- Grammar and formatting changes.

NEXT STEPS

The intent of this Public Meeting is to comply with the statutory requirements under the Planning Act that a public meeting be held to provide public and interested individuals the opportunity to make comment before Council on the draft document.

Following the Public Meeting comments received will be recorded and reviewed accordingly. Staff will prepare and finalize a final draft of the South Huron Zoning By-law. It is intended the next version of the Zoning By-law will be brought before South Huron Council for consideration, with potential first and second reading of the by-law, at the July 16th, 2018 Council Meeting.

I will be present at the July 3rd Public Meeting to speak to this report and provide further elaboration as required.

Sincerely,

‘original signed by’

Sarah Smith, Planner

From: Blue Haven Cottage-John Buechler [mailto:wjblb@hay.net]

Sent: May-08-18 9:12 AM

To: Planning <planning@southhuron.ca>

Subject: Comments on New Zoning ByLaw as it relates to the Kingsmere Subdivision

To the Council of the Municipality of South Huron

I would like my comments here to be included in the information received by the council as it finalizes the zoning bylaw.

First, I would like to look at the permitted uses in the Bluewater lake shore residential zone. Section 17.1 permits a single detached dwelling. That is what I want contained in our zoning bylaw. There is absolutely no reason to discriminate between our properties in South Huron and the lake shore properties in Bluewater. The residents of Bluewater clearly have more input with their council and with the planning department, even though the planning department is the same as ours.

LR1**Municipality of Bluewater Zoning By-law
Section 17 Lakeshore Residential Zone (LR1)****Section 17 Lakeshore Residential Zone (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:

17.1. PERMITTED USES

- conservation
- passive recreation
- public park
- single detached dwelling

17.2. ACCESSORY USES

- uses accessory to the permitted uses

17.3. PERMITTED STRUCTURES

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses

17.4. ZONE PROVISIONS

Zone area, including all portions of the property zoned NE3 (min.)	1,850 m ²
Property frontage (min.)	23 metres
Front yard (min.)	7.5 metres
Interior side yard (min.)	3 metres
Exterior side yard (min.)	3 metres
Rear yard (min.)	7.5 metres
Zone coverage (max.)	25%
Building height (max.)	12 metres

DRIVEWAY SETBACKS

Driveways shall be a minimum of 1 metre from the side property line.

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.

STORAGE SHEDS ON VACANT PROPERTIES

On vacant properties in the LR1 Zone, one accessory storage shed is permitted prior to the construction of the main single

17.5. SPECIAL ZON**17.5.1. LR1-1**

Notwithstanding any prov LR1-1 the following provi:

Front yard (min.)
Rear yard (min.) Lots 1 through 5, P Lots 8 through 15, with no structures or s systems permitted in t rear yard.
Zone coverage (max.)
Driveway width (max.)
A maximum of 30% or zoned area may be cl

17.5.2. LR1-2

Notwithstanding any prov LR1-2 the following provi:

- a) All buildings and struct metres from the west pro
- b) the area covered by al exceed 200 m², and
- c) the septic system shall building.

17.5.3. LR1-3

Notwithstanding any prov LR1-3 the following provi:

- a) Front yard (min
- b) Building height

In addition to the limitation structures in the General combined maximum size including an attached pri exceed 60 m².

17.5.4. LR1-4

Notwithstanding any prov LR1-4 two main dwellings

b

I now look at the definitions in the Township of Stephen zoning bylaw 2.135 which describes a recreational residence as a single-family detached dwelling used for recreational purposes during all seasons including recreational purposes but which is not supplied with the full complement of municipal services. I can tell you that this definition was developed over a number of years as we worked to encourage the planners and township to stop treating us as second-class citizens. This rather strange result is pretty unclear and probably unenforceable because of its vagueness but was meant to satisfy the concerns of the planners that we would not ask for additional servicing should we use our properties for year round use. I might point out that recently one of the municipality's planners interpreted this to mean that year round occupancy was not permitted as a result of this definition. That would surprise the lawyers who negotiated the definition.

Township of

SECTION 11. RECREATIONAL RESIDENTIAL (

11.1. PERMITTED USES

- 11.1.1. conservation;
- 11.1.2. forestry uses;
- 11.1.3. recreation, passive;
- 11.1.4. private park;
- 11.1.5. recreational residence;
- 11.1.6. uses accessory to the permitted uses, in guest cabin. (Amended by By-law 37-1984)

11.2. PERMITTED STRUCTURES

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

11.3. ZONE REGULATIONS

	With Public Water	Without Public Water
11.3.1. Lot Area (minimum)	796 sq. m	1400 sq. m
11.3.2. Lot Frontage (minimum)	23 metres	23 metres
11.3.3. Front Yard		

In May of 2014 the Official Plan for South Huron was amended as it dealt with the Port Blake area. Oakwood, Maple Grove and Kingsmere were all represented at that meeting and one of the important results was that sewers were taken off the table for this area for many years to come. As well, the contentious issue of restricting the use of our homes came up again and this was dealt with, I had hoped for all time.

5. Recognize existing Residential in the Port Blake Planning Area as the area and a secondary plan.

To achieve these goals the policies

7.10.3. Lakeshore Residential

Most of the Lakeshore Residential is as summer cottages. Many seasonal cottages to more intensive seasonal cottages to more intensive occurring. Recent development and accommodate year-round residential.

While much of the South Huron developed, this Plan allows limited Lakeshore Residential provided significant adequate buffers are maintained from surrounding uses, and density and

Modified on May 14, 2014

Section 7.10.3.1 finally accepted continuous year round occupancy subject to adequate water and sewage services. Septic tanks are acceptable services.

The new zoning must by law reflect the provisions of the official plan. Sadly the provisions of the old by law were simply copied and pasted into the new. Hence a recreational residence is defined as a single detached dwelling used for recreational purposes during any or all seasons and is the only sort of residence permitted in S 15.1 of the draft bylaw.

LRC1

Municipality of South Huron Zoning By-
Section 15 Lakeshore Residential**15. Lakeshore Residential (LRC1)**

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

15.1. Permitted Uses

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

15.2. Accessory Uses

- a guest cabin accessory to a recreational residence (As permitted by the Zoning By-law)
- uses accessory to the permitted uses.

15.3. Permitted Structures

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

15.4. Zone Provisions

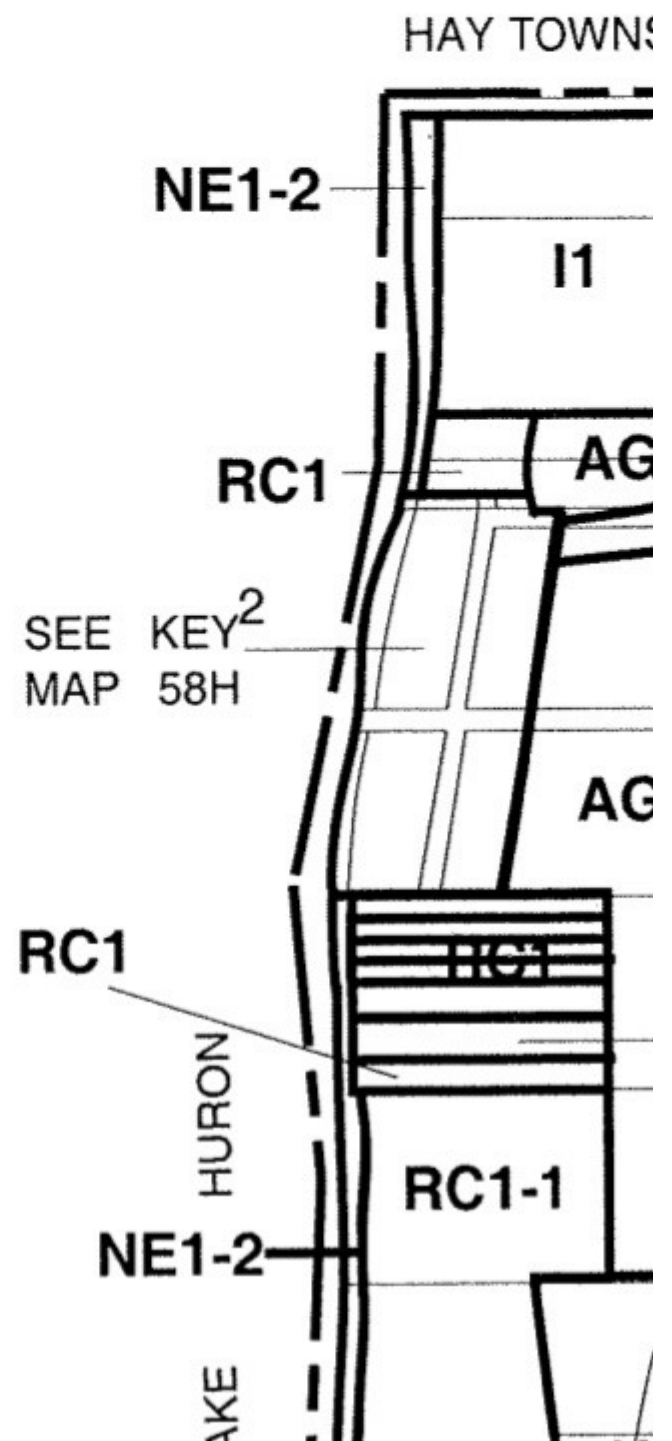
	With Public Water	Without Public Water
Zone area, including all portions of the property zoned NE2 (minimum)	796 square metres	1400 square metres
Property frontage (minimum)	23 metres	23 metres
Front yard (minimum)	7.5 metres	7.5 metres
Side yard (minimum)	3.0 metres	3.0 metres
Rear yard (minimum)	7.5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

15.5. Existing Undeveloped Property

Where a property having an area and/or frontage less than the minimum requirements of this Zone, the property shall be developed in accordance with the provisions of this Zone.

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

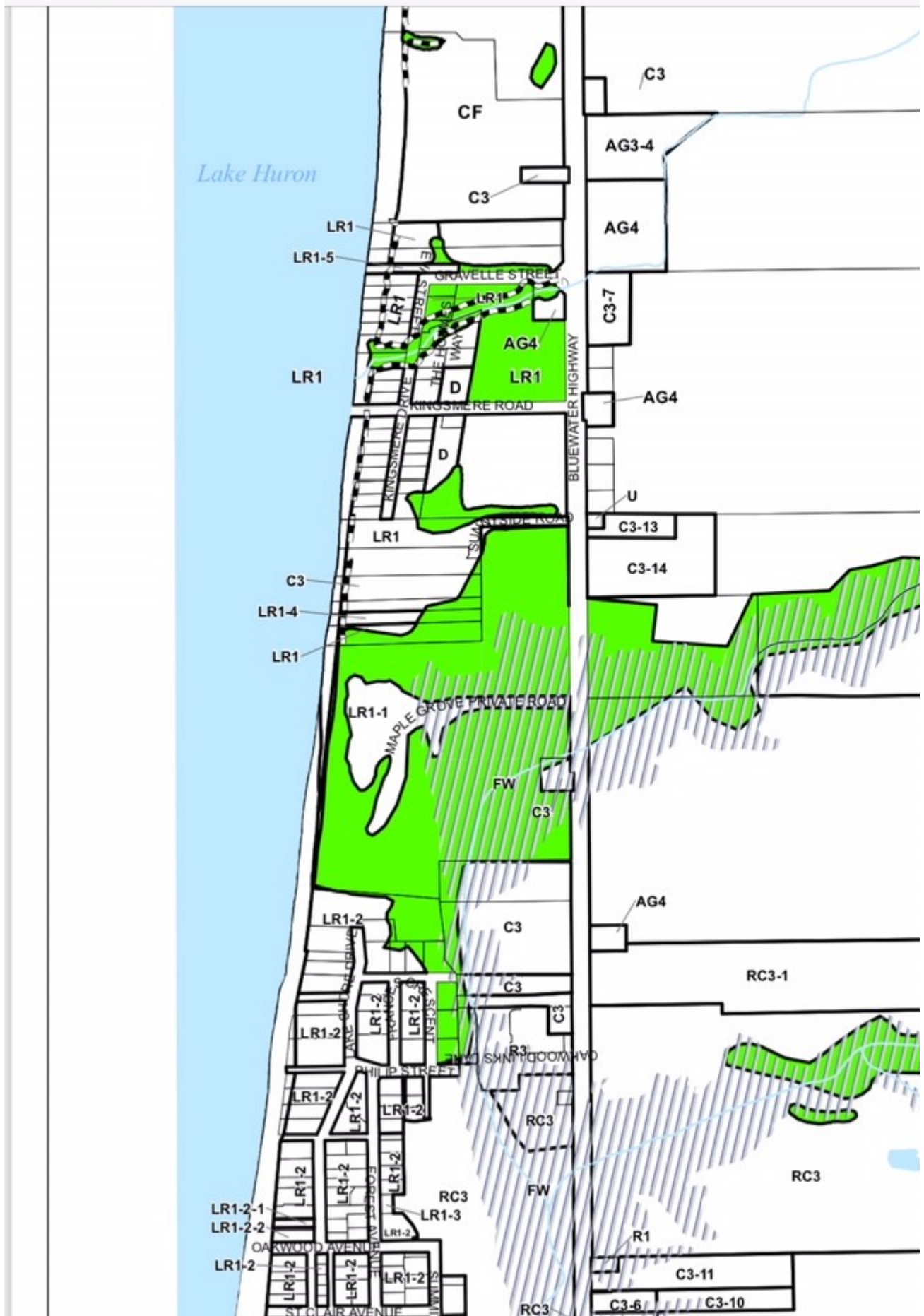
Two more matters which pertain to Kingsmere only. The existing zoning map shows our fields (now forests) as AG2. That is appropriate.



The new map shows the north field as LR1 and NE2. That makes no sense and we want that field returned to AG with or without the NE2. We have no plans ever to develop that land and the LR1 must have been a mistake. It would probably affect in the wrong way the assessment of the lands and their use as managed forest.

Done

Maps_SHu_Zoning_Bylaw_DRAFT_1May20



Lastly, we have asked over the years, evidently to little effect, that the lands zoned D for development be down zoned to AG1 to match the fields/forests. We have no intention of developing that land but rather to keep it in its present state.

I herewith submit these comments to Council and ask the members to deal with the items I have mentioned and to reply in due course.

John Buechler
7 Kingsmere Drive
South Huron



Municipality of South Huron | County of Huron

322 Main St. S.
Exeter, ON N0M 1S6

RE: SOUTH HURON COMPREHENSIVE ZONING BY-LAW

May 14, 2018

To whom this may concern,

The Exeter BIA would like to submit the following comments for consideration for the development of the new comprehensive Zoning By-Law for the Municipality of South Huron.

General Comments:

The BIA supports the following proposed changes in the commercial areas of Exeter, as was already included in the recommendations in the Thames Road Corridor Study:

- More mixed use in the South Bank district and Highway Commercial Zone
- Much greater flexibility for commercial uses - over 100 permitted uses vs. 40 in original ZBLs
- Research-based foundation for size difference between core commercial and highway commercial (if below 1000 square metres in floor area, should be located in core)

Additionally, at a recent board meeting, the following was discussed:

- At the 2018 Ontario Business Improvement Area Association (OBIAA) Conference, there was much discussion on how downtowns across North America are increasingly becoming mixed-use spaces with more residential development. Providing opportunities for people to live in the downtown increases the number of potential customers for small businesses and allows downtowns to look like thriving neighbourhoods with people on the street, encouraging passersby to stop and spend money locally.
- Thus, the board thinks that the zoning by-law should allow the addition of 'residential use' to certain properties within the C4 commercial districts, specifically to address the old Canadian Tire and Dinney's properties that have sat vacant for years.
- The board feels very strongly that we cannot allow residential use to the ground-floor level on the properties between Anne and Victoria Streets, but South of Anne Street should be open for residential to encourage investment in those properties.
- The board also discussed that currently the properties above are overpriced and that could be part of the reason they haven't been sold and redeveloped. They wondered if the removal of the 'vacant unit rebate tax' would result in the current property owners selling those properties at a reduced price from their current over-priced ask and if they could be redeveloped under the currently permitted commercial use.
- Nonetheless, the board felt that being less restrictive in those areas would only help to attract investment to those properties in a quicker fashion.
- The board also discussed that South Huron needs to take a more proactive in marketing the opportunities available to potential investors; simply adding residential use will not necessarily result in investment.

Sincerely,

Rose Glavin
Chair, Exeter BIA



SOUTH HURON COMPREHENSIVE ZONING BY - LAW MAY 10 2018 OPEN HOUSE COMMENT SHEET



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

Jody's Crediton, 130 Victoria Ave E, Crediton (C3.) Highway Commercial.

General Comments:

More than 2 uses would be more financially beneficial for the area of Crediton.

looking at - gas bar

- convenience store (related or not?) & accessory?

- ice cream shop (related or not?)

Large lot area - could handle repair shop on other side of property.

Having potential of dwelling unit attached for convenience store/gas.

Please provide your name and address if you would like to receive notice of upcoming meetings

Kristen Wright Draper - 84 Victoria Ave E, Crediton, ON N6M 1M0.

Completed forms can be dropped off at Municipality of South Huron Town Hall
(322 Main Street South, Exeter) or emailed to planning@southhuron.ca
We appreciate your input!



SOUTH HURON COMPREHENSIVE ZONING BY - LAW MAY 10 2018 OPEN HOUSE COMMENT SHEET



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

Foremost:

LR1 Zone and LRI-2 Zone

Also:

RC3

General Comments:

- Remove the distinction made between "recreational residence" and "dwelling, single detached dwelling"
- ~~Are there any~~ changes proposed in the new by-law concerning servicing existing LR1 Zone properties with sanitary sewers?
- Map of Zone 1A does not, in all cases illustrate lands owned by Oakwood Park which extend along west boundary of private lots along Lake Huron (e.g. "NEZ" lands).
- Proposed amendments to ABCA Shoreline Management Plan - are these reflected in the new Zoning By-law?

Please provide your name and address if you would like to receive notice of upcoming meetings

Marc Trudell Tel # 519-657-1625
42 Westbrook Crescent, RR#5 Komoka, Ont. N0L1R0
m.trudell@rogers.com

Completed forms can be dropped off at Municipality of South Huron Town Hall
(322 Main Street South, Exeter) or emailed to planning@southhuron.ca

We appreciate your input!

26 Lakeshore
Oakwood Park.

President
Oakwood Park
Association



SOUTH HURON COMPREHENSIVE ZONING BY - LAW MAY 10 2018 OPEN HOUSE COMMENT SHEET



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

Tiny houses

General Comments:

- It has been great working with the Huron county planners.

Please provide your name and address if you would like to receive notice of upcoming meetings

Karen Rollins - Beneteau

*Completed forms can be dropped off at Municipality of South Huron Town Hall
(322 Main Street South, Exeter) or emailed to planning@southhuron.ca
We appreciate your input!*



SOUTH HURON COMPREHENSIVE ZONING BY - LAW MAY 10 2018 OPEN HOUSE COMMENT SHEET



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

Downtown commercial - I would like to see cobwebs done and apartments available for cobwebs to 1st & 3rd floor apartments for seniors. Living downtown could support going in place & a senior friendly environment.

General Comments:

I would like to see us allow the development of cluster homes (tiny homes) close to downtown. Such clusters are being built in the US & Europe from 300 sq ft homes up to 600 sq ft homes. They allow a first time home buyers enter into the market but also have been marketed primarily to aging seniors. Specifically those clusters should not be located at the edges of town as it defeats the purpose of successful aging in place.

Please provide your name and address if you would like to receive notice of upcoming meetings

*Waron L. Brown
21 Huron St W
Exeter, ON, N0M 1S2*

Completed forms can be dropped off at Municipality of South Huron Town Hall
(322 Main Street South, Exeter) or emailed to planning@southhuron.ca

We appreciate your input!



SOUTH HURON COMPREHENSIVE ZONING BY - LAW MAY 10 2018 OPEN HOUSE COMMENT SHEET



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

General Comments:

*Possible merging of C4-C5-C6 with possible
2 zonings after merg. Property uses that are deemed
unsuitable for core + mixed should have their own bylaw.*

Please provide your name and address if you would like to receive notice of upcoming meetings

Rob Morley rwmorley56@gmail.com

Completed forms can be dropped off at Municipality of South Huron Town Hall
(322 Main Street South, Exeter) or emailed to planning@southhuron.ca
We appreciate your input!



SOUTH HURON COMPREHENSIVE ZONING BY - LAW MAY 10 2018 OPEN HOUSE COMMENT SHEET



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

71942 Morrison Line

• Addition of NEI - trees were planted 30 years ago
w/ ABCA to stabilize the hill (not workable).

General Comments:

3.19 → Organize section using bullets + subbullets
to better outline setbacks for NE

Please provide your name and address if you would like to receive notice of upcoming meetings

Stacey Jeffery - ~~71942~~ 608 Sanders St W Exeter ON N0M1S2
Staceyjeffery7@outlook.com

Completed forms can be dropped off at Municipality of South Huron Town Hall
(322 Main Street South, Exeter) or emailed to planning@southhuron.ca

We appreciate your input!

June 8, 2018

Sarah,

This is a lot of paper.

I wish I had of started with reviewing our neighbouring municipalities first.

I hope the tabs help.

The attached copies of the other municipality bylaws appear to be very well done. Central Huron is by far the most helpful. It is more forthcoming with its definitions and general provisions. I believe a separate section for the environmental/ conservation Authority matters would be very useful and instructive. I believe they could be helpful in providing your mappers with data which can be applied to each bylaw map section in a larger scale. I think a lot of people get blind-sided when they finally see the individual factors in the mapping that affect their lands.

I've logged a lot of time into this, so I hope you see the same thing I have noticed.

We have provided a lot of industry information. Most of which would have been provided to Central Huron earlier. Their are some updates.

I don't know if there will be people involved who do not have a lot of exposure to the Modular / mobile / park model developments , but I have included info which may fill in some of the blanks for them . . . which was not intended to be bylaw text.

I could probably reduce the paper to a smaller volume , but time is my enemy at present.

You probably have full access to the other municipal documents electronically. If it is easier for you or your staff, I have put all of the references in this binder into word files which I can make available upon request.

Regards

Jason

To : Sarah Martin Smith (Planner) smartin@huroncounty.ca

& planning@southhuron.ca

No More than One Building or 1 Main Use on a property Section 24 HIGHWAY COMMERCIAL C3

1. pg 162 Clause 24.8 highway commercial uses Distinguished from Other Commercial Uses.
2. (See also general provisions Section 3 3.14-pg 69 (duplication?))

Applies to : all areas subject to the proposed by-law . Larger settlement areas. Specifically to the North West corner of Main Street and Thames Rd. This property assembly is owned by corporations controlled by the Hamather family

General comments :

1. Perhaps I am reading this incorrectly.
2. The purpose appears to be directed to the downtown area of Exeter.
3. It reads as a punitive restriction that did not exist in the current by-law for Exeter ward or the Thames Road Corridor report.
4. It would appear to be related in the nature of General Provisions section 3 clause 3.14 main buildings and uses per property. This clause may permit exclusions for commercial , but I am a bit confused as to the future outcome of interpretations to be made in combination with Section 24 C3 24.8.
5. This appears to be a protective/directive measure to force development to the core.
6. Left unchallenged the Main and Thames Rd. assembly noted above would surely suffer a reduced development potential.
7. I would suggest this limitation would not be compatible to land assembling.
8. Offering bonuses and realty tax reductions would be a positive incentive instead of penalizing tenant procurement and economic loss with this condition added to current zoning allowed.
9. 24.8 will be challenged by many land owners from Grand Bend to Exeter and beyond.
10. I would strongly suggest this aspect of limitation as a tool to force a planning/OP concept be reconsidered for its merits and effectiveness to landowners affected.

ADDITIONALLY :

Section 24 HIGHWAY COMMERCIAL C3

pg 162 CHART OF SETBACKS, YARDS COVERAGE

1. Other communities have been permitting and promoting commercial building to be very close to the road allowance and encouraging parking behind the building.
2. Sites within settlement areas as with the traditional downtowns should be considered for this site plan format as an option.
3. All of our customers are the tenants or their site selectors. Out front building location is a part of the development industry.
4. This doesn't reflect any current need. It is a suggestion only.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

- 519.235.1530 • 519.870.8442 (cell)
- 519.235.2789
- jbrown@northlanderindustries.com
- www.northlanderindustries.com

165 Thames Rd. East
Exeter, Ontario, Canada
N0M 1S3



1 Building or MAIN USE per Property

Municipality of South Huron Zoning By-law Section 3 General Provisions

- 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 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

3.13. 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.

3.13.1. 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.

3.14.1 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.

3.15.1 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.

3.14. Main Buildings or Main Uses per Property SEE ALSO 3.26 Gen. Provisions (duplicate?)

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. In addition, more than 1 building or more than 1 main use is permitted where otherwise specified in the applicable zones.

↑ Strongly Disagree
Very restrictive, discourages LAND ASSEMBLY
under one ownership.
multiple BLOGS require/beneficial in
many uses. (HSM)

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	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. Maximum Number of Uses

A maximum of 2 main uses per lot are permitted in the Highway Commercial (C3) Zone.

24.6. 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)	6 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.	

24.8. Highway Commercial Uses Distinguished from Other Commercial Uses

Where the main use is retail, office, studio, shop, recreation, restaurant, clinic, club, personal service, office service, financial service, or another use which could otherwise locate in the core or mixed commercial zones:

- the floor area required by such uses in the zone area must be greater than 1000 square metres;
- a maximum of 2 independently rented or operated units or uses may locate in the zone area at any 1 time.

24.9. 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.

Asian

REFERENCE MAPS: 5B, 5E AND OTHERS.

THIS IS A VERY DETRIMENTAL WAY OF PROTECTING THE DOWNTOWN AT THE EXPENSE OF GOOD DEVELOPMENT ELSEWHERE.
IE: HWY 4 AND 83.

To : Sarah Martin Smith (Planner) smartin@huroncounty.ca

& planning@southhuron.ca

No More than One Building or 1 Main Use on a property

Section 24 HIGHWAY COMMERCIAL C3

1. pg 162 Clause 24.8 highway commercial uses Distinguished from Other Commercial Uses.
2. (See also general provisions Section 3 3.14-pg 69 (duplication?))

Applies to: all areas subject to the proposed by-law . Larger settlement areas. Specifically to the North West corner of Main Street and Thames Rd. This property assembly is owned by corporations controlled by the Hamather family.

General comments :

1. Perhaps I am reading this incorrectly.
2. The purpose appears to be directed to the downtown area of Exeter.
3. It reads as a punitive restriction that did not exist in the current by-law for Exeter ward or the Thames Road Corridor report.
4. The Official plan 2.2.3 Urban settlements recognizes "Exeter" as a major urban service centre in South Huron. Let's not split hairs between the Thames Road Corridor area and the "down town" which is only moments away at rush hour. Exeter is the major urban centre.
5. It would appear to be related in the nature of General Provisions section 3 clause 3.14 main buildings and uses per property. This clause may permit exclusions for commercial, but I am a bit confused as to the future outcome of interpretations to be made in combination with Section 24 C3 24.8.
6. This appears to be a protective/directive measure to force development to the core.
7. Left unchallenged the Main and Thames Rd. assembly noted above would surely suffer a reduced development potential and economic loss.
8. I would suggest this limitation would not be compatible to land assembling.
9. Offering bonuses and realty tax reductions would be a positive incentive instead of penalizing tenant procurement and economic loss with this condition added to current zoning allowed.
10. 24.8 will be challenged by many land owners from Grand Bend , Exeter and beyond.
11. I would strongly suggest this aspect of limitation as a tool to force a planning/OP concept be reconsidered for its merits and effectiveness to landowners affected.

Page 2

ADDITIONALLY :**Section 24 HIGHWAY COMMERCIAL C3****pg 162 CHART OF SETBACKS, YARDS COVERAGE****: for your consideration in commercial zones**

1. Other communities have been permitting and promoting commercial building to be very close to the road allowance and encouraging parking behind the building in the site interior.
2. Sites within settlement areas as with the traditional downtowns should be considered for this site plan format as an option if current setbacks don't already permit.
3. All customers of municipalities and private developers, are the tenants and their "site selectors". "Out front" building location is a part of today's development industry.
4. This doesn't reflect any direct current need I am aware of. It is only a suggestion for consideration and may not be desired by every tenant or site plan proposal.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

■ 519.235.1530 • 519.870.8442 (cell)

■ 519.235.2789

■ jbrown@northlanderindustries.com

■ www.northlanderindustries.com

165 Thames Rd. East
Exeter, Ontario, Canada
N0M 1S3



To : Sarah Martin Smith (Planner) smartin@huroncounty.ca

& planning@southhuron.ca

LAKESHORE RESIDENTIAL (LRC1)

Section 15 3.14-pg 69 , Beginning on pg 125

Applies to : all areas subject to the proposed by-law . Larger settlement areas.

SPECIFICALLY LOTS IN KINGSMERE NORTH OFF HIGHWAY 21, GRAND BEND EVA STREET AND GRAVELLE STREET. Affecting property ownership to Hamathers, Oriss and Swinnimer families with regards to the mapping of natural environment zone designation.

The Hamather, Oriss, Swinimer Lawrence, mills, Carapella, Maclean and Elder families will be affected by other setback and Conservation Authority regulations. I speak for the Hamather interests.

General comments :

1. **This one of the toughest zones to feel confident with one's degree of confidence in understanding the full range of factors faced when applying for a building permit.**
2. PREVIOUS CONCERNS: I attach a pdf of submission made on November 28, 2011 regarding the 2011 OFFICIAL PLAN REVIEW. The mapping change at that time showed a change proposed that was contrary to the existing RC1 zoning.
3. MAPPING : The proposed 2018 amalgamation mapping has again indicated a change that would affect the current RC1 zoning of 3 vacant lots on the East side of Gravelle St. to natural environment.
4. 15.4 pg 125 shows frontage on lots of 23 m/75.45'. Current frontages are 67.0'. This is excessive in many circumstances as a standard width. 15.5 deals with existing lots, but I believe this to be excessive in any case.
5. LRC-2-1 permits 67.5 ft frontage which would work for the Kingsmere North properties with regard to frontages.
6. With regard to 15.4 and 15.5: most people are aware that septic treatment has evolved in the last decades and continues. If the minimum frontage is intended to control on-site septic, referencing the need for tertiary or other methods of treatment may be a more useful solution.
7. 15.6 Storage Sheds on Vacant Properties: the size of 10m² / 107.64 sf is small for most people's practical needs. This isn't really enough space for a riding mower and some beach toys. Especially for overwintering that and outdoor furniture. 12' x 24' would be quite useable and do the neighbours a favour to reduce clutter.
8. The current bylaw permits landowner to declare if they prefer the lakeside or street to be the front yard. **Definition(Central Huron)-LOTS FRONTING LAKE HURON Where a lot fronts Lake Huron, the front yard may be either the street or the lakeshore.**

ADDITIONAL BY-LAW PROPOSALS AFFECTING THE LAKESHORE AND OTHER NE-1&2 AREAS

general provisions Section 3 3.19-pg 71

1. I would find a direct reference and even copies of the ABCA Lakeshore management areas and verification of "Hazard lands" would be most useful. Please refer to the 2000 shoreline management plan page 56 and my notes regarding shoreline areas 1&2. My question is : are these the hazards referred to in the hazard lands noted? .
2. 3.19 Gen. Provisions also notes lake-bank and valley properties requiring 50 ft. setback from a NE2 zone. This ensures no structures on any of the Hamather lands .
3. Section 3 , 3.20.3 and 3.20.4 would be difficult to apply as a non-complying building.
4. Section 15 page 127 15.7.4 LRC1-2-2
 - a) PERMITS 6.0m/19.68' from top of bank
 - b) permits 20.95m/65.9' frontage w/municipal water.
5. 15.7.7 permits 10.9m/36' from top of bank.

After reviewing the bylaws of Central Huron , my opinion is that they have a very thorough definition and General Provisions section to their 2017 zoning Bylaw which could be a good resource to mine, modify as required and add to.

Section 2 Definitions ; potential challenges when read with jurisdiction of ABCA for approval as in 3.9 in areas with Conservation Authority.

1. Alter, Alteration : when referred to 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.
2. Reconstruct or Reconstruction: a replacement building with same footprint in same location.
3. Renovation : repair and restoration of a building within existing external walls but shall not include replacement.
4. Replacement : when referred to in reference to a building , structure or part thereof , the building , repairing or restoring of more than 25% of the total building or structure. ("You can't do a big renovation")
5. Construct , 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.

The point of including this group of definitions is the observation by lakeshore property owners in 2016 , when the revised Lakeshore Management Plan was presented. There was a perceived and demonstrated bias imbedded in the proposal whereby the ABCA had a far reaching control with a goal of stopping new and renovated structures. Item 4 above has a great limitation built in with the 25% renovation.

The preceding 5 definitions would be considered by many to be a potential threat to property ownership.

I don't want to pick fights, but there were rooms full of people who did exactly that. The outcome of that review process should be regarded.

I would suggest residents of South Huron would be comfortable trusting our Chief Building Official to apply the Ontario Building Code without being engaged in a complicated, time consuming, expensive and technically complex exercise first.

The proposed by-law does offer a definition of "Environment" in section 2, page 43. The depth of authority associated with it can quickly become a barrier to going forward in what would otherwise be a great family project of updating their real estate to meet their current needs.

After reviewing the bylaws of Central Huron , my opinion is that they have a very thorough definition and General Provisions section and deal with the areas regulated by the conservation authorities in a thorough and descriptive manner within their 2017 zoning Bylaw . Northlander did provide assistance to Central Huron for their current bylaw in matters of "Parks" and the regulations we follow to build our production. Central Huron and some of the text of Bluewater would be a good resources.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

- 519.235.1530 • 519.870.8442 (cell)
- 519.235.2789
- jbrown@northlanderindustries.com
- www.northlanderindustries.com

165 Thames Rd, East
Exeter, Ontario, Canada
N0M 1S3







JUNE 9, 2018
PHOTOS SHOWING
LOTS PROPOSED AS
NATURAL ENVIRONMENT
IN PROPOSED BY-LAW

LAKE SHORE RESIDENTIAL

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

15. Lakeshore Residential (LRC1)

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

15.1. Permitted Uses

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

ARE THESE PART OF 25% COVERAGE?

USE FOR ANY OR ALL SEASONS

15.2. Accessory Uses

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

15.3. Permitted Structures

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

CURRENTLY NORTH KINGSMEAD HAVE LOTS THAT OWN TO WATER'S EDGE. WE HAVE EXPERIENCE THAT NAT. ENV. LAND OWNED CANNOT BE USED IN 25% COVERAGE CALC. THIS SHOULD BE NOTED IF IT STILL APPLIES.

15.4. Zone Provisions

	With Public Water		Without Public Water
Zone area, including all portions of the property zoned NE2 (minimum)	796 square metres 850854	5111 650154	1400 square metres
Property frontage (minimum)	23 metres 75.45'	51'	23 metres
Front yard (minimum)	7.5 metres 24.6'	24.6m	7.5 metres
Side yard (minimum)	3.0 metres 9.84'	9.84'	3.0 metres
Rear yard (minimum)	7.5 metres 24.6'	24.6'	7.5 metres
Zone coverage (maximum)	25 %	25%	25 %
Building height (maximum)	9 metres	9m	9 metres

CURRENTLY 61' FRONTAGE

15.5. Existing Undeveloped Property

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

VACANT LOTS ON EVA ST.

Handwritten signature

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

made under The Public Health Act and all relevant requirements of the relevant Health Authority are fulfilled, in addition to the following:

Minimum property frontage:	18 metres
Minimum property area with public water	604 square metres
Minimum property area without public water:	1000 sq. m.

15.6. Storage Sheds on Vacant Properties

On vacant properties in the Lakeshore Residential (LRC1) Zone, 1 accessory storage shed is permitted prior to the construction of the main recreational residence subject to the following requirements for the shed:

- maximum size of 10 sq. metres; *107.64 SF*
- maximum height of 5.5 metres;
- not used for human habitation and does not contain plumbing;
- structurally moveable; and
- located in the required rear yard with a minimum setback from property lines of 1.25 metres. *4.1 ft.*

15.7. Special Provisions

15.7.1. LRC1-1 (Maple Grove)

Notwithstanding the requirement of this by-law that only 1 main building per property is allowed, the area zoned RC1-1 may be used for more than 1 recreational residential dwelling unit, subject to the following provisions:

An area equal to not less than 50% of the total of the area zoned RC1-1 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 RC1-1 and the abutting area zoned NE1 may develop at a net density of 1 recreational residential dwelling unit per 796 sq. metres;

Separation distance between recreational residential dwelling units (minimum) - 6 metres;

All other provisions of this By-law shall apply.

15.7.2. LRC1-2 (Oakwood Park)

Notwithstanding the minimum property area provisions of the Lakeshore Residential (LRC1) Zone to the contrary, the following provision shall apply in an area zoned RC1-2:

- Property area (minimum): 1400 sq. m

All other provisions of this By-law shall apply.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Structure	Yards in which Projection is Permitted	Maximum Projection into Minimum Required Yard
		closer than 1 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

3.5.1. 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. 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.

3.7. 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.

3.8. Government Uses Permitted

A government use is a permitted use in all zones.

3.9. 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's authority under O. Reg. 14/06, as amended, unless the permission of the Ausable Bayfield Conservation Authority has been obtained.

IS HAZARD LAKESHORE 1 & 2?

NOT THIS NUMBER

NOTE DEFINITION OF RENOVATION AND REPLACEMENT IN DEFIN. PG 50

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.17. Multiple Lots

Where 2 or more abutting lots held in the same ownership in a Plan of Subdivision are used together as a single parcel and contain a building or structure on the date this by-law is passed, the yards, setbacks, and other applicable provisions shall be calculated as they apply to the entire parcel as a whole containing such building or structure.

Where a proposed building or structure does not meet the zone provisions with respect to zone coverage or the required setback from the common property line between the lots being developed as a single parcel, the lots must first be deemed pursuant to the Planning Act.

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 (CARL) or adjacent lands, which are defined as lands within 120 metres of a Provincially Significant wetland or within 50 metres of all other significant natural features until it has been determined that the proposed development does not result in negative impacts on the natural environment features or functions of the significant natural environment feature.

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

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

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

All buildings and structures in all zones outside of a settlement area shall be setback from a NE2 Zone a minimum distance of 50 metres, unless the building or structure is to be located in the AG1 Zone where the minimum setback shall be 15 metres. 1164 ft.

All buildings and structures in all zones shall be setback from a NE1 Zone a minimum distance of 120 metres. 343.7 ft.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

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.

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

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

15.7.3. LRC1-2-1 (As Per By-law 43-2014)

Notwithstanding the minimum frontage provisions of the Lakeshore Residential (LRC1) Zone, the following provisions shall apply in an area zoned LRC1-2-1:

- a) Property frontage (minimum) with Public Water: 20.595 metres *67.5 ft.*

15.7.4. LRC1-2-2 (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 LRC1-2-2:

- 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 on Lake Huron which is more than 7.5 metres in width from top-of-bank to top-of-bank. *19.68'*
24.6 ft. (65.9 ft.)

- b) property frontage (minimum) with Public Water : 20.095 metres *← LAKE HURON?*

15.7.5. LRC1-3 (As per By-law 21-1986)

Notwithstanding the provisions of the Lakeshore Residential (LRC1) Zone the contrary, the following shall apply to the property zoned LRC1-3:

- a) property area (minimum) 698 sq. metres; *7513.45 SF*

All other provisions of this By-law shall apply.

15.7.6. LRC1-4 (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 LRC1-4 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. LRC1-5 (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 LRC1-5. All other provisions of this By-law shall apply.

Municipality of South Huron Zoning By-law
Section 2 Definitions

Reconstruct or Reconstruction

to construct again, and for the purposes of the reconstruction of a non-complying building means a replacement building with the same footprint or within the same footprint as the building it replaces.

Recreation, Active

the use of land, water and/or buildings or structures for the purpose of organized active leisure activities and shall include such uses as an arena, a pool and a sports field.

Recreation, Passive

the use of land and/or water for the purpose of passive leisure activity and shall include such uses as a park, a garden, a picnic area and hiking trails.

Recreational Residence

a single detached dwelling used for recreational purposes during any or all seasons.

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.

READ WITH
LR-1

[Signature]

Municipality of South Huron Zoning By-law
Section 2 Definitions

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

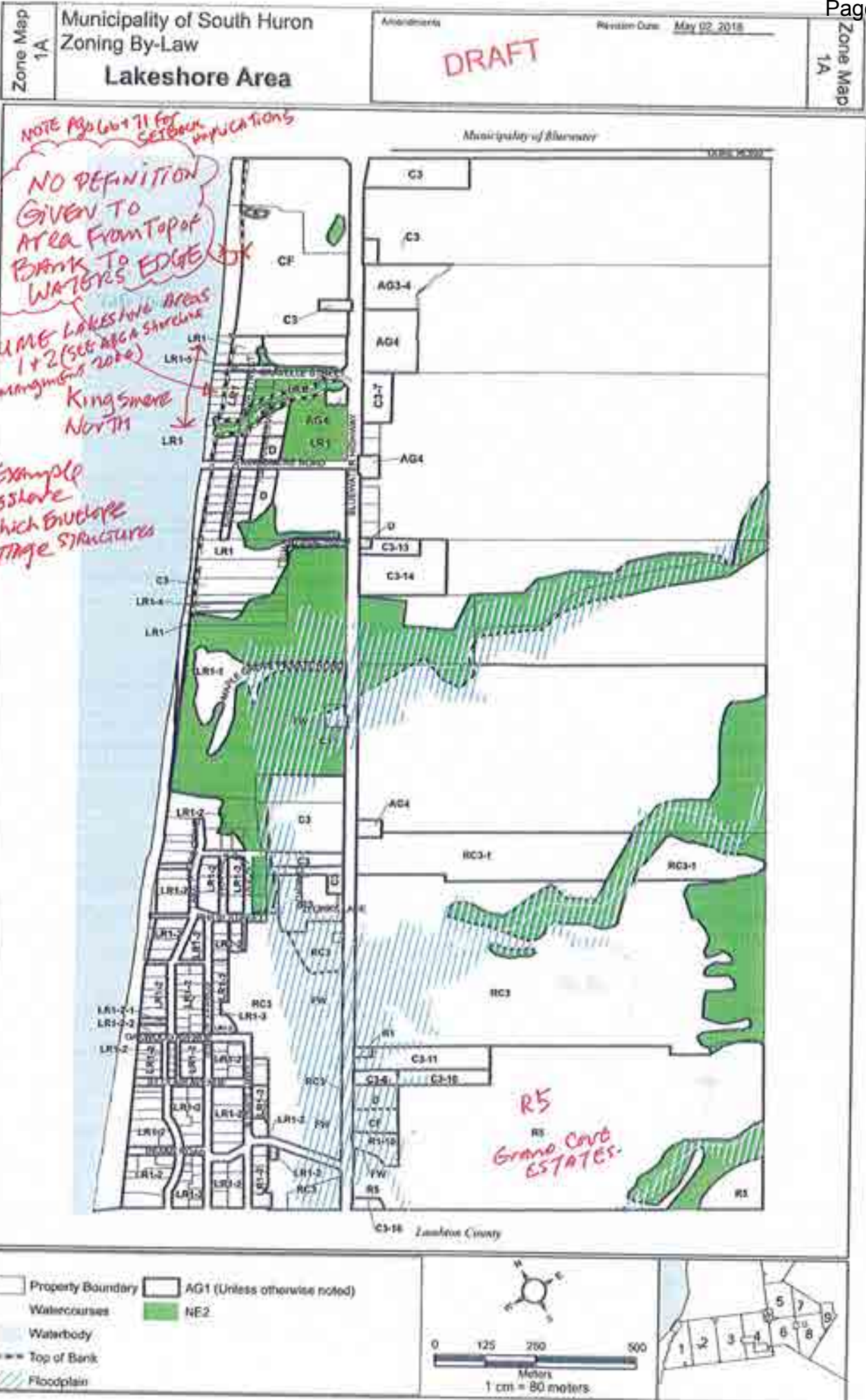
a property line other than a front property line or rear property line.

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 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.

REMO WITH
LR-1
(COTTAGE)

Formerly THE owner
could choose which
WAS front + rear





533438 ONTARIO LIMITED o/a

NORTHLANDER INDUSTRIES

(519) 235-1530 FAX (519) 235-2789 (NORTHLANDERINDUSTRIES.COM)
165 THAMES ROAD EAST (HWY#83) EXETER, ONTARIO, CANADA N0M 1S3

November 28, 2011

Municipality of South Huron

Attention :

Huron County Planning Department
c/o Claire Dodds-Weir MPLRPD
by email : cdodds@huroncounty.ca

9 EVA STREET.

Dear Ms. Dodds-Weir,

Re : OFFICIAL PLAN REVIEW 2011 - lands owned by Robert and Donna Hamather , Eva Street , Kingsmere North Subdivision.

Please accept this as our submission for input into the South Huron official plan review processes.

These lands are indicated on a copy of the Stephen zoning map 58H. The mapping shown at the Exeter open house indicated a designation of natural environment zone.

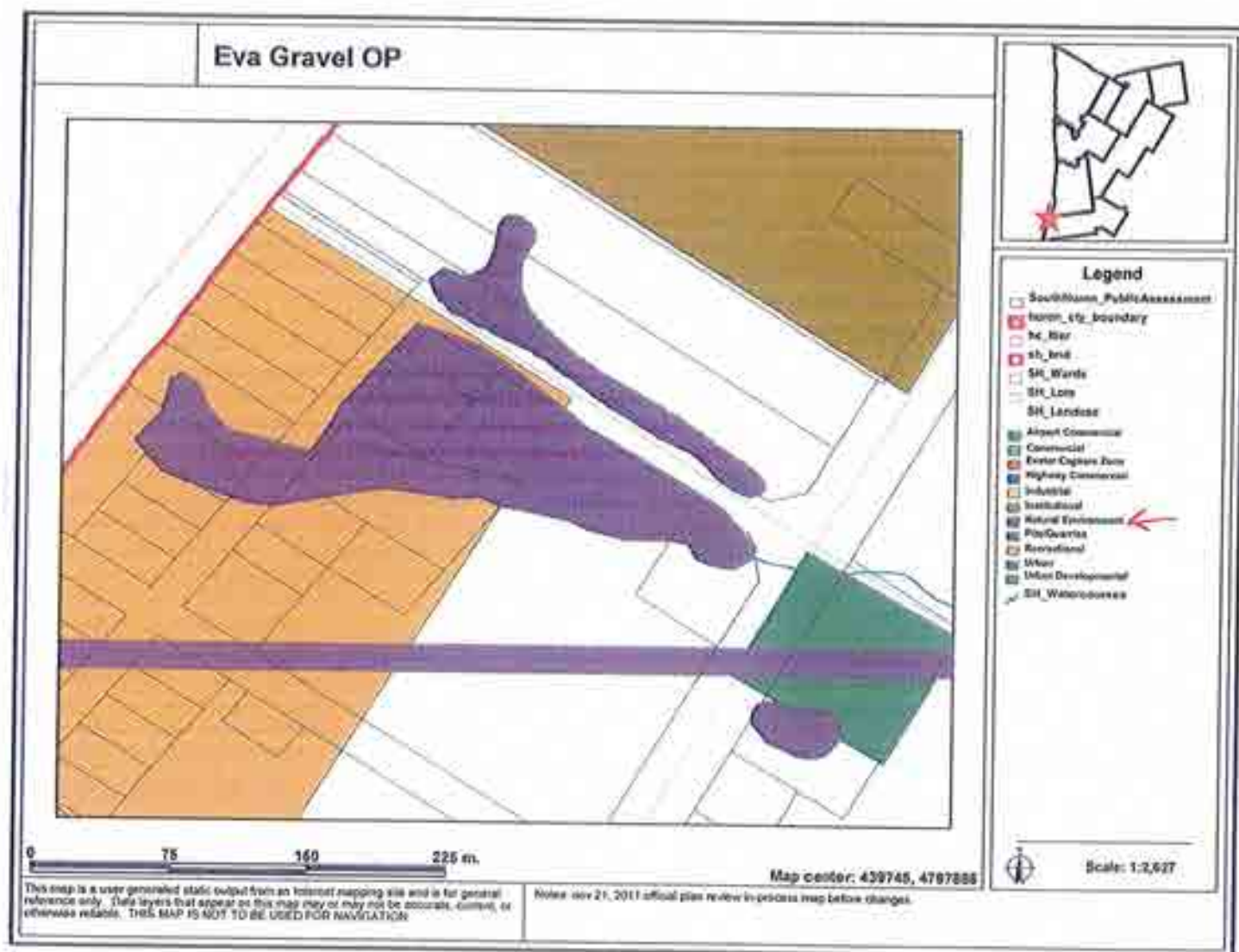
There is existing zoning of RC1. A subsequent telephone call with Sally McMullen confirmed the existing use would be permitted. We would like to ensure the comments have been made in a formal submission.

The notations to the map refer to the adjacent Orris vacant lot and a lot owned by the Kingsmere South Syndicate. I believe the Orriss family shares similar concerns. The Kingsmere Syndicate can speak for itself, but our comments would be related to the "D" designation. This parcel is on the opposite side of the ravine as the Syndicate majority holdings. We would have no objection to the clarification of the "D" as RC1. This ensures the suitability of use with our small subdivision area.

Regards,

Robert and Donna Hamather

#9 EVA ST.
Kingsmere N.
JASON BROWN



WITH 2011
DISPUTE LETTER

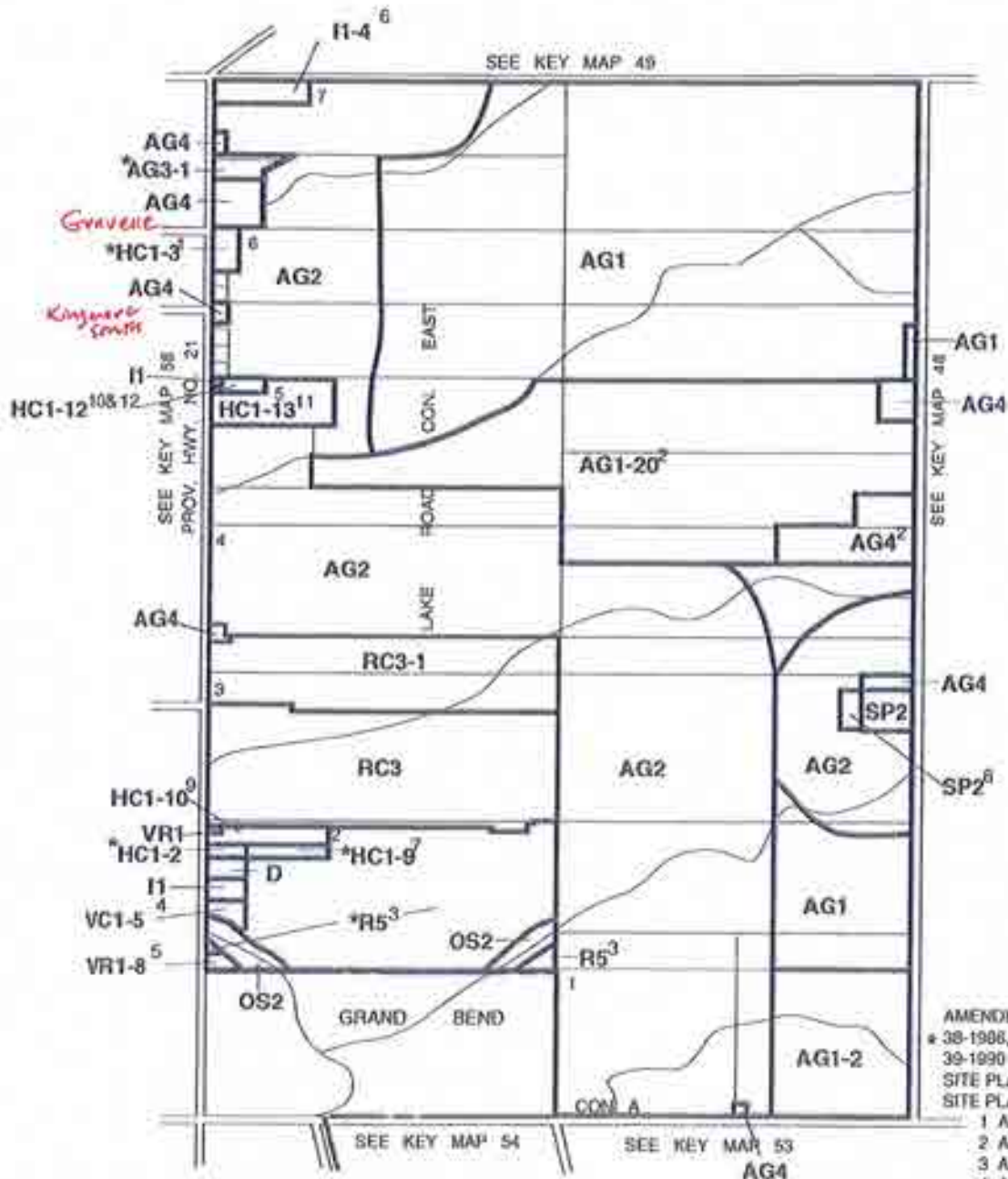


SCHEDULE "A"
KEY MAP 54

TOWNSHIP OF STEPHEN

0 100 200 500 METRES

0 500 1000 2000 FEET



- AMENDED BY BY-LAWS 32-1984,
* 38-1988, 32-1988, 37-1988, 26-1989,
39-1990
SITE PLAN CONTROL BY-LAW 34-1986
SITE PLAN CONTROL BY-LAW 38-1988
- 1 AMENDED BY BY-LAW 56-1995
 - 2 AMENDED BY BY-LAW 56-1995
 - 3 AMENDED BY BY-LAW 59-1995
 - 4 AMENDED BY BY-LAW 14-1997
 - 5 AMENDED BY BY-LAW 14-1998
 - 6 AMENDED BY BY-LAW 19-1998
 - 7 AMENDED BY BY-LAW 19-1999
 - 8 AMENDED BY BY-LAW 37-2003
 - 9 AMENDED BY BY-LAW 08-2006
 - 10 AMENDED BY BY-LAW 37-2010
 - 11 AMENDED BY BY-LAW 65-2011
 - 12 AMENDED BY BY-LAW 15-2012

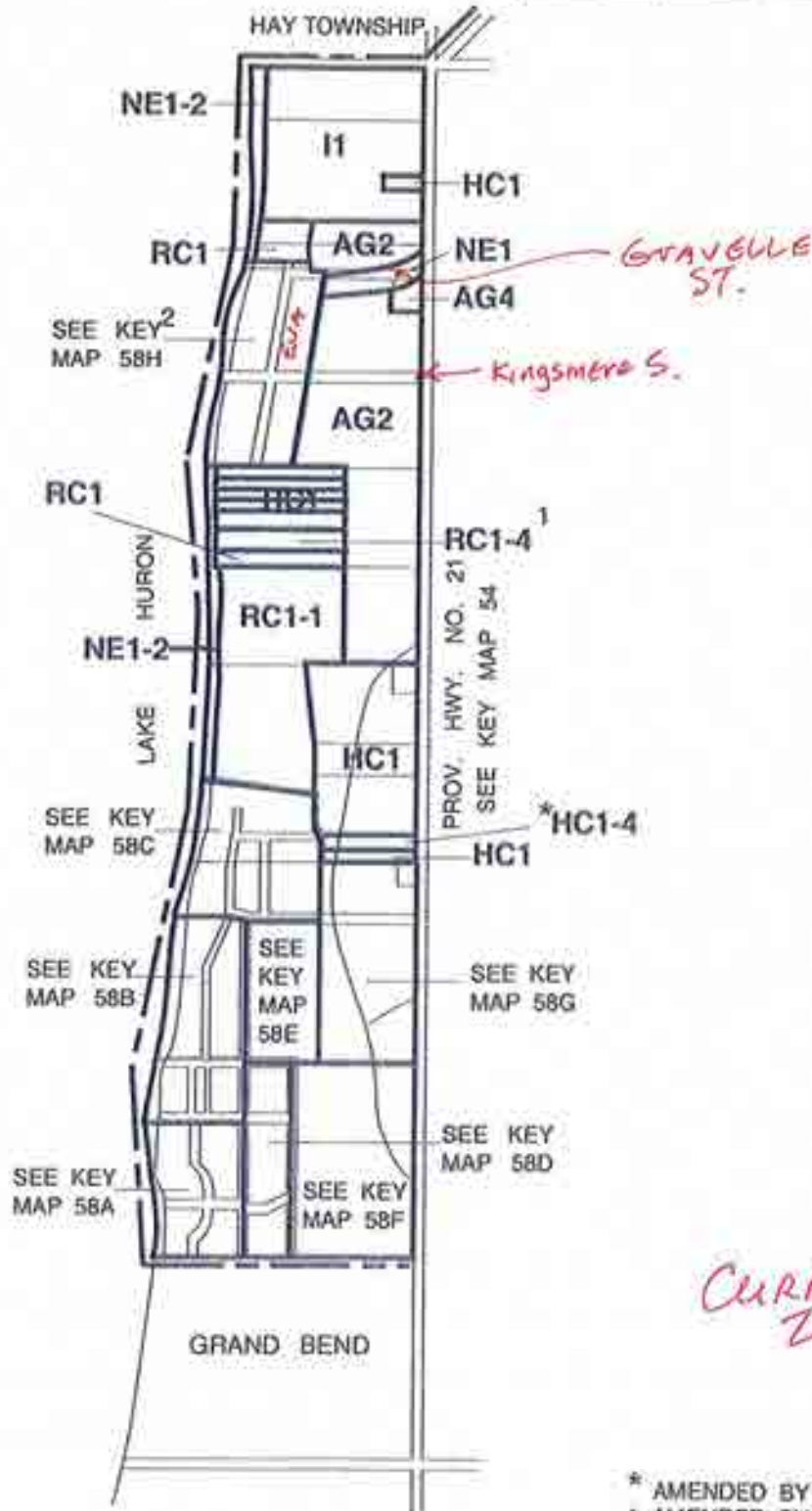
*CURRENT CONDITION
Mapping*

SCHEDULE "A"
KEY MAP 58

TOWNSHIP OF STEPHEN

0 100 200 500 METRES

0 500 1000 2000 FEET



*CURRENT
Zoning
Mapping*

* AMENDED BY BY-LAWS 36-1984, 45-1988

1 AMENDED BY BY-LAW 20-1992

2 AMENDED BY BY-LAW 53-2007

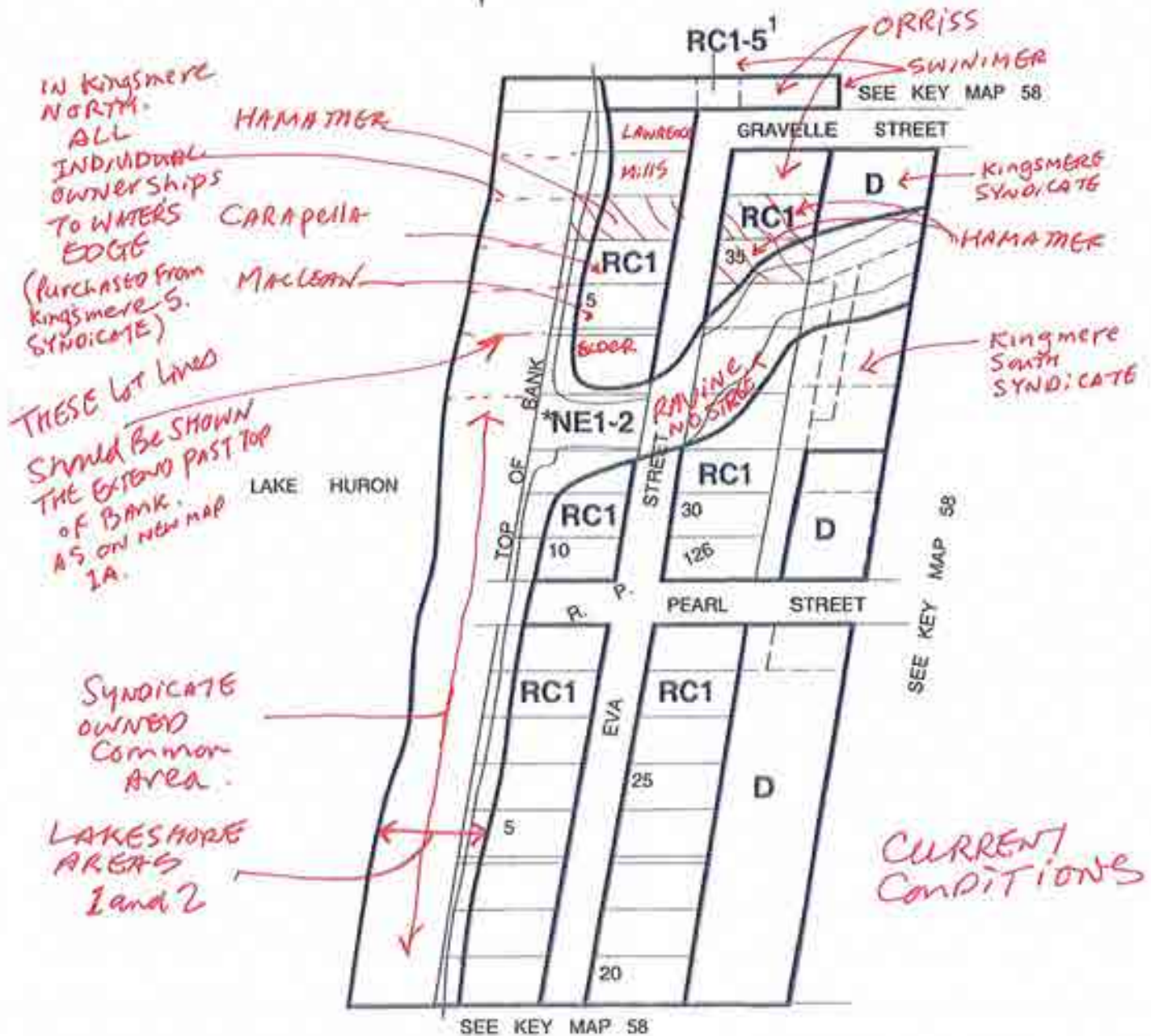


SCHEDULE "A"
KEY MAP 58H

TOWNSHIP OF STEPHEN

0 25 50 100 METRES

0 100 200 400 FEET



* AMENDED BY BY-LAW 36-1984
1 AMENDED BY BY-LAW 53-2007

NE2	Municipality of South Huron Zoning By-law Section 9 <u>Natural Environment Zone 2</u>	NE2
-----	--	-----

9.4.1. New and Expanding Non-Dwelling Buildings and Structures

The minimum front yard, rear yard, and side yards and maximum zone coverage and building height for new and expanding buildings and structures that are not dwellings will be established and constructed in accordance with the requirements of the relevant approval authority and required studies.

Notwithstanding Section 3.2 Accessory Structures, Buildings and Uses 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 ~~Section 7 Agricultural Small Holding (AG4)~~. 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 Section 7 Agricultural Small Holding (AG4). 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

Adm

SUBMISSION FOR REFERENCES TO MANUFACTURED HOUSING Modular , Mobile and Park Model Trailer from an industry viewpoint & experience.

EXCERPTS FROM PUBLICATIONS OF THE CMHI (Canadian Manufactured Housing Institute) and sections of the CSA (Canadian Standards Association) standards. (CHBA Modular Construction Council)

**Please Treat as general explanatory
support information**

About the Council (FYI)

In 2017, members of the Canadian Manufactured Housing Institute and MHI Canada joined forces with Canadian Home Builders Association to create the **CHBA Modular Construction Council** to support the increasing role of factory-built modular construction in the building industry.

TAKE NOTE: *(This organization is not the **singular standards development and regulatory body**. CSA WRITES THE STANDARD BOOK. CSA and a limited number of other certified inspection providers can be engaged by manufacturers to be their inspection & compliance service provider when producing various CSA products with accredited labelling and process review. They do bring together the CSA Home Manufacturers and the traditional home building industries.)*

Priority Activities

The Council's priority activities include the following:

- monitoring and participating in the development of codes, standards and regulations *(in collaboration with the CHBA Technical Research Committee)*
- liaising with codes and standards officials, government and regulatory bodies, related organizations and the public *(in collaboration with the CHBA Technical Research Committee)*
- facilitating research to identify and prioritize technical problems and support codes and standards development
- coordinating meetings and forums and participating in other industry events to gather intelligence and provide timely information to members
- collaborating with other CHBA councils and members to best support factory-built modular as a desirable construction option
- reporting to Council members, the CHBA Board of Directors and all CHBA members
- preparing communication tools to support the Council's priority actions

Membership in the **Modular Construction Council** is open to CHBA members in good standing who are engaged in the following:

- producing buildings, modules and/or panels certified in accordance with CSA A277 as complying with applicable building regulations, CSA Z240 MH Series or CSA Z241 (PRODUCERS)

- selling and/or installing buildings, modules and/or panels certified in accordance with CSA A277 as complying with applicable building regulations, CSA Z240 MH Series or CSA Z241 (BUILDERS/RETAILERS/DEVELOPERS/COMMUNITY OPERATORS)
- supplying goods or services to the factory-built modular sector, including product and material manufacturers, transporters, financial institutions, warranty and insurance providers, associations, certification and testing agencies, researchers, architects and designers, engineers and other professionals associated with the sector (SUPPLIERS/SERVICE PROVIDERS)
- Council meetings may also be attended by others with an interest in the factory-built sector, including representatives of academic institutions, educators, students, building officials, government representatives and others.

Regardless of how or where a building is constructed, the authority having jurisdiction (e.g. the municipality) where the building will be located has a mandate to confirm that the building is built to code requirements. A certification label, indicating compliance with Canadian Standards Association (CSA) standards, is the building inspector's assurance that the factory-constructed parts of the building meet local requirements.

Please note: Northlander Industries is a Multi-category Plant Certified producer of the CSA classes of product referenced in this submission.

General notes on the applicable codes

Some building codes state that homes constructed in compliance with Z240 MH Series are "exempt" from the code. In effect, this means that homes constructed to the standard are deemed to comply with the code. Local authorities rely on the Z240 MH label to confirm acceptability.

In addition to provincial/territorial/municipal building code requirements, there are three CSA standards that apply primarily to factory-constructed buildings in Canada:

- CSA A277, Procedure for Certification of Prefabricated Buildings, Modules and Panels
- CSA Z240 MH Series, Manufactured Homes
- CSA Z240.10.1, Site Preparation, Foundation and Installation of Manufactured Homes

CSA A277 is referenced for compliance in Alberta, Ontario, Quebec, Nova Scotia and Yukon.

The CSA Z240 MH Series of Standards is referenced for compliance in British Columbia, Manitoba, Ontario, Nova Scotia and Yukon, with limitations on its use in Manitoba and Ontario.

CSA A277, Procedure for Certification of Prefabricated Buildings, Modules and Panels ("Modulars")

The CSA A277 Standard is a factory certification procedure. It defines the quality-control procedures and staff that a plant must have in place to ensure that the products are built properly and in accordance with the relevant standards and codes. The A277 Standard is not unlike the ISO-9000 standard in that it deals with the concept of "total quality" throughout the manufacturing process, not just the final product. The 2016 edition of the A277 Standard covers the procedure for certification of prefabricated buildings, modules and panels, providing for the certification of the plant quality program and the product built, auditing of the plant quality program, and in-plant inspection of the product built. 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.

1. CSA Z240.0.1-16: Manufactured Home – a transportable, single or multiple section, one story 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.

CSA Z240 MH, Manufactured Homes (mobile Homes & multiple-section Mobile home)

The CSA Z240 MH Series Standard 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.

1. CSA B149.1-15: a dwelling that consists of a vehicular portable structure built on a chassis and designed to be used with or without a permanent foundation and to be connected to indicated utilities.
2. CSA B149.1-15: multiple-section mobile home – a single structure composed of separate mobile units, each towable on its own chassis; when the units are towed to the site, they are coupled together mechanically and electrically to form the single structure. These structures are sometimes referred to as double-wides mobile homes when only two units are joined together. *(Three section units are available.)*
3. CSA B149.1-15: swing-out and expandable room-section mobile home – a mobile home that can be telescoped when towed and expanded later for additional capacity)

CSA Z240.10.1, Site Preparation, Foundation and Installation of Manufactured Homes (works in concert with “manufactured home” products standards)

CSA Z240.10.1, Site Preparation, Foundation and Installation of Manufactured Homes details the construction of surface-mount foundations and the installation of the home. The standard is applicable to any home that is built on soil that is not frost-susceptible, or that incorporates an integrated frame providing sufficient rigidity to protect the home from damage due to minor movements in the foundation.

At the time of publication, CSA Z240.10.1 (site preparation, Foundation, and installation) is referenced in the model National Building Code of Canada, and in all provincial/territorial/municipal codes that address housing.

Building Labelling (“mobile home” & “Modular”)

As part of the CSA A277 Standard, all new factory-certified buildings must be labelled before they leave the factory, in a clearly visible manner.

The label plays a key role in the municipal building inspection. It signifies to the inspector that the factory-completed parts of the building are built in accordance with the appropriate code and standards, and that only the work done on-site requires inspection.

A certification label is affixed permanently to the building, often on the electrical panel. Homes built to the CSA Z240 MH Series standard carry a Z240 label; all other factory produced buildings use an A277 label. Manufacturers buy the labels directly from an accredited certification agency. A special label has been developed for members of the Canadian Manufactured Housing Institute which incorporates the CMHI name.

A specification sheet, also sometimes referred to as a specification name plate, accompanies the label. The specification sheet lists the manufacturer and the model and serial number of the home along with the label number. It includes information on the factory-installed appliances and on aspects of construction such as insulation specifications, and snow load and wind pressure capacity.

The information provided on the specification sheet is particularly helpful in the event that a building is moved from one location to another. While the model National Building Code of Canada includes clarification that it is not intended that local jurisdictions apply the provisions of the current model NBC when an existing building built to a previous code is relocated, the NBC states that relocation to an area with different wind, snow or earthquake loads will require the application of current code requirements to ensure a minimum acceptable level of safety. A comparison of the specifications with local loads can help local officials determine if structural upgrading is required to meet geographic requirements.

CSA Z241.0-03 PARK MODEL TRAILERS

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. It has a gross floor area not exceeding 50 m² (please note: reference to lofts has been removed in the current regulations)
5. When in set-up mode, park models have widths greater than 2.6m/8.53ft. *(Common widths are 12' to 13.9' at the walls)*
6. *(Removal of tires, rims and towing hitch should continue to be optional and does not restrict units from being relocatable at any time as noted in sentence 2. This does permit the trailers to be lower to the ground, require shorter skirting height and fewer steps to trailer floor height. These are desirable conditions)*

TRAVEL TRAILERS & MOTOR HOMES

A recreational unit that is not built to the above standards.

An example would be travel trailers CSA Z240 RV series

Definition(Central Huron)-**RECREATION, ACTIVE** – means the use of land, water and/or building for the purpose of organized active leisure activities and shall include such uses as an arena, a pool and a sports field.

Definition(Central Huron)-**RECREATION, PASSIVE** – means the use of land and/or water for the purpose of passive leisure activity and may include such uses as: swimming, and trails for hiking, skiing and cycling and horseback riding. No enclosed buildings or structures are permitted. Boathouses are not considered accessory to a passive recreation use.

THESE ARE COMMONLY AGREED DEFINITIONS THAT ALL INDUSTRY MEMBERS USE IN COMMON.

CRVA

Suggested Definitions for Presentation to Municipal Councils and Staff

"CAMPGROUND" shall mean a parcel of land used for camping or for the parking of recreational vehicles, intended for temporary seasonal use by the vacationing and travelling public, such vehicles would include: motor homes, travel trailers, fifth wheel trailers, truck campers, tent trailers and park model trailers. Rental Cabins intended for seasonal use are also permitted in a Campground but mobile homes as described herein are strictly prohibited. A campground cannot be utilized as a year round residence.

"RECREATIONAL VEHICLE" 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 its running gear is removed, and with a size as defined by the Canadian Standards Association (CSA). A recreational vehicle shall not be used as the principal place of residence of 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 as described herein.

"Motor Home" A recreational vehicle that is self-propelled which includes vehicles described as "Class A", "Class C" and "Class B" and which is manufactured in accordance with CSA Z-240 RV series of standards

"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.

"Fifth Wheel Trailer" A recreational vehicle designed to be coupled to the towing vehicle by a fifth wheel-type coupler, through which a substantial part of the trailer weight is supported by the tow vehicle and being manufactured in accordance with CSA Z-240 RV series of standards.

"Truck Camper" A recreational vehicle designed to be loaded onto and unloaded from, the bed of a pick-up truck and being manufactured in accordance with CSA Z-240 RV series of standards.

"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. The unit is manufactured in accordance with CSA Z-240 RV series of standards

"Park Model Trailer" A recreational unit that meets the following criteria:

- a) it is built on a single chassis mounted on wheels;
- b) it is designed to facilitate relocation from time to time;
- c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances; and
- d) it has a gross floor area, including lofts, not exceeding 50 m² when in the set-up mode, and has a width greater than 2.6 m in the transit mode.

A Park Model Trailer is manufactured in accordance with CSA Z-241 series of standards

TRAVEL TRAILER



COMPARE 

FIFTHWHEEL TRAILER



COMPARE 

CLASS B MOTORHOME



COMPARE 

PARK MODEL TRAILER



COMPARE 

CLASS A MOTORHOME



COMPARE ☐

TENT CAMPING TRAILER



COMPARE ☐

CLASS C MOTORHOME



COMPARE ☐

HYBRID TRAVEL TRAILER



COMPARE ☐

TOY HAULER



COMPARE ☐

TRUCK CAMPER



COMPARE ☐

Z241.0-03

Definitions and General Safety Requirements for Park Model Trailers

1. Scope

This Standard provides the definition of the term “park model trailer” as used in the CSA Z241 Series. It also gives general safety requirements that apply to the other Standards in this Series.

2. Reference Publications and Definitions

2.1 Reference Publications

This Standard refers to the following publications, and where such reference is made, it shall be to the edition listed below, including all amendments published thereto.

CSA (Canadian Standards Association)

CAN/CSA-B149.1-00

Natural Gas and Propane Installation Code

Z241.4-03

Installation Requirements for Propane Appliances and Equipment in Park Model Trailers

ULC (Underwriters' Laboratories of Canada)

CAN/ULC-S531-2002

Smoke Alarms

2.2 Definitions

The following definitions apply in this Standard and in each of the Standards in the CSA Z241 Series:

Certification agency — an accredited testing and certification agency acceptable to the regulatory authority.

Loft — a space directly under the roof of a park model trailer intended for storage only and labelled for the design load in accordance with the required caution marking.

Park model trailer — a recreational unit that meets the following criteria:

- a) it is built on a single chassis mounted on wheels;
- b) it is designed to facilitate relocation from time to time;
- c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances; and
- d) it has a gross floor area, including lofts, not exceeding 50 m² when in the set-up mode, and has a width greater than 2.6 m in the transit mode.

Technical Information
for Members

QUICK LINKS

• [Technical Signposts](#)

NEWS

The Canadian Manufactured Housing Institute became the CMHA Modular Construction Council in 2017. Visit www.cmhi.ca/about-us for information.

Certification

Revised:
November 13, 2018



Regardless of how or where a building is constructed, the authority having jurisdiction (e.g., the municipality) where the building will be located has a mandate to confirm that the building is built to code requirements. A certification label indicating compliance with Canadian Standards Association (CSA) standards, is the building inspector's assurance that the factory-constructed parts of the building meet local requirements.

Code References to Z240 MH Series Manufactured Homes

Some building codes state that homes constructed in accordance with Z240 MH Series are "exempt" from the code or effect, this means that homes constructed to the standard are deemed to comply with the code. Local authorities rely on the Z240 MH label to confirm acceptability.

In addition to provincial/municipal building code requirements, there are three CSA standards that apply primarily to factory-constructed buildings in Canada:

- CSA A277, Procedure for Certification of Prefabricated Buildings, Modules and Panels
- CSA Z240 MH Series, Manufactured Homes
- CSA Z240.10.1, Site Preparation, Foundation and Installation of Manufactured Homes

At the time of publication, CSA Z240.10.1 is referenced in the model National Building Code of Canada, and in all provincial/municipal codes that address housing. CSA A277 is referenced for compliance in Alberta, Ontario, Quebec, Nova Scotia and Yukon. The CSA Z240 MH Series of Standards is referenced for compliance in British Columbia, Manitoba, Ontario, Nova Scotia and Yukon, with variations on its use in Manitoba and Ontario.

CSA A277, Procedure for Certification of Prefabricated Buildings, Modules and Panels

The CSA A277 Standard is a factory certification procedure. It defines the quality control procedures and staff that a plant must have in place to ensure that the products are built properly and in accordance with the relevant standards and codes. The A277 Standard is not unlike the ISO 9000 standard in that it deals with the concept of "total quality" throughout the manufacturing process, not just the final product. The 2016 edition of the A277 Standard covers the procedure for certification of prefabricated buildings, modules and panels, providing for the certification of the plant quality program and the product built, auditing of the plant quality program, and in-plant inspection of the product. 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.

CSA Z240 MH, Manufactured Homes

The CSA Z240 MH Series Standard sets out requirements for the construction of manufactured homes, specifically related to structure, building envelope, plumbing, electrical and heating services, energy efficiency and ventilation requirements for running costs.

CSA Z240.10.1, Site Preparation, Foundation and Installation of Manufactured Homes

CSA Z240.10.1, Site Preparation, Foundation and Installation of Manufactured Homes details the construction of surface-mount foundations and the installation of the home. The standard is applicable to any home that is built on soil that is not less than 100% or that incorporates an integrated frame providing sufficient rigidity to protect the home from damage due to minor movement in the foundation.

Building Labelling

As part of the CSA A277 Standard, all new factory-certified buildings must be labelled before they leave the factory, in a clearly visible manner.

The label plays a key role in the municipal building inspection. It notifies the inspector that the factory-constructed parts of the building are built in accordance with the applicable code and standards, and that only the work done on-site requires inspection.

A certification label is affixed permanently to the building, often on the electrical panel. Homes built to the CSA Z240 MH Series standard carry a Z240 label. All other factory-produced buildings use an A277 label. Manufacturers buy the labels directly from an accredited certification agency. A logo label has been developed by members of the Canadian Manufactured Housing Institute which identifies the CMHI name.



As part of the initial site visit, the inspector shall also inspect the following and interpret the results. The inspector will then make a determination as to the degree of compliance of the building with the applicable code. The inspector shall then make a determination as to the degree of compliance of the building with the applicable code. The inspector shall then make a determination as to the degree of compliance of the building with the applicable code.

Finally, the inspector shall also inspect the following and interpret the results. The inspector will then make a determination as to the degree of compliance of the building with the applicable code. The inspector shall then make a determination as to the degree of compliance of the building with the applicable code. The inspector shall then make a determination as to the degree of compliance of the building with the applicable code.

CMIII | 318

[Home](#) | [Magazine](#) | [About Us](#) | [Contact Us](#) | [Search](#)

[Privacy Policy](#) | [Terms of Service](#) | [Advertise](#)

CSA (Canadian Standards Association)

C22.1-06

Canadian Electrical Code, Part I

CAN/CSA-ISO 9001-00 (R2005)

Quality Management Systems — Requirements

Z240 MH Series-08 (under development)

Manufactured homes

Z240.0.1-08 (under development)

Definitions and general requirements for manufactured homes

Z240.2.1-08 (under development)

Structural requirements for manufactured homes

Z240.10.1-08 (under development)

*Site preparation, foundation, and anchorage of manufactured homes***NRCC (National Research Council Canada)***National Building Code of Canada, 2005**National Plumbing Code of Canada, 2005*

3 Definitions

The following definitions apply in this Standard:

Building component — a component of a building system having enclosed structures and services that cannot be fully inspected on site.

Certified product — a unit that is produced at a certified factory and that complies with this Standard.

Factory-built building — a modular, manufactured, or panelized building that is built in a manufacturing plant before being transported to its point of installation.

Manufactured building — a transportable, single- or multiple-section, one-storey building in accordance with the CSA Z240 MH Series at the time of manufacture.

Modular building — a building whose finished sections are built in a factory before being transported to the site for installation.

Note: "Finished" means fully enclosed on the interior and exterior; it does not necessarily include interior painting, taping, cabinets, floor covering, fixtures, heating systems, or exterior finishes.

Panelized building — a building assembled on site using factory-built panels.

Quality program — the procedures and activities implemented to achieve a quality system.

Quality system — the documented procedures and organizational structure devised to ensure the compliance of a product or service with specified requirements and to provide evidence of such compliance.

Storey — that portion of a building that is situated between the top of any floor and the top of the floor directly above it, or where there is no floor above, that portion between the top of any floor and the ceiling above it.

Government of Alberta
Alberta Building Code

Government of Japan
Building Standard Law of Japan

NRC (National Research Council Canada)
National Building Code of Canada, 2010

National Energy Code for Buildings, 2011

National Plumbing Code of Canada, 2010

3 Definitions

The following definitions shall apply in this Standard:

Factory — a manufacturing facility that provides protection of construction materials, components, equipment, and products against adverse environmental effects during storage and fabrication.

Prefabricated building — a building partially or fully constructed in a factory. (See Annex A.)

Prefabricated panel — an open or closed planar subassembly constructed in a factory and designed for use as an integral part of a building. (See Annex A.)

Prefabricated module — an open or closed non-planar subassembly constructed in a factory and designed for use as an integral part of a building. (See Annex A.)

Note: Roof assemblies with trusses, sheathing and roofing, bathrooms, and kitchens are examples of prefabricated modules.

Quality program — the procedures and activities implemented to achieve a quality system.

Quality system — the documented procedures and organizational structure established to ensure the compliance of a product or service with specified requirements and to provide evidence of such compliance.

Storey — that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

4 General requirements

4.1 Technical requirements

4.1.1 Codes or regulations in force

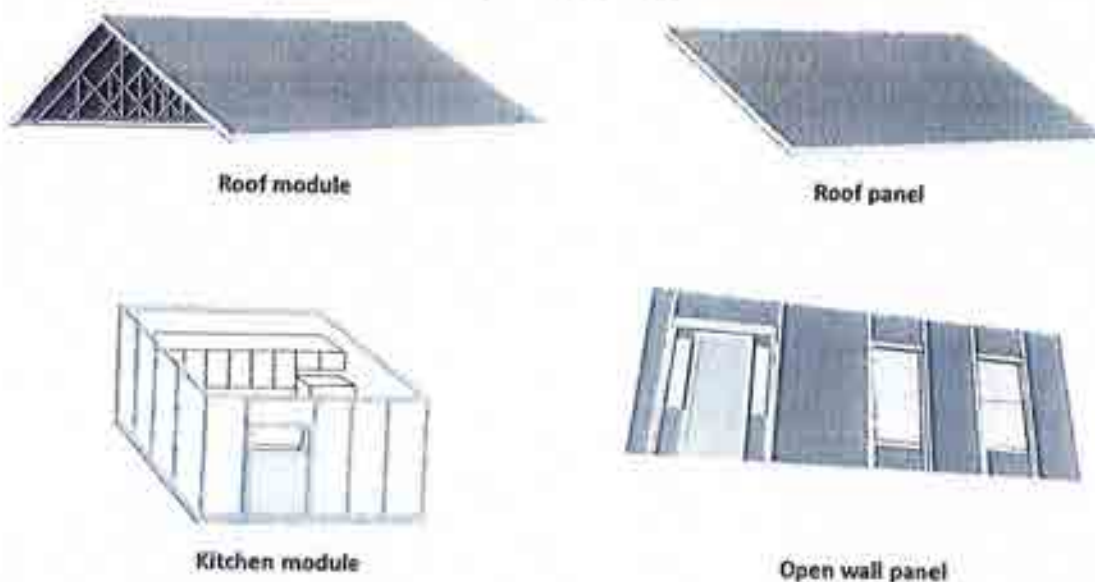
Where codes or other regulations addressing building design and construction are in force at the installation location, prefabricated buildings, prefabricated modules, and prefabricated panels shall be designed and constructed to comply with those codes and regulations as applicable.

Prefabricated buildings include manufactured homes designed and constructed according to the CSA 2240 MH Series, modular homes and other single- and multi-module buildings.

Prefabricated modules and panels

A prefabricated panel or module may be "open" (constructed such that all elements are visible), or "closed" (containing concealed parts or processes of manufacture that cannot be inspected at the site without disassembly, damage or destruction). See Figure A.1.

Figure A.1
Examples of prefabricated modules and panels
(See Clause A.3.)



A.4 General requirements

A.4.1 Technical requirements

Factory-certified buildings, modules, and panels must comply with the *National Building Code of Canada (NBC)* or applicable provincial, territorial, or municipal code requirements. Where a provincial, territorial, or municipal code(s) exists, it takes precedence over the NBC. In Canada, the authority for building regulation rests with the provinces and territories, and with the City of Vancouver which exercises its authority under charter. Some provinces and territories delegate some or all authority to the municipalities and regional districts. The applicable edition of a code or regulation and the enforcement date are determined by the authority having jurisdiction.

Certain prefabricated buildings can be constructed to the requirements of the CSA 2240 MH Series where specified by provincial, territorial, or municipal regulations.

Prefabricated buildings, modules, and panels can be certified to any appropriate building code (e.g., to a city code for a building shipped to the United States, to the Japanese Housing Code for panels destined for Japan), provided that the manufacturer and the certification body have access to, and demonstrate knowledge of, the local codes at the final installation location. If the CSA 2240 MH Series or the NBC is

Manufactured home — a transportable, single- or multiple-section, one-storey dwelling that is ready for occupancy on completion of set-up in accordance with the manufacturer's installation instructions.

Note: Setup may include mating of multiple-section homes, painting, and installation of floor finishes, cabinetry, final light fixtures, solid fuel-fired appliances, gas appliances and systems, chimneys and flues.

Quality program — procedures and activities that have been implemented to achieve the purposes of a quality system.

Storey — that portion of a building that is situated between the top of any floor and the top of the floor directly above it, or where there is no floor above it, that portion between the top of any floor and the ceiling above it.

4 General requirements

4.1 Compliance

Manufactured homes shall be designed and constructed in accordance CSA Z240.2.1.

4.2 Quality program

Plants producing manufactured homes shall have a quality program as specified in CSA A277.

5 Markings

Markings shall comply with CSA A277.

Note: Certain jurisdictions in Canada require markings in French.

6 Provision of set-up instructions

Printed instructions shall be provided with every manufactured home in accordance with CSA A277.

Note: Certain jurisdictions in Canada require markings in French.

Infrared heater — a heater that transfers heat from the source to the heated objects without heating the intervening air.

Non-recirculating direct gas-fired industrial air heater (DFIAH) — a heater in which all the products of combustion generated by the gas-burning device are released into the airstream being heated and whose purpose is to offset building heat loss by heating only incoming outside air.

Radiant heater — a heater that radiates heat to the surrounding air.

Heat reclaimer — a device installed either externally or internally to a venting system to extract heat from flue gases.

Heavy-duty fittings — those fittings referred to as 300 lb (135 kg) banded fittings.

Ignition — the establishment of a flame.

Intermittent ignition — a source of ignition that continues to function during the entire period that the flame is present.

Interrupted ignition — a source of ignition that ceases to function after the trial-for-ignition period.

Indirect-fired appliance — an appliance in which the combustion products or flue gases are not mixed within the appliance with the medium that is being heated.

Induced draft — see **Draft (Mechanical draft)**.

Industrial appliance — see **Commercial- and industrial-type appliance or equipment**.

Industrial building — see **Building**.

Installer — any individual, firm, corporation, or company that either directly or through a representative is engaged in the installation, replacement, repair, or servicing of gas piping, venting systems, appliances, components, accessories, or equipment, and whose representative is either experienced or trained, or both, in such work and has complied with the requirements of the authority having jurisdiction.

Insulating millboard — a factory-fabricated board formed with noncombustible materials, normally fibres, and having a thermal conductivity not exceeding

$$1 \frac{\text{Btu} \cdot \text{in}}{\text{h} \cdot \text{ft}^2 \cdot \text{F}} = \left(0.144 \frac{\text{W}}{\text{m} \cdot \text{K}} \right)$$

Lubricated-plug-type valve — see **Valve**.

Masonry chimney — see **Chimney (masonry or concrete chimney)**.

Maximum operating pressure — the maximum pressure to which any component or portion of the fuel system can be subjected.

Mechanical air intake — a means to mechanically provide ventilation and/or combustion air requirements to a building.

Mechanical draft — see **Draft**.

Mobile housing — a term that includes all of the following structures:

Mobile home — a dwelling that consists of a vehicular portable structure built on a chassis and designed to be used with or without a permanent foundation and to be connected to indicated utilities.

Mobile industrial or commercial structure — a structure that is not intended as a dwelling unit, is towable on its own chassis, and is designed for use without a permanent foundation. Such a structure is built specifically for commercial or industrial use, such as a construction office, bunkhouse, wash house, kitchen and dining unit, library, television unit, industrial display unit, laboratory unit, or medical clinic.

Multiple-section mobile home — a single structure composed of separate mobile units, each towable on its own chassis; when the units are towed to the site, they are coupled together mechanically and electrically to form the single structure. These structures are sometimes referred to as double-wide mobile homes when only two units are joined together.

Swing-out and expandable room-section mobile home — a mobile home that can be telescoped when towed and expanded later for additional capacity.

Mobile outdoor food service unit — a unit used outdoors for preparation and dispensing of food or beverages and that contains appliances or equipment operated by propane in the vapour state. The unit can be equipped with wheels and its own motive power.

N/A — not applicable due to physical or geometric constraints. See Annex C.

NAT Max — the maximum appliance input rating of a Category I appliance equipped with a draft hood that could be attached to the vent. There are no minimum appliance input ratings for draft-hood-equipped appliances. See Annex C.

NAT+NAT — the maximum combined input rating of two or more draft-hood-equipped appliances attached to the common vent. See Annex C.

Natural draft — see **Draft**.

Natural-draft burner — see **Burner**.

NGV — natural gas stored in a gaseous state to be used as engine fuel for a highway vehicle.

Noncombustible — material that conforms to CAN/ULC-S114 requirements for noncombustibility.

NR — not recommended due to potential for condensate formation and/or pressurization of the venting system. See Annex C.

Operating control — a control used to regulate or control the normal operation of an appliance.

Overpressure protection device — a device that under abnormal conditions will act to reduce, restrict, or shut off the supply of gas flowing into a system to prevent gas pressure in that system from exceeding the rated pressure of the system components.

Monitoring regulator — an overpressure protection device that functions as a second gas pressure regulator in series with the primary gas pressure regulator.

Overpressure relief device — an overpressure protection device that functions by discharging gas from the downstream system.

Overpressure shut-off device — an overpressure protection device that functions by completely shutting off the flow of gas into the downstream system.

Package unit — an appliance supplied as a complete unit, including burner, controls, and integral wiring.

Pilot — a flame that is used to ignite a gas/air or propane/air mixture at the main burner(s).

To : Sarah Martin Smith (Planner) smartin@huroncounty.ca
 & planning@southhuron.ca

Specific broad exclusion to Mobile Homes

SECTION 3 GENERAL PROVISIONS 3.28.5 page 85

Applies to : all areas subject to the proposed by-law.

General comments : see copy of page 85 attached

1. Generally the principles in zoning by-laws define what is permitted without a special note of exclusion is a bit of overkill. There is never an assumption that if a zone doesn't make a note of what's not allowed that the assumption is it must be allowed.
2. A separate and specific exclusion would appear to be redundant and with tones of a derogative nature with negative implications. This was very common in smaller municipalities decades ago.
3. In fairness to the class of residential product, the notes written on page 85 offer specific cases which are well suited for the "mobile home" products.
 - a. permitted on farm zones
 - b. temporary dwelling in disaster response
 - c. R5 zones
 - d. R4 zones
4. In 1964 William Smith started Custom Trailers/Northlander with the goal of producing one trailer per day. In 1983 it was purchased by Mr. Robert Hamather. He produces the mobile home category to this day.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

■ 519.235.1530 • 519.870.8442 (cell)

▲ 519.235.2789

■ jbrown@northlanderindustries.com

■ www.northlanderindustries.com

165 Thames Rd. East
 Exeter, Ontario, Canada
 N0M 1S3



SPECIFIC EXCLUSION OF "MOBILE HOMES"

Municipality of South Huron Zoning By-law Section 3 General Provisions

3.28.5. Mobile Homes *UNNECESSARY.*

The location or use of a mobile home in any zone is prohibited unless specifically provided for in that zone.

THIS IS A VERY ANTI-SQUATTER STATEMENT

3.28.6. Noxious Uses

No use shall be permitted within the Municipality which from its nature or the material used therein is a noxious use.

FOUND IN OLD BY-LAWS I WOULD OPINE IT TO BE UNNECESSARY AND IMPOSED DEROGATIVE IN NATURE.

3.28.7. 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.

THEY ARE EFFECTING AS TEMP. HOUSING FOR FIRE/DISASTER EVENTS / FORMS

3.28.8. 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.

3.29. 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.

3.30. 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.

3.31. 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.

3.32. Property Enlargement

Where lands are severed and merged on title with an abutting property the zoning on the abutting property shall automatically apply to the lands to be merged on title. This provision applies only where a severance is granted for the purpose of minor lot enlargement. As an administrative amendment, the appropriate Zone Map shall be amended to reflect this zone change with such changes being permitted from time to time without further public notice or Council approval. The resulting zone area and zone coverage of the retained parcel is deemed to comply with the provisions of this Zoning By-law.

SEASONAL WORKER HOUSING PG 53 DEFINITIONS INCLUDES MOBILE HOMES AND TRAVEL TRAILERS DEFINITIONS PG 57

To : Sarah Martin Smith (Planner) smartin@huroncounty.ca
& planning@southhuron.ca

MOBILE HOME (R4)

Applies to : all areas subject to the proposed by-law.

General comments :

1. Northlander will offer additional observations and comments relating directly to the CSA standards.
2. No reference to "Land lease" community (mobile Home) which is a common term in the industry.
3. Is it applicable to note some form of condominium ownership may apply without a plan of subdivision?
4. see copy of page 153 AND OTHER RELATED DEFINITIONS , MAPS, GENERAL PROVISIONS attached
5. Consider as industry input.
6. Northlander will provide additional information on standards as they apply. Factory employees have presented to CBO and municipal representatives many times in the past and could be made available for a quick presentation.

Specifically : this zone applies to Norwood village. Expectations were to prepare a land lease community development under site plan approval process which would appear to be applicable to the R5 proposed zone. I would defer to the planner Barb Rosser for her review as the owners feel may be appropriate.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

- 519.235.1530 • 519.870.8442 (cell)
- 519.235.2789
- jbrown@northlanderindustries.com
- www.northlanderindustries.com

165 Thames Rd. East
Exeter, Ontario, Canada
N0M 1S3



RELATED DEFINITIONS and COMMON PRACTICE TO R4, R5 ZONES

LAND LEASE RESIDENTIAL DEVELOPMENT - R4 & R5 Descriptive notes:

**Please Treat as general information reflecting our
observations that may be useful in forming a revised bylaw.**

1. A managed development typically approved by the process of site plan control and development agreement with private roads instead of a plan of subdivision served by municipal streets.
2. Some municipality bylaws permit mobile homes (single or multiple section) or a277 manufactured homes in the same zone as both products types are equally considered a dwelling/residence. Mobiles can be and are built to the same exterior appearance details as modular homes or site-built dwellings.
3. Bylaw text is encouraged to permit storage accessory structures on the site with sufficient area to provide seasonal and maintenance considerations.
4. The ownership model would be one of occupant/owner/lessee owning their modular home or mobile home dwelling unit and leasing the designated lot within the development on a 21 year less a day lease. There may be variations on the details of any lease or other occupancy format.
5. Occupation time of the principal residences would not be limited.
6. The landlord may develop rules and regulations of an applicable nature that assist in maintaining the shared use and enjoyment within the development and other matters deemed pertinent to the management and maintenance of the development.
7. Rent elements vary, but could include landlord provided maintenance and repair services of road and grounds maintenance and access to common facilities and recreational elements. Lessee would not contribute to a prescribed capital expense/replacement/repair fund (as would be the case in a condominium ownership model).
8. Utilities and municipal surcharges can be shared and billed through pro-rata or metered separately by the landlord or utility provider, or a combination of both methods.
9. Municipal Property taxes can be shared and billed through pro-rata or assessed individually and may include a pro-rata share of a common element portion.
10. Operational expenses of a common pool(s) "Club House" or other facilities may be invoiced depending on the Lease agreement.
11. These developments are typically regulated by the "Residential Tenancies Act" for matters of:
 - a. Tenancy agreements
 - b. Responsibilities of landlords
 - c. Responsibilities of tenants
 - d. Security of tenure and termination of tenancies
 - e. Assignment
 - f. Subletting and unauthorized occupancy
 - g. Rules relating to rent
 - h. Suite/individual meters and apportionment of utility costs
 - i. **Mobile home parks and land lease communities**
 - j. The landlord and tenant board
 - k. Municipal vital services by-laws
 - l. Maintenance standards
 - m. Administration and enforcement
 - n. Offences

R4	Municipality of South Huron Zoning By-law Section 22 Mobile Home	R4
----	---	----

22. Mobile Home (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
- *SALES OFFICE AS IN RES. PARK (R5)*

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; *SINGLE, DOWNSIDE, MULTI-SECTION*
- 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.

*DECKS + PATIOS
PARK MAINTENANCE SHEDS
GARBAGES
COVERED AMENITY FEATURES
MAIL BOX GROUPINGS
open or covered
STORAGE/GARBAGE SHEDS*

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)	2
Parking spaces for Commercial Business	1 per 30 square metres
Parking for Recreation or Community Centre	1 per 50 square metres

R4	Municipality of South Huron Zoning By-law Section 22 Mobile Home	R4
----	---	----

22.5. Building Provisions

Distance between mobile homes or between a mobile home and a main or accessory mobile home park building (min.)	4 metres
Building height (max.): mobile home non-accessory buildings & structures	9 metres 14 metres
Mobile home setback from the travelled surface of an internal access road (min.)	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.

NOT TO EXCEED
THE PRIMARY
M.H. FOOTPRINT.

13.1pt.
Approval By Fire Chief For
Emergency Vehicles. may
Need
Shoulders
Plus 4m.

INCL. FACTORY-BUILT
ADDITIONS

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.

CSA 2240.10.1
STANDARD FOR SITE
PREP, FOUNDATION,
AND INSTALL OF
MANF. HOMES

22.6.5. Municipal Services

Any new or expanding mobile home development shall connect to municipal services.

R4	Municipality of South Huron Zoning By-law Section 22 Mobile Home	R4
----	---	----

22.6.6. Outdoor Storage

There shall be no outside storage of any furniture, domestic equipment, or seasonally used equipment on the mobile home site.

Outside storage may occur in a communal storage area provided by the mobile home park subject to an approved site plan under the Planning Act. The communal storage area may be located in the rear yard or side yard in accordance with the General Provisions section for Accessory Structures.

*DON'T PICK ON MOB. HOMES
NO RESTRICTIONS ON ANY OTHER
HOME.
POSSIBLY FOR BOATS, ETC*

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 Zone (R4) in Section 22 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.

Municipality of South Huron Zoning By-law
Section 2 Definitions

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 CSA2240 MH Series, and connected or designed to 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

CURRENT
CSA STANDARDS
ELIMINATED LOFTS

50.2 m² / 540 SF

Municipality of South Huron Zoning By-law
Section 2 Definitions

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 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

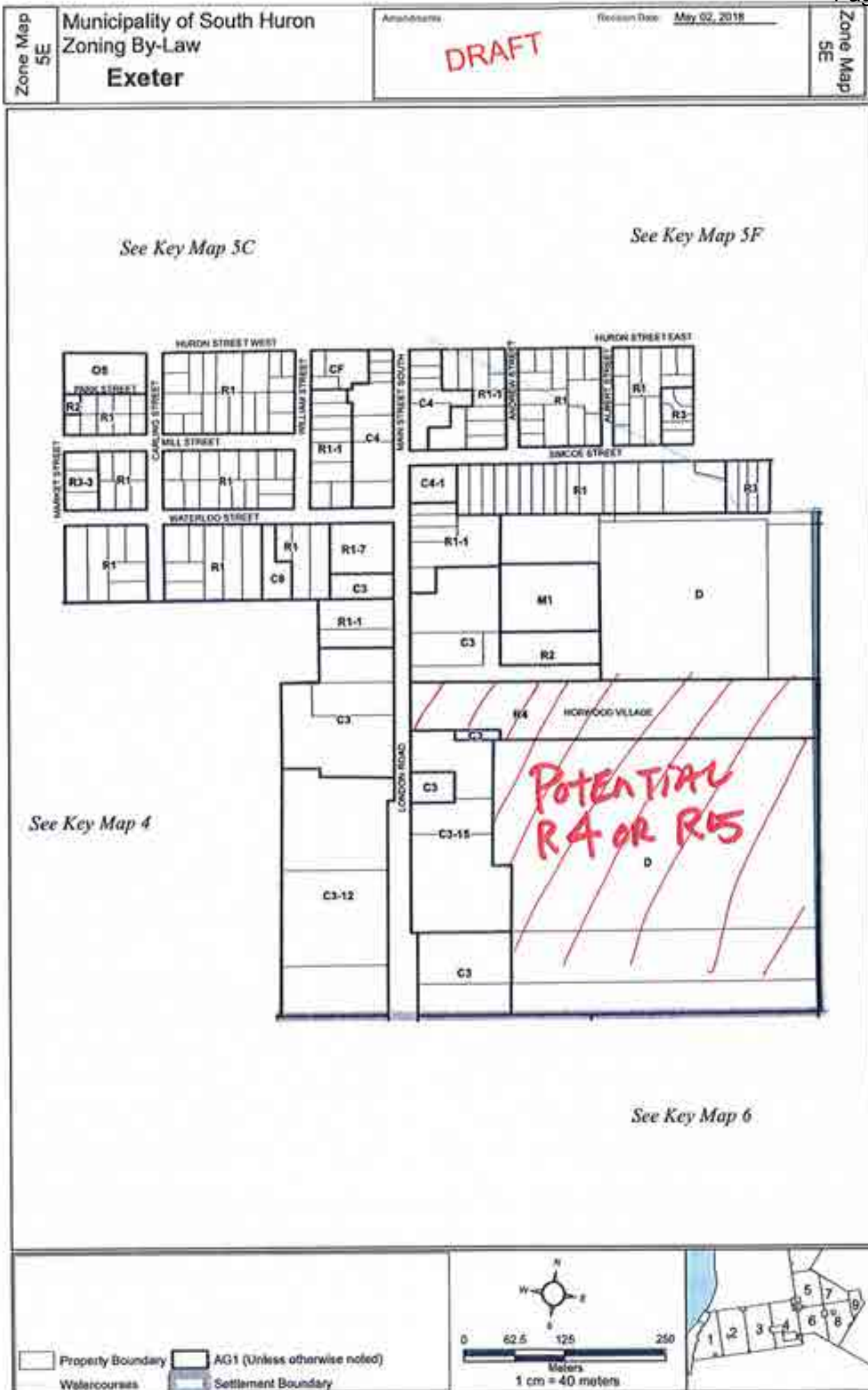
a building or a structure used for the sale and service of motorized recreational vehicles such as: boats, motorcycles, snowmobiles and all-terrain vehicles.

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.



To : Sarah Martin Smith (Planner) smartin@huroncounty.ca
& planning@southhuron.ca

RESIDENTIAL PARK (R5)

Applies to : all areas subject to the proposed by-law.

General comments :

1. Generally No reference to A-277 factory built Modular homes.
2. No reference to "Land lease" community which is a common term in the industry.
3. Is it applicable to note some form of condominium ownership may apply without a plan of subdivision?
4. see copy of page 156 AND OTHER RELATED DEFINITIONS , MAPS, GENERAL PROVISIONS attached
5. Consider as industry input.
6. Northlander will provide additional information on standards as they apply. Factory employees have presented to CBO and municipal representatives many times in the past and could be made available for a quick presentation. We have provided significant industry input to the Central Huron bylaw preparation process.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

- 519.235.1530 • 519.870.8442 (cell)
- 519.235.2789
- jbrown@northlanderindustries.com
- www.northlanderindustries.com

165 Thames Rd. East
Exeter, Ontario, Canada
N0M 1S3



RELATED DEFINITIONS and COMMON PRACTICE TO R4, R5 ZONES

LAND LEASE RESIDENTIAL DEVELOPMENT - R4 & R5 Descriptive notes:

Please Treat as general information reflecting our observations that may be useful in forming a revised bylaw.

1. A managed development typically approved by the process of site plan control and development agreement with private roads instead of a plan of subdivision served by municipal streets.
2. Some municipality bylaws permit mobile homes (single or multiple section) or a277 manufactured homes in the same zone as both products types are equally considered a dwelling/residence. Mobiles can be and are built to the same exterior appearance details as modular homes or site-built dwellings.
3. Bylaw text is encouraged to permit storage accessory structures on the site with sufficient area to provide seasonal and maintenance considerations.
4. The ownership model would be one of occupant/owner/lessee owning their modular home or mobile home dwelling unit and leasing the designated lot within the development on a 21 year less a day lease. There may be variations on the details of any lease or other occupancy format.
5. Occupation time of the principal residences would not be limited.
6. The landlord may develop rules and regulations of an applicable nature that assist in maintaining the shared use and enjoyment within the development and other matters deemed pertinent to the management and maintenance of the development.
7. Rent elements vary, but could include landlord provided maintenance and repair services of road and grounds maintenance and access to common facilities and recreational elements. Lessee would not contribute to a prescribed capital expense/replacement/repair fund (as would be the case in a condominium ownership model).
8. Utilities and municipal surcharges can be shared and billed through pro-rata or metered separately by the landlord or utility provider, or a combination of both methods.
9. Municipal Property taxes can be shared and billed through pro-rata or assessed individually and may include a pro-rata share of a common element portion.
10. Operational expenses of a common pool(s) "Club House" or other facilities may be invoiced depending on the Lease agreement.
11. These developments are typically regulated by the "Residential Tenancies Act" for matters of:
 - a. Tenancy agreements
 - b. Responsibilities of landlords
 - c. Responsibilities of tenants
 - d. Security of tenure and termination of tenancies
 - e. Assignment
 - f. Subletting and unauthorized occupancy
 - g. Rules relating to rent
 - h. Suite/individual meters and apportionment of utility costs
 - i. **Mobile home parks and land lease communities**
 - j. The landlord and tenant board
 - k. Municipal vital services by-laws
 - l. Maintenance standards
 - m. Administration and enforcement
 - n. Offences

R5	Municipality of South Huron Zoning By-law Section 23 Residential Park	R5
----	--	----

23. Residential Park (R5)

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

23.1. Permitted Uses

- residential park

23.2. Accessory Uses

- home occupation
- active recreation
- passive recreation
- uses accessory to the permitted uses

23.3. Permitted Structures

- administrative or rental office;
- convenience retail store or a personal service store to serve the day-to-day commercial needs of the residential park residents;
- mobile home sales office;
- recreational or community centre;
- 1 dwelling unit within the rear portion or second storey of the main office or sales facility;
- residential unit;
- swimming pool;
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted use

23.4. Residential Park - Zone Provisions

Zone Area (minimum)	4.0 hectares
Zone Frontage (minimum)	100 metres
Front Yard (minimum)	9 metres
Side Yard (minimum)	4.5 metres
Rear Yard (minimum)	7.5 metres
Building Height (maximum)	9 metres

23.5. Residential Site - Zone Provisions

Site Area (minimum)	420 square metres
Site Area - (maximum)	800 square metres
Site Frontage (minimum)	13.5 metres
Front Yard (minimum)	3 metres
Side Yard (minimum)	2 metres
Rear Yard (minimum)	3 metres
Unit Floor Area (min)	55 square metres

R5	Municipality of South Huron Zoning By-law Section 23 Residential Park	R5
----	--	----

Site Coverage (maximum)	40 %
Unit Height (maximum)	5.0 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.

R4 Zone makes no reference to density permitting layout to determine.

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.

WHY DID THIS BECOME ROOFS TO SETBACK CHAIRS? USE SET BACKS IN 23.5

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

SINGLE FAMILY HOMES EVERYWHERE STORE PATIO FURNITURE ON DECKS & PATIOS WITH WINTER COVERS

MAYBE BOATS, CANOES, PYLACKS - etc

R5

Municipality of South Huron Zoning By-law
Section 23 Residential Park

R5

provided within the residential home park. Structures containing accessory covered storage facilities shall be located and designated so that each building provides storage space for a minimum of 8 units on the basis of 3.5 cubic metres of storage space per unit, and no residential site is more than 60 metres from its storage facility.

23.6.9. Skirting and Accessory Structures

Each residential unit located on a residential site shall be placed on a continuous permanent substructure and permanent foundation supports. All residential units shall be provided with durable skirtings, with access where necessary, to screen the view of the undercarriage or foundation supports and any accessory structure shall be so designed to harmonize with the residential units.

23.6.10. Commercial Buildings

Accessory commercial buildings shall not occupy more than 1 % of the residential park area. The required parking spaces shall be calculated on the basis of 1 parking space for each 10 square metres of gross floor area.

23.6.11. Residential Unit in a R5 Zone

Residential unit is defined as a single detached dwelling, occupied or capable of being occupied as a home, residence or sleeping place by 1 or more persons, constructed on-site, or off-site. The units shall be limited to a single storey building, which may include a basement or cellar and which retain a resemblance in terms of shape, size, and architectural detail to existing structures in Grand Cove Estates. Single detached dwellings shall be limited to 1 dwelling unit. (As per By-law 59-1995)

23.6.12. Site Coverage

Site coverage shall mean the percentage of the site area, covered by all buildings and structures above ground level including the area covered by porches, carports, sunrooms or additions to a residential unit. (As per by By-law 36-2005)

After

Municipality of South Huron Zoning By-law
Section 2 Definitions

Residence
see "Dwelling".

Residential Park (*Land Lease, Modular Home Development.*)
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

*RESIDENTIAL
...included
WITH ?
THIS?*

OR MOBILE HOME PARK.?

Municipality of South Huron Zoning By-law
Section 2 Definitions

or unassumed road allowance shall also be considered a road, street or highway (public).

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

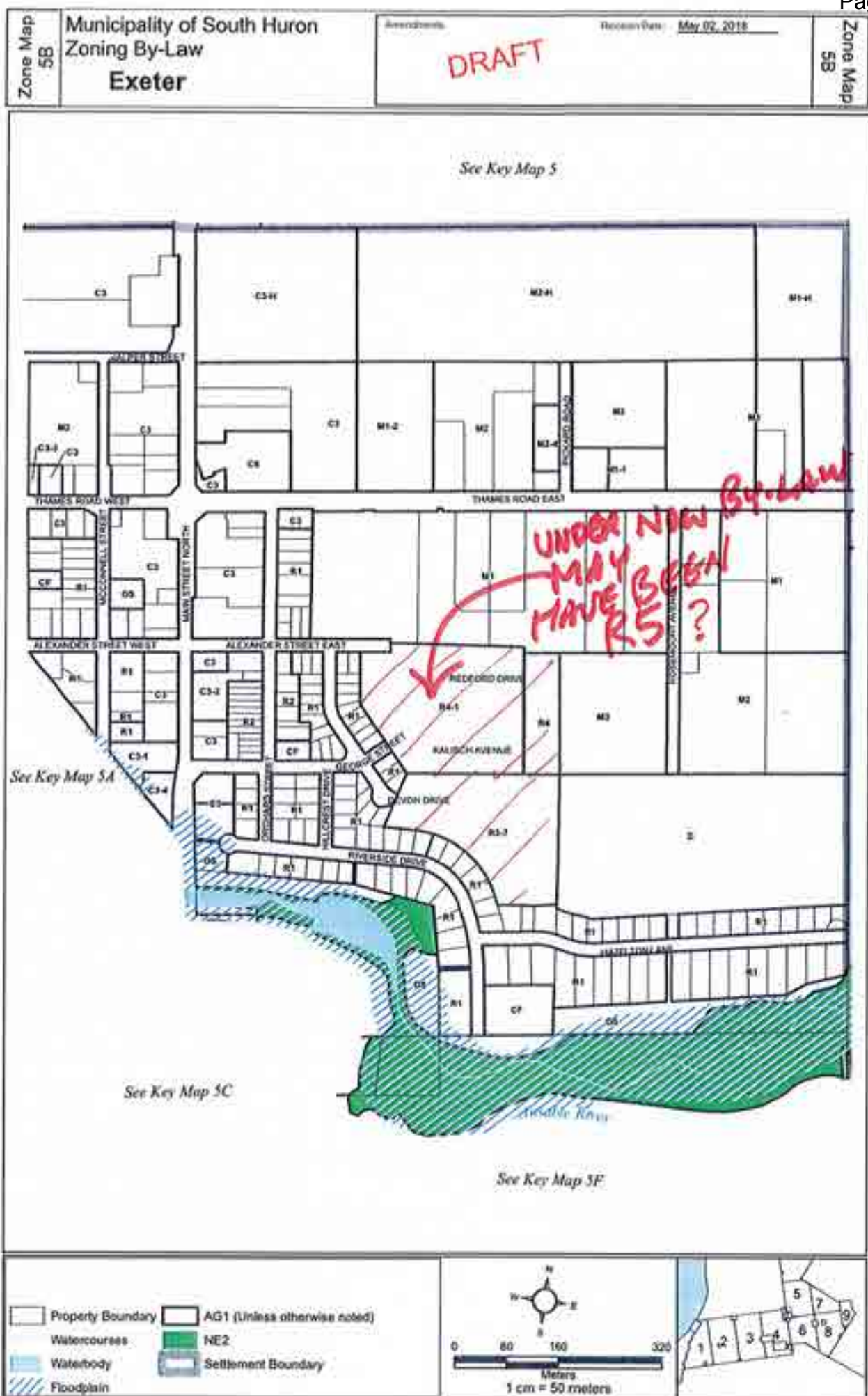
shall mean a road which is not assumed by the Ministry of Transportation, the County of Huron or the Municipality and shall provide private access to any lots abutting thereon.

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





To : Sarah Martin Smith (Planner) smartin@huroncounty.ca
& planning@southhuron.ca

RECREATIONAL TRAILER PARK & CAMPGROUND (RC2)

Applies to : all areas subject to the proposed by-law.

General comments :

1. see copy of page 128 AND OTHER RELATED DEFINITIONS , MAPS, GENERAL PROVISIONS attached
2. Consider as industry input.
3. Northlander will provide additional information on standards as they apply. Factory employees have presented to CBO and municipal representatives many times in the past and could be made available for a quick presentation.

4. RE: Development Ratio for RC2 zoning.

Factors to consider for application of the development ratio in RC2 zones:

- 1) Presumably the intent is to offer the users of the site a desirable atmosphere for their recreational experience.
- 2) There are factors which can be weighed when assessing this outcome.
- 3) There is a material difference in a proposed development that has shoreline property on Lake Huron.
- 4) This will have an equivalent affect if an inland water body/lake or river is present. Beach-like amenities can be provided in both situations.
- 5) If a simple solution of acres/hectares of space dedicated to recreational use is considered, it would be reasonable to have an opinion that a large field of maintained grass would not be as appealing as having a natural area with a stream running through it (which the proposed by-law does not give credit as recreational space).
- 6) A pool with attractive amenity elements could be rated at a higher level than a soccer pitch or ball diamond as one requires multiple participants and the other can be enjoyed by one person on any day of the week.
- 7) A trail, similar to the Morrison Dam trail would rate highly on the scale.
- 8) Proximity to nearby community features may be as desirable as on-site. This would be very subjective.

- 9) A park development close to Bayfield, Grand Bend, Goderich as examples (considering some are not in MOSH) may reasonably be more highly rated than the somewhat unimproved hectares satisfying the development ratio 1:2.
- 10) Closeness to community cultural events, festivals, walking trails, Golf courses , Lake Huron Beaches would have an equivalency of value.
- 11) Many park members find their recreation and social needs are met by biking, strolling or golf carting the development's internal road patterns.
- 12) An in-land development will have a different feel to it than a lakefront park. And may require more recreational space.
- 13) I have noted that there could be more description of the intent to provide 30 m to exposer to water access. Frontage of water could be distinguished from an access lane, road, or walking path to it for park clientele/occupants.
- 14) There are many factors affecting each property considered for an RC2 development. The bottom line is that there must be an acceptable expectation of economic feasibility. Costs to service and meet criteria in creating a premier site may be too high if an arbitrary ratio is inflexibly applied. The Official Plan 2.2.5 Recreation and Provincial Policy Statement put emphasis on recreational space/activity. These types of development do have potential to fill this need for occupants and their guest. Perhaps there could be a bonus system for allowing a percentage of general public to their site to enjoy recreational amenities. Developments in their early stages may benefit from visitors turning into customers.

I do recall a reference to the development Ratio several years ago specifically noted in an individual site plan/Development agreement. I have not found the reference in the current bylaws.

A solution may not be simple, but it would be greatly appreciated by those who are involved in one of the aspect of the industry to create the RC2 lifestyle.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

- 519.235.1530 • 519.870.8442 (cell)
- 519.235.2789
- jbrown@northlanderindustries.com
- www.northlanderindustries.com

165 Thames Rd. East
Exeter, Ontario, Canada
N0M 1S3



RELATED DEFINITIONS and COMMON PRACTICE TO RC2 ZONES

RC2 RECREATIONAL TRAILER PARK & CAMPGROUND

Descriptive notes: These are not intended to be a direct example of bylaw text. It speaks to existing variations within park model developments.

Please consider this as general information and
our observations only.

1. A managed development typically approved by the process of site plan control and development agreement with private roads instead of a plan of subdivision served by internal private roads.
2. There are developments which are Corporations that are non-profit recreation organizations with membership ownerships to the use of their site.
3. The common ownership model would be residents owning their CSA Z241.0-03 PARK MODEL TRAILERS.
4. Many municipalities permit additions for Park Model trailers. Additions can greatly accommodate the lifestyle needs of owners and take advantage of available lot sizes. Many municipalities have a preference in their text for factory-built additions which provide standards assurances and a high level of esthetical value. Pre-fabricated engineered "Sun room" type additions and covered roof systems are common as well.
5. **ADDITIONS TO TRAILERS:** Additions to the primary trailer may be permitted in the RC2 zone as an "add on" subject to the following:
 - a. This is common to most areas of the province.
 - b. The total floor area of enclosed additions shall not exceed the width and length of the original trailer. Open, roofed, unenclosed additions shall be permitted in addition to this total, but shall not be enclosed. An open unenclosed deck shall not be closer than 1 metre to a trailer site lot line.
 - c. An enclosed addition is defined as any addition with a roof and any material used to close in the addition, exclusive of screen material.
 - d. Enclosed additions shall only be prefabricated additions designed by a manufacturer to ensure matters of code and safety are maintained.
 - e. A building permit is required for the trailer, all additions to the trailer as well as any open unenclosed decks greater than 10 square metres /107sf in area.
 - f. It has an area not exceeding 50.2 square metres/ 540 sf. This area has been a standard in the industry as long as the CSA Standards have been established.
6. Bylaw text is encouraged to allow storage accessory structures on the site with sufficient area to provide seasonal and maintenance considerations, avoiding open exterior storage.
7. This zone could permit motor home, towable trailer or tent camping rental sites for seasonal or overnight periods. Additionally it may be useful to distinguish a "campground only" designation even though this is a less popular option.
8. Park model owners (Lessee/client) would lease the designated lot within the development and use of common element elements on variations on a seasonal term period. Term of lease and any options for renewal periods vary significantly.

9. Occupation times of the park model trailer vary within existing developments as they have evolved. Generally it would not be continuous, but developments could be available for use and in all seasons to take advantage of all types of seasonal recreational activities. Most often they are closed for winter by choice, not regulation.
10. The terms of the lease vary at the discretion of the development owner.
11. Use may be limited if essential services affecting life safety are not maintained as functional in all seasons.
12. The landlord may develop rules and regulations of an applicable nature that assist in maintaining the shared use and enjoyment within the development and other matters deemed pertinent to the management and maintenance of the development.
13. Rents and time of payment vary. Some charge a seasonal fee in advance.
14. Utilities and municipal surcharges such as sewer charge on water may be shared, billed direct or be a combination of both.
15. Municipal Property taxes also vary and can be shared, assessed individually and may include a common element portion.
16. The RC2 zone typically permits some type of commercial use for sales of rentals or trailers with displayed product.
17. Retail use to accommodate sale of food and convenience items.
18. Maintenance facilities and equipment yards as may apply to the specific development for efficient operations.
19. Some developments have recreational facilities made available to the public for an admission fee.
20. This may be a zone to consider yurt rental and tourist rental cabin uses. I believe there is a successful yurt rental property in the Pelee Winery area with a tree top /zip line facility.

CAMPGROUND (for further consideration as a separate zone)

There may be a useful purpose to creating a specific CAMPGROUND zoning even though RC2 permits the uses as well. This could reflect the Blake planning area park. The above details are more applicable to the park model development than a simpler fee for an overnight or limited site fee.

1. **CAMPGROUND** – means a recreational establishment operated by a private or public organization where children and adults are temporarily accommodated in tents, cabins, cottages or lodges and shall include a day camp or scout camp, but does not include a trailer park or a mobile home park. (*Central Huron by-law*)

TRAILER, TRAVEL: Shall mean any trailer designed and constructed so that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and is capable of being utilized for the temporary living, sleeping or eating accommodation of persons for recreational purposes and shall include a fifth wheel trailer, but shall not include a mobile home dwelling or a park model trailer as defined herein.

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

16. Recreational Trailer Park and Campground (RC2)

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

16.1. Permitted Uses

- campground
- conservation
- forestry
- passive recreation
- private park
- public park
- trailer and tent park

*JUST A THOUGHT!
HOW ABOUT ADVENTURE
PARKS - Ziplines, TREE TOP ACTIVITIES
WINTER SNOW SHOE OR TUBE RUNS?*

*ADD WORDING CSA 2241 PARK MODEL TRAILER
AND TRAVEL TRAILER?
AND MOTOR HOMES?*

16.2. Accessory Uses

- 1 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.

*Permits "Park Model
TRAILERS" WHICH
FURTHER DEFINITION
STATES CSA 2241 PM*

16.3. Permitted Structures

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

*DECKS, PATIOS
STORAGE/GARAGE SHEDS
COVERED AMENITY FEATURES
GAZEBOS
PARK MAINTENANCE SHEDS*

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
Rear Yard (minimum)	7.5 metres
Zone Coverage (maximum)	10 %
Trailer site area (minimum)	150 square metres
Building Height (maximum)	9 metres

*Small But Would Be Useful As
MAY BE NECESSARY*

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:

- fully detached residence: 84.0 square metres;
- a residence as part of the non-residential building or structure: 70.0 square metres;

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

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 (LRC1) 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. 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 Section XX Parking Requirements.

SEE 16.15.1.2 - 19130
NEZ CAN BE PART
OF LOT AREA FOR SITE

IF 15 LOTS PER HECTARE = 6 PER ACRE
 $150m^2 / 1144^2 Lot \times 6 = 9,687.8sf.$
 $9,687.8 / 43,560^2 = 22.2\% \text{ Coverage}$
 OF NET ALLOCATED DEVELOPMENT AREA
 PLUS 2 TIMES NAT/REC AREA - NONE OF WHICH
 CAN BE Ravine, wetland, lake banks

NO!
PLEASE
NO!

Very SUBJECTIVE TO A SPECIFIC PROPERTY
ie: Lake
SEE 16.15.1.2 19130 (RC2-1)

REMOVE IF ACCESS TO LAKE HURON, large inland
LAKE OR RIVER WITH BEACH POTENTIAL.

EVEN IF THEY ARE NOT
STEEP? N/A definition.

1614.6 SF.

LIKE
BLUEWATER'S
SHORES.

DISTINGUISH BETWEEN
FRONTAGE TO AVAILABLE
LAKE FRONT AND COMM
ACCESS
ROAD OR
WALK TO
GET TO IT.

NOT ENOUGH. LET THE
SITE PLAN DETERMINE.
= 6.07 PER ACRE

ADDITIONS

R15
26.16.1
PERMITS
20 UNITS
PER GROSS
HA.

MAY UNNECESSARILY RESTRICT DESIGNED SOLUTIONS

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

16.14. 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.

16.15. Special Provisions

16.15.1. RC2-1 (As per by By-law 60-2004 & By-law 44-2007)

Notwithstanding the zone provisions of Section 16.4 of this By-law, the following special provisions apply to the property zoned RC2-1:

16.15.1.1. 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).

This must be an allowance for an existing condition.

16.15.1.2. Development Ratio

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.

16.15.1.3. Density of Development

Overall density of development will not exceed 15 recreation vehicle lots or camp sites per gross hectare.

Special provision.

16.7 on page 129 says it can't be included in REC. area

This is open here.

WE HOPE THIS IS A "SPECIAL PROVISION" ONLY THE LAYOUT TO A SPECIFIC SITE SHOULD DETERMINE ACTUAL DENSITY.

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 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.

16.15.1.4. 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)

Special provision

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

- 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.

16.15.1.5. *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.

All other provisions of this By-law shall apply.

Special provision

DRAFT

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

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 %

17.4. Building Provisions

Building Height (maximum)	12 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.)

RC2	Municipality of South Huron Zoning By-law Section 16 Recreational Trailer Park and Campground	RC2
-----	--	-----

Setbacks for buildings or structures (minimum):

Front yard	30 metres (98 ft.)
Side yard	8.0 metres (26 ft)
Rear yard	8.0 metres (26 ft)
Property coverage (maximum)	10 %
Parking	See General Provisions of this By-law
Lighting	all lighting and illuminated signs shall be arranged so as to deflect light away from adjacent properties.

17.7. Special Zones

17.7.1. RC3-1 Golf Course (As per By-law 39-1990)

Notwithstanding the uses permitted in the Section 15 Recreational Commercial (RC3), 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

To: Sarah Martin Smith (Planner) smartin@huroncounty.ca
& planning@southhuron.ca

R3 section 21 residential-High Density page 151

Applies to : all areas subject to the proposed by-law. Larger settlement areas.

Suggestion to permit greater building heights that attract consideration from Highrise constructors.

General comments :

1. There is a recent movement to build the lower levels of the structure for vehicle parking on sites where there are adjacent buildings or limitations with site ability to provide surface parking.
2. Outdoor two storey parking structures can be subject to seasonal disadvantages and environmental conditions affecting service life and maintenance costs. A parking structure below apartment units have built-in longevity and weather protection.
3. There is an economy in building up instead of digging expensive holes that may require excavation shoring, special engineering, construction period de-watering and long term below grade waterproofing concerns.
4. I would suggest, it is not as important to set an arbitrary height limit. Each site would have to address the effects of shadowing and viewing restrictions on its own merits.
5. A reference to habitable floors may prove useful and sufficient latitude to mechanical services, parking level(s) and storage units would yield favourable results as may be applied by a concerned builder or developer.
6. A developer could opt to purchase or utilize a larger site and achieve economy with height. This could affect concerns of the aspect of natural light shadowing on adjacent properties. Build higher and allow greater distance could be a practical solution. This building approach may provide superior amenities to residents/owners from the economy of scale.
7. If the municipality sees benefits in providing denser multi-floor apartments, council could give it a chance to be a good solution, done well.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

- 519.235.1530 • 519.870.8442 (cell)
- 519.235.2789
- jbrown@northlanderindustries.com
- www.northlanderindustries.com

165 Thames Rd. East
Exeter, Ontario, Canada
N0M 1S3



HIGH DENSITY RES.

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

area is not required for each dwelling unit in a multiple attached dwelling for properties zoned R3-6.

GO 6 STOREY APT. BLOCK!!
MINIMUM

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.

**ATTRACT A PROFESSIONAL
HIGH RISE BUILDER!**

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;	
No part of a multiple attached dwelling shall be closer than 8 metres to the lands zoned R1.	

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

21.9.7.4. Yard Requirements

Notwithstanding provisions in Section 21 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)

The following zone provisions shall apply to the lands zoned R3-8:

- a) Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) in Section 21 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 23 units.
- b) Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) in Section 21 to the contrary, the minimum yard abutting an Institutional zone shall not be less than 6.35 metres.
- c) 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.

To : Sarah Martin Smith (Planner) smartin@huroncounty.ca

& planning@southhuron.ca

Definitions section in the proposed by-law

Applies to : all areas subject to the proposed by-law.

General comments :

1. Northlander will offer additional observations and comments relating directly to the CSA standards.
2. see copies attached
3. Consider as industry input. Dwayne will be familiar with these CSA references.
4. Northlander will provide additional information on standards as they apply. Our factory/sales employees have presented to CBO and municipal representatives many times in the past and could be made available for a quick presentation.
5. We will continue to source and forward references to projects we are associated with as an industry supplier.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

- 519.235.1530 • 519.870.8442 (cell)
- 519.235.2789
- jbrown@northlanderindustries.com
- www.northlanderindustries.com

165 Thames Rd. East
Exeter, Ontario, Canada
N0M 1S3



Municipality of South Huron Zoning By-law
Section 2 Definitions

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.

- SKIRTED / PIERS
- SKIRTED / PAD
- FULL BASEMENT
- CRAWL SPACE

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 CSA Z240 MH Series, and connected or designed to be connected to public utilities, but shall not include a travel trailer, park model trailer, tent trailer or a trailer otherwise designed.

WORDING NEEDS TO BE IMPROVED WITHIN R5 ZONE BYLAW

ADDITIONS
2 or 3 pieces

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

LOFTS ARE REMOVED
FROM CURRENT CSA
STAMPING

50.2 m²

19.68
FUNCTION
OF O.B.C.

Municipality of South Huron Zoning By-law
Section 2 Definitions

- designed and constructed in accordance with CSA Z241 Series, Park Model Trailers.

*ADDITIONS
ARE PERMITTED pg 129 RC2
16.12. ADDITIONS TO 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.

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.

Municipality of South Huron Zoning By-law
Section 2 Definitions

uses ancillary to the main use. The total floor area in each zone applies only to that portion of such property that is located within said zone.

Trailer

a trailer for the transport of vehicles, equipment and materials.

Trailer and Tent Park

any land upon which overnight, short term or seasonal accommodation for 2 or more tents, travel trailers or park model trailers are used or intended to be used for human occupation, which shall not include permanent year-round human occupation of permitted tents or trailers, and includes on-site ancillary commercial, laundry, social, and recreational facilities.

*DOES THIS NAME MATCH PROPERLY WITH
16. RECREATIONAL TRAILER PARK AND CAMPGROUND (RC2) PG 128*

*WHAT ABOUT
YURTS?*

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.

Usable Open Space

an area of land suitable for landscaping, including any area occupied by recreational accessory buildings, a surfaced walk, patio or similar area, a sports or recreational area, an ornamental or swimming pool, and the roof or other part of a building or structure open to the air and suitable for landscaping and used as a recreational area but excluding any driveway or ramp, whether surfaced or not, as well as any curb, retaining wall, motor vehicle parking area, or loading space.

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

Municipality of South Huron Zoning By-law
Section 2 Definitions

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 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.

To : Sarah Martin Smith (Planner) smartin@huroncounty.ca

& planning@southhuron.ca

NATURAL ENVIRONMENT SETBACKS

Section 2 – DEFINITIONS pages 24, 30, 43, 48, 50

Section 3 – General Provisions page 71, 66

Applies to : all areas subject to the proposed by-law . Lakefront areas.

Controls and limitations of setbacks to natural environment setbacks , Authority of the ABCA and related definitions which may support the application of these restrictions

General comments :

1. I would ask that you refer to the attached pages of the by-law with my hand written notes.
2. I can summarise the points which would be related in common.
3. In reviewing these individual aspects in definitions and general provisions , it may be useful to develop a collective **amalgamated** category where you don't have to look in several fragmented places in the bylaw .

A working title could be:

REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES

Where the related material are on-line. Hyperlinks to the pertinent related authorities would be something typical internet users would expect and find useful. Improved detail on mapping showing natural environment locations would be a great assistance. This is lacking in many municipalities.

- A. A familiarity with the conservation Regulations and the operating guidelines of our local Conservation Authority, ABCA is beyond the experience levels of most property owners.

- B. I found myself searching for definition of Hazard lands that is more easily relatable to any given property.
 - C. Definition (Central Huron)-NATURAL HAZARDS – Shall include: flooding, erosion, unstable slopes and soils, sinkholes, and lands adjacent to ravines, river valleys, streams, dynamic beach, and water bodies.
 - D. I have copied a map from the CA. maps portal that may be the graphic representation of the Lands in the Authority of the ABCA. There is a term I have only seen one reference to: (CARL) that probably describes this authority. Most people would never know this map exists. Significant to note would be the real estate and possibly appraisal service providers who may have a client duty to ensure knowledge of such authority conditions.
 - E. The Zoning mapping does not reference or define the conservation controlled lands of Lakeshore Areas 1 & 2. These areas have great significance in any attempt to obtain a building permit. They take a certain skill set to find and interpret.
 - F. There is a range of setbacks in 3.19 . We would be hard pressed to find many cottages that comply with the 50m and 120m setbacks in 3.19.
 - G. The Shoreline Management Development Guidelines 3.3.6 page 57 reference a 30 metre setback from Top of bank in the Municipal Zoning by-law. Setbacks reference hazard lands. Hazard Land Requirements 3.9 pg 66 are referenced , but have significant repercussions. Perhaps a link or redirection to the source of this information would be useful noted in definitions or referenced to the municipal website. (maybe it's already there?)
 - H. Natural Environment pg 43 : Is there an accessible mapping layer or inventory of areas that fall into this category?
 - I. Central Huron which also is also in the jurisdiction of the ABCA defines the following in red.
 - J. I have accumulated Bluewater excerpts as well since earlier submissions. I wish I had done this first.
-
- A. Not all may be an automatic inclusion to MOSH, but it is the same lake. The authors have done a thorough job of expanding the topic and defining related considerations
 - B. Definition(Central Huron)-SHORELINE– means the land that abuts the high water mark of a waterbody SHORELINE PROTECTION – means a combination of non-structural or structural works or landform modifications constructed or designed to address the impacts of all natural hazards including flooding hazards, including wave action on shorelines, to arrest erosion hazards or the landward retreat of eroding shorelines, and/or to address dynamic beach hazards.
 - C. Definition(Central Huron)-DYNAMIC BEACH – means areas of inherently unstable accumulations of shoreline sediments along Lake Huron. The dynamic

beach hazard limit includes the flooding hazard limit plus a dynamic beach allowance.)

- D. Definition(Central Huron)-SINKHOLE– means a depression formed by the dissolution of underlying soluble bedrock which creates a connection between surface and groundwater.
- E. General Provisions (Central Huron)-3.45 ADJACENT LANDS No development is permitted in adjacent lands to natural features until it has been determined by the Conservation Authority or the Huron Stewardship Co-ordinator that the proposed development does not result in negative impacts on the natural environment features or functions of the significant natural environment feature. Prior to a building permit being issued within adjacent lands for new buildings and structures, and/ or for expansion of existing farm buildings, for the housing of livestock/ poultry and manure storage it must be determined that the proposed development results in no negative impacts to the natural environment features and functions of the feature. An Environmental Impact Study, (EIS) may be required to determine if development shall be permitted.
- F. General Provisions (Central Huron)-3.30 SETBACKS OF BUILDINGS & STRUCTURES ALONG MUNICIPAL DRAINS, SINKHOLES, NATURAL WATERCOURSES, AND LAKE HURON SHORELINE
- G. General Provisions (Central Huron)-3.30.1 No building or structure shall be erected closer than 7.5 metres from the centreline of a closed municipal drain. No building shall be erected closer than 7.5 metres 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.
- H. General Provisions (Central Huron)-3.30.2 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.
- I. General Provisions (Central Huron)-3.30.3 No building or structure shall be erected closer than 30 metres from any natural watercourse or open municipal drain which is more than 7.5 metres from top-of-bank to top-of-bank, or from any sinkhole.
- J. General Provisions (Central Huron)-3.30.4 No building or structure shall be erected closer to the top of bank of Lake Huron than the 100 year erosion hazard. ((I'm not sure the distance from top of bank in MOSH bylaw isn't better))
- K. General Provisions (Central Huron)-3.30.5 For existing lots located entirely below the lake bank of Lake Huron the minimum top of bank setback does not apply to buildings and structures that are permitted by this by-law to be constructed below the lake bank.
- L. General Provisions (Central Huron)-3.30.6 This provision shall not prevent any structure allowed in a NE1 or NE2 Zone.
- M. Definition(Central Huron)-FLOOD, REGULATORY – means the standard of the local Conservation Authority used to define the limit of the flood plain for regulatory purposes. FLOODLINE, REGIONAL – means the limits of the floodplain in the Municipality, based on a storm event equivalent to Hurricane Hazel of 1954.
- N. Definition(Central Huron)-EROSION HAZARD, 100 YEAR – shall mean the limit of erosion hazard determined by the average annual rate of recession extended over a one hundred year time span as defined by the Maitland Valley Conservation Authority or Ausable Bayfield Conservation Authority.

- O. Definition(Central Huron)-FLOOD, REGULATORY – means the standard of the local Conservation Authority used to define the limit of the flood plain for regulatory purposes. FLOODLINE, REGIONAL – means the limits of the floodplain in the Municipality, based on a storm event equivalent to Hurricane Hazel of 1954.
- P. Definition(Central Huron)-NATURAL HAZARDS – Shall include: flooding, erosion, unstable slopes and soils, sinkholes, and lands adjacent to ravines, river valleys, streams, dynamic beach, and water bodies.
- Q. Definition(Central Huron)-REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES

The Maitland Valley Conservation Authority and the Ausable Bayfield Conservation Authority have jurisdiction in the Municipality of Central Huron. The regulations of a Conservation Authority affect certain areas such as:

- ♣ floodplains
 - ♣ areas subject to slope instability and soils instability
 - ♣ hazardous areas along the Lake Huron shoreline
 - ♣ riverine valleys
 - ♣ wetlands
 - ♣ watercourses
 - ♣ areas adjacent to the above lands as defined in the applicable Conservation Authority regulation
- No development is permitted in lands regulated by the Conservation Authority Regulated Lands until it has been determined that the proposed development meets the requirements of all applicable laws regulated by the respective Conservation Authority. Technical studies, including but not limited to, hydrologic/hydrogeologic, geotechnical and environmental impact studies may be required to determine if development shall be permitted. Prior written permission of a Conservation Authority may be required to construct a building or structure, place or remove fill of any kind, or alter or interfere with a watercourse, shoreline or wetland. These areas are identified on the Key Maps of this By-law as Natural Environment, Rivers/Waterbodies, and Conservation Authority Notification Areas. It is recommended that prior to the commencement of any of the above activities, the Conservation Authority be contacted to determine if their Regulations apply to the lands. Further information regarding these regulations is available at the Conservation Authorities' offices. ((Let's get that on line)).

- R. Definition(Central Huron)-HAZARD LAND REQUIREMENTS In addition to the zone provisions of the applicable zones, this By-law shall regulate development on and adjacent to Hazard lands. Hazard lands include those lands that are susceptible to flooding or erosion, have steep slopes or soil instability, dynamic beaches or other environmental or human made hazard. No development shall be permitted on hazard lands or adjacent to hazard lands until an Environmental Impact Study or other required studies have been completed to the satisfaction of, and approved by the Municipality of Central Huron and the applicable Conservation Authority. Hazard lands may be zoned.
- S. OS1, or Floodway. The applicable Conservation Authority shall be consulted with respect to hazard land assessment and management, flood proofing standards, protection works standards, and access standards. A Conservation

Authority permit as per Section 3.7 of this By-law may be required. All hazard lands are subject to this general provision.

OTHER CONTROLS / LIMITATIONS TO LAND USE:

- T. Definition(Central Huron)-HERITAGE CONSERVATION DISTRICT – means a district as defined under Section 5 of the Ontario Heritage Act.
- U. Definition(Central Huron)-HISTORIC SITE – means an area containing buildings or places in which historic events occurred, or having special public value because of notable architectural features, or features relating to the cultural or artistic heritage of the community.

- V. I appreciate the topics associated with this whole matter are potentially complex. Guiding the reader to applicable resources would be very useful. I believe we need greater support in mapping from the conservation authorities to maintain transparency.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

- 519.235.1530 • 519.870.8442 (cell)
- 519.235.2789
- jbrown@northlanderindustries.com
- www.northlanderindustries.com

165 Thames Rd. East
Exeter, Ontario, Canada
N0M 1S3



Central Huron

References:

Definition(Central Huron)-**MOBILE HOME** – means a pre-fabricated, transportable, single or multiple section single detached dwelling constructed in conformity with CSA Z240 MH Series. Mobile Homes shall have a floor area of not less than fifty square metres, are 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, but shall not include a travel trailer, tent trailer or a trailer otherwise designed.

Definition(Central Huron)-**MODULAR HOME** – means a pre-fabricated single detached dwelling built in a factory for transport to a permanent location for installation and constructed in conformity with CSA Standard A277.

Definition(Central Huron)- **MULTIPLE ATTACHED DWELLING** – means a building divided by a common wall extending from the foundation to the roof into three or more attached dwelling units, each having a separate entrance at grade.

Definition(Central Huron)- **NURSING HOME DWELLING** – means any building maintained and operated where lodging, meals and nursing care and provided for two or more persons, licensed under the Nursing Home Act.

Definition(Central Huron)- **QUADRUPLEX DWELLING** – means a pair of two attached duplex dwellings or four attached single dwelling units. Central Huron Zoning By-law January 27, 2017
14

Definition(Central Huron)- **RETIREMENT HOME** – means a building for the accommodation of senior citizens, 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.

Definition(Central Huron)- **SEASONAL DWELLING** – see recreational residence

Definition(Central Huron)- **SECOND UNIT** – shall mean an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area in a single detached dwelling or accessory building to a single detached dwelling, semi-detached dwelling, or row house that meets the following requirements: Any additional exterior stairways provided for the second unit leading to a full floor above the first storey in a single detached dwelling shall not be located in

the front yard. One additional on-site parking space shall be provided for the second unit in addition to the parking for the main dwelling. Both the main dwelling and the second unit shall be served by one driveway. Second units in an accessory building will be subject to the Ontario Building Code and will require a change of use permit. No second unit will be established without being connected to full municipal water and sewer services. A second residential unit may be established within an existing single detached residence, row house or semidetached dwelling or in an accessory building on the same property, but in no case shall there be more than two dwellings permitted per lot. A mobile home shall not be used as a second unit.

Definition(Central Huron)- SEMI-DETACHED DWELLING – means a building that is completely divided into two dwelling units one beside the other by a vertical party wall, each dwelling unit having independent entrance either directly from the outside or through a common vestibule.

Definition(Central Huron)- TRIPLEX – means the whole of a building that is divided into three (3) separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.

Definition(Central Huron)-DWELLING UNIT – means one or more habitable rooms constituting self-contained living quarters for use of one 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.

Definition(Central Huron)-HOSPICE – means a residential facility where terminally ill patients receive palliative care treatment in a home-like setting with a maximum of ten patient beds.

Definition(Central Huron)-FLOOD, REGULATORY – means the standard of the local Conservation Authority used to define the limit of the flood plain for regulatory purposes.
FLOODLINE, REGIONAL – means the limits of the floodplain in the Municipality, based on a storm event equivalent to Hurricane Hazel of 1954.

Definition(Central Huron)-HERITAGE CONSERVATION DISTRICT – means a district as defined under Section 5 of the Ontario Heritage Act.

Definition(Central Huron)-HISTORIC SITE – means an area containing buildings or places in which historic events occurred, or having special public value because of notable architectural features, or features relating to the cultural or artistic heritage of the community.

Definition(Central Huron)-MARINE FACILITY – means an accessory structure which is used to take a boat into or out of a navigable waterway, or to moor a boat. This definition includes a launching ramp, boat lift, or dock but does not include any building or any boat servicing, repair or sales facility.

Definition(Central Huron)-MOBILE HOME – See 'DWELLING, MOBILE HOME'
MOBILE HOME PARK – means a lot containing two or more mobile home sites and which is under single management and ownership, used for the siting of mobile homes and/or single storey modular homes together with commercial-recreational and service uses for Mobile Home Park residents, including any building, structure or enclosure forming a part of such mobile home park.

Definition(Central Huron)-MOBILE HOME & RECREATIONAL VEHICLE SALES & SERVICE ESTABLISHMENT – means land, building or structure used for the sale and display of new Mobile Homes, Modular Homes, and Travel Trailers and may include the servicing and repair of such structures and vehicles, but shall not include any other uses defined in this By-law.

Definition(Central Huron)-MOBILE HOME SITE – means a parcel of land within a mobile home park occupied by or intended for occupancy by one mobile home together with all yards and open space required by this By-law.

Definition(Central Huron)-MODULAR HOME – See 'DWELLING, MODULAR HOME'

Definition(Central Huron)-NATURAL HAZARDS – Shall include: flooding, erosion, unstable slopes and soils, sinkholes, and lands adjacent to ravines, river valleys, streams, dynamic beach, and water bodies.

Definition(Central Huron)-PRIVACY FENCE – means a solid and continuous fence constructed of suitable material to a height of not less than 1.5 metres (5.0 feet) so as to provide a year round visual barrier.

Definition(Central Huron)-RECREATION, ACTIVE – means the use of land, water and/or building for the purpose of organized active leisure activities and shall include such uses as an arena, a pool and a sports field.

Definition(Central Huron)-RECREATION, PASSIVE – means the use of land and/or water for the purpose of passive leisure activity and may include such uses as: swimming, and trails for hiking, skiing and cycling and horseback riding. No enclosed buildings or structures are permitted. Boathouses are not considered accessory to a passive recreation use.

Definition(Central Huron)-RESORT – means a tourist establishment operated under one management with accommodation units and/or housekeeping units and central facilities such as an office, restaurant, tavern, meeting facilities, recreational facilities, personal service shop and retail store for the sale of personal convenience goods and foodstuffs, recreational equipment and accommodation for staff.

Definition(Central Huron)-ROAD, STREET OR HIGHWAY (PUBLIC) – means a common or public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, any part of which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof. For the purpose of setbacks, an unopened or unassumed road allowance shall also be considered a road, street or highway (public).

Definition(Central Huron)- PROVINCIAL HIGHWAYS— In Central Huron Highway 21 and Highway 8 are Provincial Highways. The Ministry of Transportation regulates access to provincial highways and setbacks from provincial highways. "Entrance permits" onto provincial roads will be issued by the Ministry of Transportation provided the MTO's controlled access highway criteria can be satisfied".

Definition(Central Huron)- ROAD, RURAL ARTERIAL – are roads designed to facilitate through traffic. These roads will be developed, where possible, on a 30 metre (100 foot) road allowance and direct access will be limited so as not to impede the efficient flow of through traffic. In Central Huron, all County Highways are Rural Arterial Roads. Access to Rural Arterial Roads is regulated by the County of Huron Highways Department.

Definition(Central Huron)- CONNECTING LINK – are roads designed to facilitate through traffic within the Clinton Settlement Area. The Clinton connecting links are: Ontario Street, Huron Street and Victoria Street. These roads will be developed, where possible on a 30 metre (100 foot) road allowance. Access to connecting links is subject to Municipal approval.

Definition(Central Huron)- ROAD, Urban Collector – means a road in the Central Huron Settlement Area with 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 20 metre (66 foot) road allowance. Access to Urban Collector Roads is subject to Municipal Approval.

Definition(Central Huron)-ROAD, Local – means a road which provides localized access and minimizes through traffic. These roads will be developed, where possible, on a 20 metre (66 foot) road allowance.

Definition(Central Huron)- ROAD, Private – means a private right-of-way over private property which affords access to abutting lots and is not maintained by a public body

Definition(Central Huron)-SETTLEMENT AREAS – means areas within towns, villages and hamlets where development is concentrated, and the surrounding land has been designated for development in the Official Plan.

Definition(Central Huron)-TENANT -- means a person or group who occupies a building, structure or land by rental agreement.

Definition(Central Huron)-TRAILER – a trailer may include a trailer for the transport of vehicles, equipment and materials.

Definition(Central Huron)-DYNAMIC BEACH – means areas of inherently unstable accumulations of shoreline sediments along Lake Huron. The dynamic beach hazard limit includes the flooding hazard limit plus a dynamic beach allowance.

Definition(Central Huron)-TOP-OF-BANK – means a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

Definition(Central Huron)-EROSION HAZARD, 100 YEAR – shall mean the limit of erosion hazard determined by the average annual rate of recession extended over a one hundred year time span as defined by the Maitland Valley Conservation Authority or Ausable Bayfield Conservation Authority.

Definition(Central Huron)-TRAVEL TRAILER – means 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 excepting a mobile home. Travel trailers are built to Z240RV Series specifications.

Definition(Central Huron)-TRAILER AND TENT PARK – means any land upon which overnight, short term or seasonal accommodation for two 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 shall be closed on or before November 1 of each year and open no earlier than April 1 of the following year, and includes on-site ancillary commercial, laundry, social and recreational facilities.

Definition(Central Huron)-TRAILER, PARK MODEL – means a recreational unit that meets the following criteria: a) it is built on a single chassis mounted on wheels; b) it is designed to facilitate relocation from time to time; c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and

appliances, and; d) it has a floor area, including lofts, not exceeding 50.2 sq. m (540 sq. ft.) when in the setup mode, and having a width greater than 2.6m in the transit mode; e) shall be designed and constructed in accordance with CAN/CSA-Z241 Series, Park Model Trailers, as amended from time to time.

(The size noted in the CSA STANDARD is 50M2. Central Huron uses 50.2m2 because this is the direct conversion from 540 sf. 540 sf is the size the industry uses since the beginning of the code. Northlander staff assisted in developing the first code. CSA acknowledges they used a soft rounding to 50m2 and has approved manufacturer's submissions of 540 sf to date without objections)

Definition(Central Huron)-TRAVEL TRAILER SALES ESTABLISHMENT – See 'MOBILE HOME & RECREATIONAL VEHICLE SALES & SERVICE ESTABLISHMENT'

Definition(Central Huron)-WATER SYSTEM, COMMUNAL – means water systems that are designed to serve multiple water users.

Definition(Central Huron)-WATERCOURSE – means a natural/artificial channel for a stream and, for the purpose of this By-law, includes a channel for an intermittent stream.

Definition(Central Huron)-REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES

The Maitland Valley Conservation Authority and the Ausable Bayfield Conservation Authority have jurisdiction in the Municipality of Central Huron. The regulations of a Conservation Authority affect certain areas such as:

- floodplains
- areas subject to slope instability and soils instability
- hazardous areas along the Lake Huron shoreline
- riverine valleys
- wetlands
- watercourses

- areas adjacent to the above lands as defined in the applicable Conservation Authority regulation No development is permitted in lands regulated by the Conservation Authority Regulated Lands until it has been determined that the proposed development meets the requirements of all applicable laws regulated by the respective Conservation Authority. Technical studies, including but not limited to, hydrologic/hydrogeologic, geotechnical and environmental impact studies may be required to determine if development shall be permitted. Prior written permission of a Conservation Authority may be required to construct a building or structure, place or remove fill of any kind, or alter or interfere with a watercourse, shoreline or wetland. These areas are identified on the Key Maps of this By-law as Natural Environment, Rivers/Waterbodies, and Conservation Authority Notification Areas. It is recommended that prior to the commencement of any of the above activities, the Conservation Authority be contacted to determine if their Regulations apply to the lands. Further information regarding these regulations is available at the Conservation Authorities' offices.

Definition(Central Huron)-HAZARD LAND REQUIREMENTS In addition to the zone provisions of the applicable zones, this By-law shall regulate development on and adjacent to Hazard lands. Hazard lands include those lands that are susceptible to flooding or erosion, have steep slopes or soil instability, dynamic beaches or other environmental or human made hazard. No development shall be permitted on hazard lands or adjacent to hazard lands until an

Environmental Impact Study or other required studies have been completed to the satisfaction of, and approved by the Municipality of Central Huron and the applicable Conservation Authority. Hazard lands may be zoned OS1, or Floodway. The applicable Conservation Authority shall be consulted with respect to hazard land assessment and management, flood proofing standards, protection works standards, and access standards. A Conservation Authority permit as per Section 3.7 of this By-law may be required. All hazard lands are subject to this general provision.

Definition(Central Huron)-LOT ENLARGEMENT, MINOR Where lands are severed and merged on title with abutting lands, the zoning on the existing property shall apply to the lands to be merged on title. This provision applies only where a severance is granted for the purpose of minor lot enlargement or enlargement of an abutting use.

Definition(Central Huron)-LOTS FRONTING LAKE HURON Where a lot fronts Lake Huron, the front yard may be either the street or the lakeshore.

Definition(Central Huron)-3.22.9 Occupancy of Travel Trailers and Motor Homes No person shall, in any zone, unless permitted, use any travel trailer or motor home for the purpose of primary residential, permanent living. The occasional short-term temporary non-commercial use is permitted. For the purposes of this Section, occasional short-term temporary shall mean a maximum of 2 weeks in a calendar year.

Definition(Central Huron)-3.23 ONE OR MORE PERMITTED USES Where one or more uses are permitted in any zone, land may be used and buildings may be erected and used thereon for one or more of the uses so permitted, provided the requirements of this By-law are satisfied for each such use.

Definition(Central Huron)-3.25.6 Mobile Homes It shall be prohibited to locate or use a mobile home in any zone except in the General Agriculture (AG1), Agriculture- Commercial Industrial (AG3), Agricultural- Small Holdings (AG4) and Mobile Home Parks (R4) for any purpose

Definition(Central Huron)-3.30 SETBACKS OF BUILDINGS & STRUCTURES ALONG MUNICIPAL DRAINS, SINKHOLES, NATURAL WATERCOURSES, AND LAKE HURON SHORELINE 3.30.1 No building or structure shall be erected closer than 7.5 metres from the centreline of a closed municipal drain. No building shall be erected closer than 7.5 metres 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.

Definition(Central Huron)-3.30.2 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.

Definition(Central Huron)-3.30.3 No building or structure shall be erected closer than 30 metres from any natural watercourse or open municipal drain which is more than 7.5 metres from top-of-bank to top-of-bank, or from any sinkhole.

Definition(Central Huron)-3.30.4 No building or structure shall be erected closer to the top of bank of Lake Huron than the 100 year erosion hazard. (I am not sure the 100 year line is used or referenced as it has been in the past. If this is not correct, it would be incumbent upon the bylaw(s) to define it on zoning mapping or provisions on a similarly scaled companion mapping made easily available)

Definition(Central Huron)-3.30.5 For existing lots located entirely below the lake bank of Lake Huron the minimum top of bank setback does not apply to buildings and structures that are permitted by this by-law to be constructed below the lake bank.

Definition(Central Huron)-3.30.6 This provision shall not prevent any structure allowed in a NE1 or NE2 Zone.

Definition(Central Huron)-3.30.7 Notwithstanding the provisions of Section 3.30.1. to the contrary, in a Settlement Area, the setback for a building or structure from the centerline of a closed municipal drain may be reduced to 4 metres.

Definition(Central Huron)-3.43.2 Rural Areas or Partially Serviced/Un-serviced Settlement Areas In un-serviced and partially serviced Settlement Areas and Rural Areas, development may occur by private or municipal wells and/or septic disposal systems. Any uses requiring a septic tank disposal system shall have a lot of sufficient size to accommodate a sewage disposal system as approved by the appropriate authority.

Definition(Central Huron)-3.43.3 Requirement to Connect At such time as it is feasible to extend municipal sanitary sewers, all un-serviced lands shall be required to connect to the municipal sanitary sewer system as soon as it becomes operative.

Definition(Central Huron)-3.45 ADJACENT LANDS No development is permitted in adjacent lands to natural features until it has been determined by the Conservation Authority or the Huron Stewardship Co-ordinator that the proposed development does not result in negative impacts on the natural environment features or functions of the significant natural environment feature. Prior to a building permit being issued within adjacent lands for new buildings and structures, and/ or for expansion of existing farm buildings, for the housing of livestock/ poultry and manure storage it must be determined that the proposed development results in no negative impacts to the natural environment features and functions of the feature. An Environmental Impact Study, (EIS) may be required to determine if development shall be permitted.

(the terms Natural features as determined by.... and natural environment features are used interchangeably ??) (the terms will certainly take on significance when applied to regulation and determination of regulation by the Conservation Authorities)

Definition(Central Huron)-SHORELINE– means the land that abuts the high water mark of a waterbody SHORELINE PROTECTION – means a combination of non-structural or structural works or landform modifications constructed or designed to address the impacts of all natural hazards including flooding hazards, including wave action on shorelines, to arrest erosion hazards or the landward retreat of eroding shorelines, and/or to address dynamic beach hazards.

(the terms will certainly take on significance when applied to regulation and determination of regulation by the Conservation Authorities)

Definition(Central Huron)-SINKHOLE– means a depression formed by the dissolution of underlying soluble bedrock which creates a connection between surface and groundwater.

End.

NATURAL ENVIRONMENT SETBACKS

Municipality of South Huron Zoning By-law Section 3 General Provisions

3.17. Multiple Lots

Where 2 or more abutting lots held in the same ownership in a Plan of Subdivision are used together as a single parcel and contain a building or structure on the date this by-law is passed, the yards, setbacks, and other applicable provisions shall be calculated as they apply to the entire parcel as a whole containing such building or structure.

Where a proposed building or structure does not meet the zone provisions with respect to zone coverage or the required setback from the common property line between the lots being developed as a single parcel, the lots must first be deemed pursuant to the Planning Act.

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 (CARL) or adjacent lands, which are defined as lands within 120 metres of a Provincially Significant wetland or within 50 metres of all other significant natural features until it has been determined that the proposed development does not result in negative impacts on the natural environment features or functions of the significant natural environment feature. *SEE SECTION 3, DEFINITIONS Pg 43. NATURAL ENVIRONMENT.*

AFFECTS LAKEFRONT

SEE ALSO 3.37 SETBACKS FROM MUN. DRAINS AND NATURAL WATER COURSED. Pg. 86/87

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

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

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

SEE Pg 66 GENERAL PROVISIONS.

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. (393.7 FT.)

HAS THIS BEEN APPLIED REVIEW OF ACTUAL EXISTING CONDITIONS IN AN AREA SUCH AS EXETER?

AUSABLE RIVER THROUGH EXETER.

Abm

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Structure	Yards in which Projection is Permitted	Maximum Projection into Minimum Required Yard
		closer than 1 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

3.5.1. 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. 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.

3.7. 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.

3.8. Government Uses Permitted

A government use is a permitted use in all zones.

SEE 3.19. NATURAL ENV. ZONE SET BACKS

3.9. Hazard Land Requirements *(is this Lakeshore Areas 1 & 2)?*

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's authority under O. Reg. 14/06, as amended, unless the permission of the Ausable Bayfield Conservation Authority has been obtained.

APPEARS TO BE BUILDING EDUCATION

VERIFY ACT or Regulation

HAZARD LANDS

Looks very Contrary To END results of LAST year's 2016 Shore Line management PUBLIC REVIEW process.

17/05/2018

O. Reg. 147/06: Ausable Bayfield Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Sh...

HOME PAGE LAWS
O. REG. 147/06: AUSABLE BAYFIELD CONSERVATION AUTHORITY: REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES



ONTARIO REGULATION 147/06
made under the
CONSERVATION AUTHORITIES ACT

Made: April 27, 2006
Approved: May 2, 2006
Filed: May 4, 2006
Published on e-Laws: May 8, 2006
Printed in The Ontario Gazette: May 26, 2006

Reference 1A
3.9
is O. REG. 147/06
(Board of Education ?)

AUSABLE BAYFIELD CONSERVATION AUTHORITY: REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES

Definition

1. In this Regulation,

"Authority" means the Ausable Bayfield Conservation Authority.

Development prohibited

2. (1) Subject to section 3, no person shall undertake development, or permit another person to undertake development in or on the areas within the jurisdiction of the Authority that are,

(a) adjacent or close to the shoreline of the Great Lakes-St. Lawrence River System or to inland lakes that may be affected by flooding, erosion or dynamic beaches, including the area from the furthest offshore extent of the Authority's boundary to the furthest landward extent of the aggregate of the following distances:

(i) the 100 year flood level, plus a 15 metre allowance for wave uprush and other water related hazards,

(ii) the predicted long term stable slope projected from the existing stable toe of the slope or from the predicted location of the toe of the slope as that location may have shifted as a result of shoreline erosion over a 100-year period,

(iii) where a dynamic beach is associated with the waterfront lands, a 30 metre allowance inland to accommodate dynamic beach movement, and

(iv) the lesser of 15 metres inland or the landward extent of Lakeshore Area 2 as defined in the document entitled "Ausable Bayfield Conservation Authority Shoreline Management Plan" second edition, 2000, which is available at or through the Authority at its head office located at 71103 Morrison Line, R.R.#3, Exeter, Ontario, N0M 1S0;

(b) river or stream valleys that have depressional features associated with a river or stream, whether or not they contain a watercourse, the limits of which are determined in accordance with the following rules:

(i) where the river or stream valley is apparent and has stable slopes, the valley extends from the stable top of bank, plus 15 metres, to a similar point on the opposite side,

(ii) where the river or stream valley is apparent and has unstable slopes, the valley extends from the predicted long term stable slope projected from the existing stable slope or, if the toe of the slope is unstable, from the predicted location of the toe of the slope as a result of stream erosion over a projected 100-year period, plus 15 metres, to a similar point on the opposite side,

(iii) where the river or stream valley is not apparent, the valley extends the greater of,

(A) the distance from a point outside the edge of the maximum extent of the flood plain under the applicable flood event standard, plus 15 metres, to a similar point on the opposite side, and

(B) the distance from the predicted meander belt of a watercourse, expanded as required to convey the flood flows under the applicable flood event standard, plus 15 metres, to a similar point on the opposite side;

(c) hazardous lands;

(d) wetlands; or

(e) other areas where development could interfere with the hydrologic function of a wetland, including areas within 120 metres of all provincially significant wetlands, and areas within 30 metres of all other wetlands, but not including those areas where development has been approved pursuant to an application made under the Planning Act or other public planning or regulatory process.

(2) The areas described in subsection (1) are the areas referred to in section 12 except that, in case of a conflict, the description of the areas provided in subsection (1) prevails over the descriptions referred to in that section.

Permission to develop

3. (1) The Authority may grant permission for development in or on the areas described in subsection 2 (1) if, in its opinion, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected by the development.

17/05/2018 O. Reg. 147/06: Ausable Bayfield Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Gr...

(2) The permission of the Authority shall be given in writing, with or without conditions.

Application for permission

4. A signed application for permission to undertake development shall be filed with the Authority and shall contain the following information:

1. Four copies of a plan of the area showing the type and location of the development;
2. The proposed use of the buildings and structures following completion of the development;
3. The start and completion dates of the development;
4. The elevations of existing buildings, if any, and grades and the proposed elevations of buildings and grades after development;
5. Drainage details before and after development;
6. A complete description of the type of fill proposed to be placed or dumped.

Alterations prohibited

5. Subject to section 6, no person shall straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse, or change or interfere in any way with a wetland.

Permission to alter

6. (1) The Authority may grant a person permission to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse or to change or interfere with a wetland.

(2) The permission of the Authority shall be given in writing, with or without conditions.

Application for permission

7. A signed application for permission to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse or change or interfere with a wetland shall be filed with the Authority and shall contain the following information:

1. Four copies of a plan of the area showing plan view and cross-section details of the proposed alteration;
2. A description of the methods to be used in carrying out the alteration;
3. The start and completion dates of the alteration;
4. A statement of the purpose of the alteration.

Cancellation of permission

8. (1) The Authority may cancel a permission if it is of the opinion that the conditions of the permission have not been met.

(2) Before cancelling a permission, the Authority shall give a notice of intent to cancel to the holder of the permission indicating that the permission will be cancelled unless the holder shows cause at a hearing why the permission should not be cancelled.

(3) Following the giving of the notice, the Authority shall give the holder at least five days' notice of the date of the hearing.

Validity of permissions and extensions

9. (1) A permission of the Authority is valid for a maximum period of 24 months after it is issued, unless it is specified to expire on an earlier date.

(2) A permission shall not be extended.

Appointment of officers

10. The Authority may appoint officers to enforce this Regulation.

Flood event standards

11. The applicable flood event standards used to determine the maximum susceptibility to flooding of lands or areas within the watersheds in the area of jurisdiction of the Authority are the Hurricane Hazel Flood Event Standard, the 100 Year Flood Event Standard and the 100 year flood level plus wave uprush, described in Schedule 1.

Areas included in the Regulation List

12. Hazardous lands, wetlands, shorelines and areas susceptible to flooding, and associated townships, within the watersheds in the area of jurisdiction of the Authority are delineated by the Regulation List shown on maps 1 to 94 dated October 2005 and filed at the head office of the Authority at 71103 Monticlon Line, R.R.#3, Essex, Ontario under the map title "Ontario Regulation 97/04, Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses".

Revocation

13. Ontario Regulation 46/93 is revoked.

SCHEDULE 1

1. The Hurricane Hazel Flood Event Standard means a storm that produces over a 48-hour period,

- (a) in a drainage area of 25 square kilometres or less, rainfall that has the distribution set out in Table 1; or
- (b) in a drainage area of more than 25 square kilometres, rainfall such that the number of millimetres of rain referred to in each column in Table 1 shall be modified by the percentage amount shown in Column 2 of Table 2 opposite the area of the drainage area set out opposite therein in Column 1 of Table 2.

TABLE 1

17/05/2018

O. Reg. 147/06: Ausable Bayfield Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Sh...

73 millimetres of rain in the first 36 hours
6 millimetres of rain in the 37th hour
4 millimetres of rain in the 38th hour
6 millimetres of rain in the 39th hour
13 millimetres of rain in the 40th hour
17 millimetres of rain in the 41st hour
13 millimetres of rain in the 42nd hour
23 millimetres of rain in the 43rd hour
13 millimetres of rain in the 44th hour
13 millimetres of rain in the 45th hour
53 millimetres of rain in the 46th hour
38 millimetres of rain in the 47th hour
13 millimetres of rain in the 48th hour

TABLE 2

Column 1	Column 2
Drainage Area (square kilometres)	Percentage
26 to 45 both inclusive	99.2
46 to 65 both inclusive	98.2
66 to 90 both inclusive	97.1
91 to 115 both inclusive	96.3
116 to 140 both inclusive	95.4
141 to 165 both inclusive	94.8
166 to 195 both inclusive	94.2
196 to 220 both inclusive	93.6
221 to 245 both inclusive	92.7
246 to 270 both inclusive	92.0
271 to 450 both inclusive	89.4
451 to 575 both inclusive	88.7
576 to 700 both inclusive	84.0
701 to 850 both inclusive	82.4
851 to 1000 both inclusive	80.8
1001 to 1200 both inclusive	79.3
1201 to 1500 both inclusive	76.6
1501 to 1700 both inclusive	74.4
1701 to 2000 both inclusive	73.3
2001 to 2200 both inclusive	71.7
2201 to 2500 both inclusive	70.2
2501 to 2700 both inclusive	69.0
2701 to 4500 both inclusive	64.4
4501 to 6000 both inclusive	61.4
6001 to 7000 both inclusive	58.9
7001 to 8000 both inclusive	57.4

2. The 100 Year Flood Event Standard means rainfall or snowmelt, or a combination of rainfall and snowmelt producing at any location in a river, creek, stream or watercourse, a peak flow that has a probability of occurrence of one per cent during any given year.

17/05/2018

O. Reg. 147/06: Ausable Bayfield Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Sh...

3. The 100 year flood level means the peak instantaneous still water level plus an allowance for wave uprush and other water-related hazards for Lake Huron in the Great Lakes-St. Lawrence River System that has a probability of occurrence of one per cent during any given year.

Made by:

AUSABLE BAYFIELD CONSERVATION AUTHORITY:

Bill Weber

Chair

Tom B. Proulx

General Manager/Secretary-Treasurer

Date made: April 27, 2006

I certify that I have approved this Regulation.

DAVID JAMES RAMSAY

Minister of Natural Resources

Date approved: May 2, 2006

Municipality of South Huron Zoning By-law
Section 2 Definitions

storage of seed, feed, fertilizers and chemical products, farm machinery and equipment sales and service, and animal and poultry health and breeding services.

Agricultural Use, General

general farming and without limiting the generality of the foregoing shall include such uses as: the general cultivation of land and the associated production, conditioning, processing and storage of field crops, vegetables, fruit, horticultural crops, biomass and nursery stock and the selling of such produced on the premises, the breeding and care of livestock, fowl, fur-bearing animals and bees, aquaculture, and the selling of such stock or the product of such stock raised on the premises and the management of forest, and the sale of forest products, including fuel wood, pulp wood, timber, Christmas trees, and maple products, and includes a farm dwelling and accessory buildings and uses.

Agricultural Use, Limited

the planting and harvesting of field, bush, vine, forest, or tree crops and grazing not including an accessory residence or livestock facility.

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.

*How does this relate to 3.19
Gen.
Prov. 5.0.1.5*

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.

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

ASor

Municipality of South Huron Zoning By-law
Section 2 Definitions

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.

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.

Municipality of South Huron Zoning By-law
Section 2 Definitions

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 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

Municipality of South Huron Zoning By-law
Section 2 Definitions

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 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.

ARE WE SURE WE
WANT THIS?
CURRENTLY
THE FRONT IS A CHOICE.

Asdr

READ IN THE CONTEXT OF ABCA-CONTROL IN NAT. ENVIRONMENT ZONES.

Municipality of South Huron Zoning By-law
Section 2 Definitions

Reconstruct or Reconstruction

to construct again, and for the purposes of the reconstruction of a non-complying building means a replacement building with the same footprint or within the same footprint as the building it replaces.

Recreation, Active

the use of land, water and/or buildings or structures for the purpose of organized active leisure activities and shall include such uses as an arena, a pool and a sports field.

Recreation, Passive

the use of land and/or water for the purpose of passive leisure activity and shall include such uses as a park, a garden, a picnic area and hiking trails.

Recreational Residence

a single detached dwelling used for recreational purposes during any or all seasons.

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.

Abm

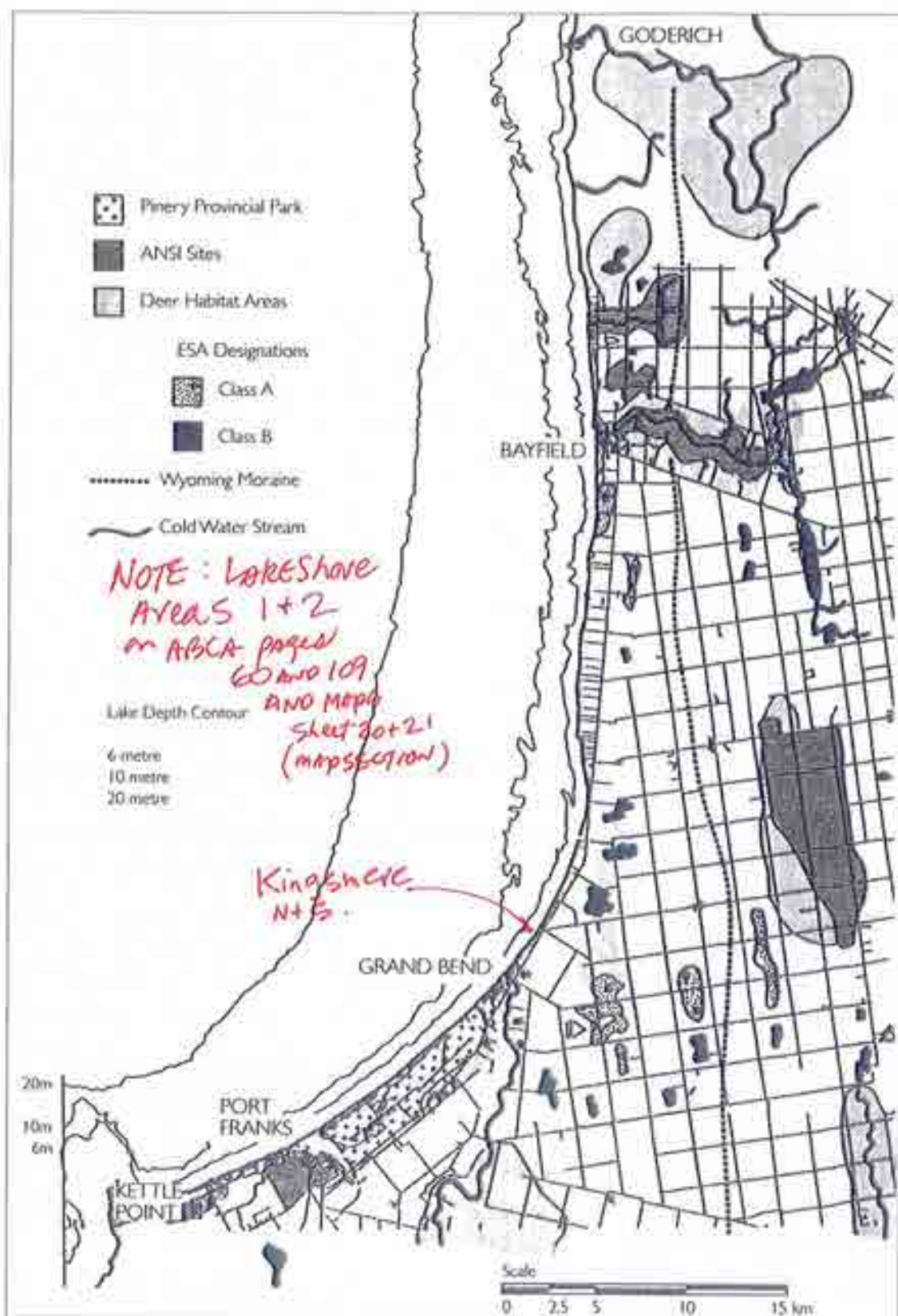
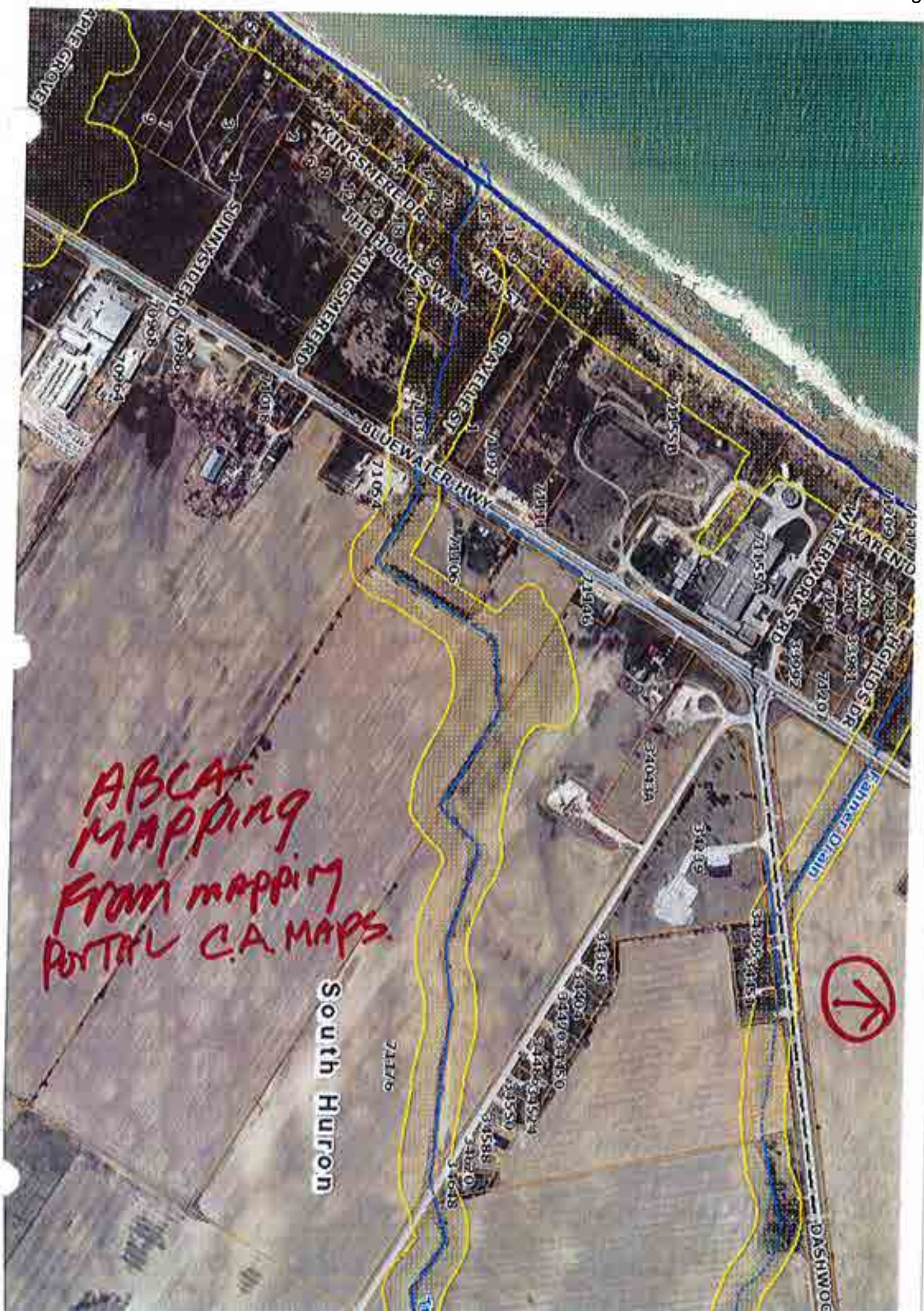
SPECIFIC ISSUES, CONTINUED*ABCA
Shoreline Management*

Figure 6 - Environmental Features

2000
↙



Sheet 21



Sheet 22



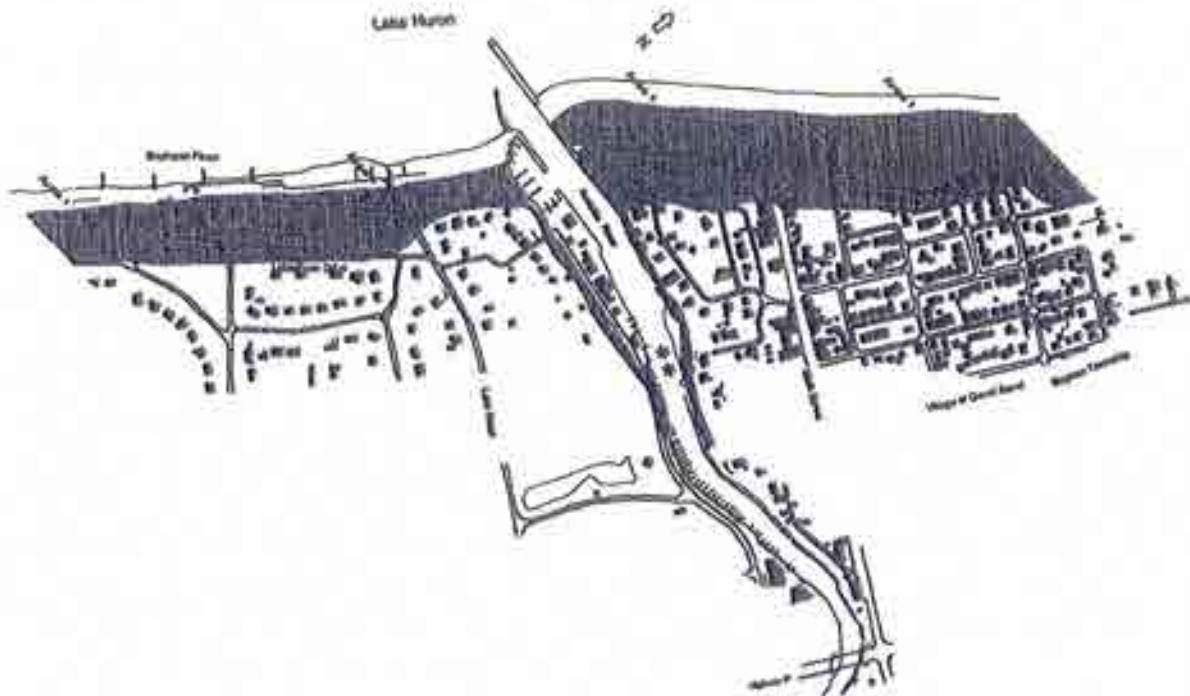
LEGEND

Scale 1:10000

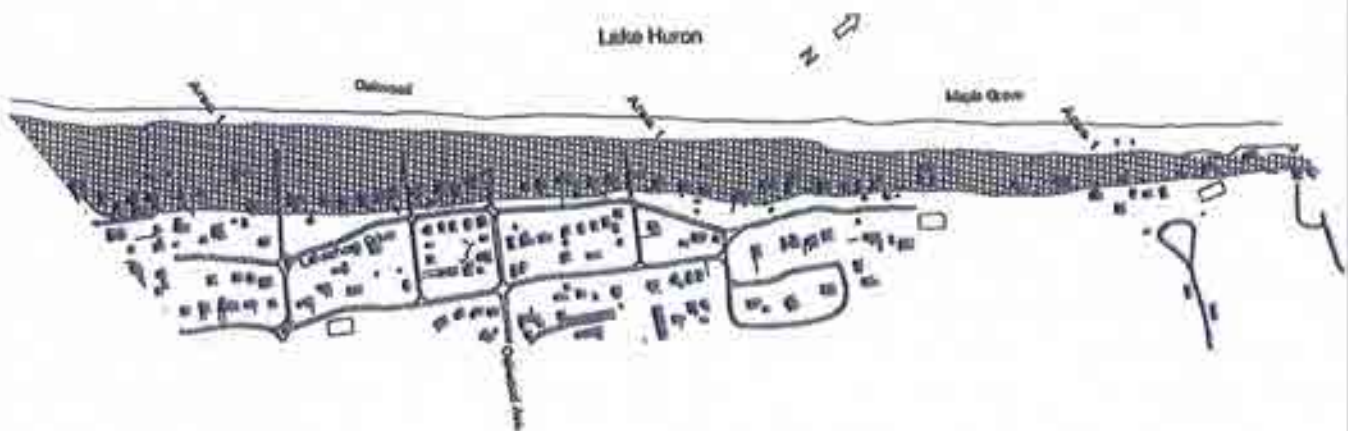
- Lakeshore Area 1
 Lakeshore Area 2

** Existing Regulation on Gully/Watercourses.
 Refer to Section 4.2.3 of SMP for discussion
 of Ontario Regulation 142/90.

Sheet 19



Sheet 20



LEGEND

Scale 1:10000

- Lakeshore Area 1
 Lakeshore Area 2

** Existing Regulation on Gully/Watercourses.
 Refer to Section 4.2.3 of SMP for discussion
 of Ontario Regulation 142/90.

WATERSHED MAP

Municipalities: [Show](#) | [Hide](#) |

Conservation Lands: [Show](#) | [Hide](#)



All properties are shown
links are included to out
popular properties for y
access more information

1. [Clinton C.A.](#)
2. [Bannockburn W.M.A.](#)
3. [Zurich C.A.](#)
4. [Morrison Dam C.A.](#)
5. [Stephen W.M.A.](#)
6. [Crediton C.A.](#)
7. [Theedford C.A.](#)
8. [Parkhill C.A.](#)
9. [Lucan C.A.](#)
10. [Rock Glen C.A.](#)
11. [Dinamore M.A.](#)
12. [Klopp M.A.](#)
13. [Hibbert Source M.A.](#)
14. [Campbell M.A.](#)
15. [Johnson M.A.](#)
16. [Devil's Elbow M.A.](#)
17. [L-Lake M.A.](#)
18. [Doherty M.A.](#)
19. [Mystery Falls M.A.](#)
21. [Sadler Tract](#)

Watershed Report Card

SHORELINE MAPPING

The maps contained within this appendix illustrate the extent of shore land affected by the Lakeshore Area 1 and Lakeshore Area 2 designations in the Shoreline Management Plan. This area is also referred to as the 'Lakeshore Hazard Area' as stated in the Lakeshore Development Guidelines (Section 3.3).

The maps on the following pages are a reduction of the full-scale map sheets (see examples below) which are available for viewing from the appropriate municipal office or the ABCA. Map sheet numbers are indicated on the reduced copies and range from map #12 at the most southerly extent of the study area (adjacent to Camp Ipperwash) to map #44 which shows the northerly border of the study area at Sideroad 30, Goderich Township. Map detail includes buildings, roads, watercourses, top of lakeshore bank and cottage subdivision names.

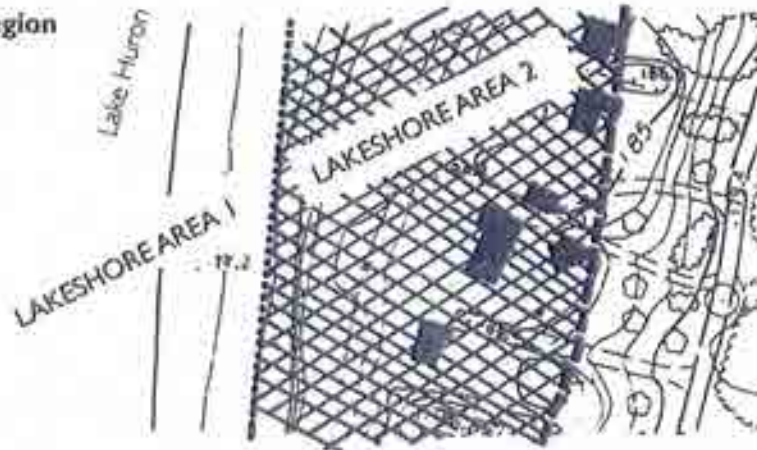
The reduced maps show the extent of Lakeshore Areas 1 and 2. These affected areas include the three hazard criteria discussed in Section 3.3, Lakeshore Development Guidelines: the hazards of flooding, erosion and dynamic beaches.

Please note that the 'defined portion of the dynamic beach' is not shown on these maps; it is available at the ABCA office from calculations made on the original mapping. Ontario Regulation #142/90 has now been updated and replaced by #46/95. This mapping is based on 1988 photography.

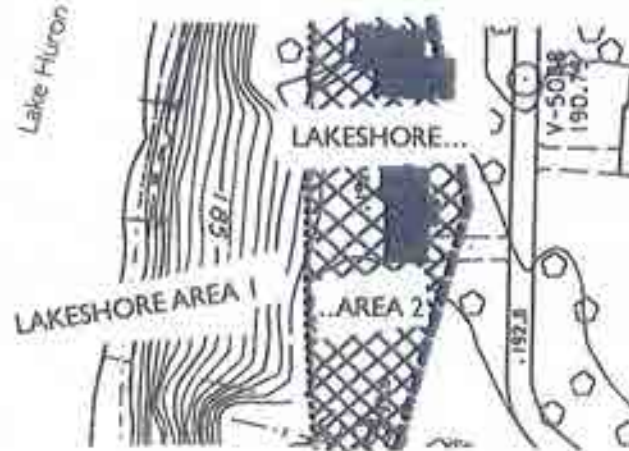
Please refer to the previously referenced section for a more complete explanation of the hazard criteria.

Examples of Full-scale Map Sheets

A) Dune Region



B) Bluff Region



APPENDIX A

GLOSSARY OF TERMS, CONTINUED

Escheat - Legal term; refers to property ownership reverting back to the Crown due to absence of any other arrangement for ownership being established.

Failure Plane (slip surface) - Plane or surface along which an unstable soil mass moves at failure; in bluff areas, a curved line extending from horizontal top of bluff a distance away from the crest and extending through the vertical face of the bluff, usually in the vicinity of the toe of the bluff (also see slump).

Flora and Fauna - Plant and animal species.

Fetch - Distance over water which waves are generated by a wind having a generally constant direction and speed.

Filet Beach - Accretional beach that exists due to the occurrence of an artificial structure (i.e. harbour structure) that interrupts littoral drift. Refer to discussion on Grand Bend and Bayfield (Section 3.2.6).

Filter - Layer of well-graded rock or synthetic material between protection works and backfill soil to prevent escape of soil through the protection works.

Foredune - The first dune feature landward from embryo dunes which exhibits some stabilization due to vegetation growth. Storm wave action may reach inland to erode this feature.

Foreshore - The part of shore or beach ordinarily traversed by the uprush of waves extending to the limit of wave uprush at the average annual high water level.

French Drain - (see blind inlet)

Frequency Curve - Graphical representation of the frequency of occurrence of specific events.

Gabion - Erosion control method using wire baskets filled with rock; commonly used for retaining walls and revetments.

Geodetic Referencing - Describing a feature using known geographical co-ordinates (commonly using latitude and longitude, or UTM grid co-ordinates).

G.S.C. - Geodetic Survey of Canada (GSC = IGLD (1985) = IGLD (1955) plus 0.19 m).

Geomorphologic - Based on existing physical shape or landform.

Groundwater - Subsurface water occupying the zone of saturation. In a strict sense, the term is applied only to water below the water table.

Gully Erosion - Erosion process whereby water accumulates in narrow channels and, over short periods, removes the soil from this narrow area to considerable depths, ranging from 0.5 metres to as much as 30 metres.

Groyne - Shore protection structure built at an angle from the shore to trap sediment drift and protect the shore from erosion by currents and waves by making a beach.

Groyne Field (groyne system) - Series of groynes acting together to protect a section of shoreline.

Habitat - The place or site where an animal or plant community naturally or normally lives.

Habitable Space - Rooms or spaces required and intended for overnight occupancy; includes facilities for storage, heating, air-conditioning, electrical, hot water supplies, plumbing, waste connections, etc. which are necessary to maintain the habitable condition.

Hard Points - Areas where relative shoreline erosion is reduced or eliminated in comparison with adjacent shorelines (see headlands).

Hazard Land - Land which, because of its physical characteristics combined with its location, presents a risk to its occupants, including loss of life, property damage and social disruption (i.e. flooding, erosion).

Headland - Erosion-resistant promontory, either natural or man-made, extending into the lake; embayments often form between adjacent headlands (e.g. Kettle, Rocky and Dewey Points).

High Water Mark - Uppermost extent that water levels range; also associated with a break in slope or vegetation.

Hindcasting - The act of predicting future wave climate using past records.

Historical Storm Event - A storm which, due to its magnitude of hazard (i.e. flooding or erosion), is an event referred to for historical reference.

Hydrographic Survey - Survey of the lake bottom.

Ice Damage - Damage related to build-up and movement of ice along the shoreline during winter and spring.

Improved Public Access - Public access which has been developed for pedestrian or vehicular traffic (as opposed to legal public access).

Infilling - With regard to construction: development on previously undeveloped lots, generally bounded by existing development on adjacent sides.

I.G.L.D. - International Great Lakes Datum (1985), referenced to mean water level at Father Point in the St. Lawrence River. Elevations referenced to datum are dynamic elevations which take into account not only the measured linear height above the reference zero, but also the force of gravity at that location. Resulting elevation differs by varying amounts, depending on location from standard orthometric elevation published by Geodetic Survey of Canada (IGLD 1985 = G.S.C. = IGLD 1955 plus 0.19 m).

Inundation - Temporary submergence of shorelands normally located above lake levels.

Jetty - Elongated artificial obstruction projecting from the shore into the lake to control shoaling and scour by deflection of strength of currents and waves.

REQUIRED TO PROVIDE EXPENSIVE ENGINEERING AND PERMITS FOR SUCH STUDIES TO AVOID THEIR CASE?

GLOSSARY OF TERMS, CONTINUED

Lag Deposits - Residual accumulations of coarser particles from which the finer material has been carried away

Lake Bank Overloading - Creating a potentially unstable bank by adding additional weight to the upper area

Lake-side effects - Processes originating on the lake which act upon the shoreline and cause changes (e.g. storm wave action, high lake levels)

Lakeward - Direction toward lake when measuring distances over land

Land-side effects - Processes originating on the land which act upon the shoreline and cause changes (commonly related to human actions of drainage, construction and earth moving)

Landward - Direction toward land when measuring distances over water

Lakeshore Area 1 - The region directly adjacent to Lake Huron where existing development may be subject to short-term hazards of flooding and erosion (refer to Section 3.3.5)

Lakeshore Area 2 - The region landward from Lakeshore Area 1 where existing development may be subject to long-term hazards and other considerations related to flooding and erosion (refer to Section 3.3.5)

Leeward - Direction toward which the wind is blowing, and the direction toward which waves are travelling

Legal Public Access - Access which has been assured through legal designation of land for access purposes but not necessarily developed for such a purpose (see *improved public access*)

Limnology - Study of physical, chemical, geological, biological, hydrological or other aspects of lakes

Linear Development - Development which exists in a linear alignment parallel to the lakeshore, typically with each lot having lakeshore frontage

Littoral - Pertaining to or along the shore, particularly to describe currents, deposits and drift

Littoral Cell - Areas under continuous influence of specific longshore currents

Littoral Sink - Areas where littoral materials are deposited and sand accumulates

Littoral Transport - OR **littoral drift**, the movement of littoral material in the littoral zone by currents, including movement parallel to the shore (longshore transport) and perpendicular to the shore (onshore-offshore transport); movement is due to prevailing current and oblique wave direction

Longshore - Parallel to and near the shore, usually within the littoral zone

Major Addition - The size of the addition being added to a building, being equal to or greater than 30% of total existing foundation area (calculated once per building)

Mature Beach - A beach that has experienced development of sand dunes

Minor Addition - The size of the addition being added to a building, being less than 30% of the total existing foundation area (calculated once per building)

Minor Structure - Portable structures including: wooden decks and supports; portable storage sheds with no utilities with a maximum size of 14 square metres (150 square feet) with no permanent foundation or floor slab; and above-ground pools

Monthly Mean Level - Average water level occurring during month, computed from hourly readings in each month

Moveable - Design and site considerations which will allow a structure to be moved away from a hazardous area; includes such factors as size of building in relation to road system, type of foundation, available space adjacent for building relocation and space for moving equipment to manoeuvre

Natural Area - Site or area in its natural state, undisturbed by human activities; an area set aside indefinitely to preserve a representative unit of a major forest or range of wetland, primarily for purposes of science, research or education

Nearshore - Indefinite zone extending lakeward from average annual water level to beyond breaker zone, defining area of nearshore currents formed primarily by wave action

Net Loss of Sand - Situation that results when contributions to the sediment budget are less than losses to the budget, therefore a net loss

New Development - Development that typically requires assemblance of property (land severance, subdivision) and/or change of zoning or land use designations to an appropriate use permitting proposed development (multi-unit, condominium)

Official Plan - A document adopted by a municipal council pursuant to provisions of the Planning Act which identifies existing use of land, guides and directs potential land uses and established implementation policies within boundaries of the municipality

Offset Measurements - Measurement taken perpendicular to — or at an angle to — a baseline or traverse line

Offshore - Area extending lakeward of the breaker zone

Offshore Breakwaters - Structure located in the offshore area; designed to protect a shore area, harbour, anchorage or basin from waves

Onshore - Area extending landward of normal high water mark

Onshore Wind - Wind blowing toward the shore

Outfall - Structure extending into a body of water for discharging sewage, storm runoff or cooling water

Overtopping - Passage of water over the top of a structure as a result of wave run-up or wind set-up

LAKESHORE DEVELOPMENT GUIDELINES, CONTINUED

ARE HAZARDS REFERENCED ON THIS PAGE
WHAT IS REFERRED TO AS HAZARD LANDS IN THE
SECTION 3.3.5 LAKESHORE AREA DESIGNATIONS PROPOSED
FOR EXISTING DEVELOPMENT ZONING BYLAW?

It is recognized that prohibiting or restricting development within the Lakeshore Hazard Area will protect new and existing development from shoreline hazards while also protecting the shoreline resource from inappropriately located and/or expanded development. Implementation of this goal is straightforward when dealing with new development. However, incorporating guidelines which reflect the lakeshore's hazardous nature is more complex when applied to existing developments or existing undeveloped lots (i.e. areas of redevelopment, or infilling proposals on existing lots). For this reason, the shoreline is further classified into Lakeshore Area 1 and Lakeshore Area 2, to assist in implementation of guidelines as related to existing development. Generally, Lakeshore Area 1 and Lakeshore Area 2 reflect shorter- and longer-term lakeshore concerns, respectively. They are defined with reference to the ABCA shoreline as follows.

1) Lakeshore Area 1

* **Flood Hazard** — That area of the shoreline landward (or inland) from the water's edge, including the 100-year flood level plus wave uprush setback, which is also known as the Regulatory Flood Standard (see Figure 17).

* **Erosion Hazard** — That area of the shoreline lakeward (or offshore) of the stable slope line, including the slope and toe of the lakebank (see Figure 18).

* **Dynamic Beach Hazard** — That area measured landward (or inland) from the water's edge including the flood hazard plus a distance of 15 metres measured horizontally. This 15 metres is the defined portion of the dynamic beach; the active beach zone and portion of the dune complex which would be affected by wave action during the 100-year flood plus wave uprush event (or historical storm event causing dune cliffing or erosion). (See Figure 19)

2) Lakeshore Area 2

Flood Hazard (not applicable).

? **Erosion Hazard** — That area of the shoreline located landward (or inland) from Lakeshore Area 1 (being the stable slope line) and extending to the 100-year erosion setback line, or extending landward from the top of the unaltered lake bluff measured a distance of 30 metres, whichever is greater (see Figure 18).

? **Dynamic Beach Hazard** — That area landward (or inland) from Lakeshore Area 1 (the flooding hazard plus the defined portion of the dynamic beach) to

where water erosion ceases to influence dune morphology and wind erosion creates embryo and foredunes with sparse vegetative cover established. This distance is a minimum of 15 metres landward from Lakeshore Area 1, however generally extends over the entire dune area stretching to the shore-parallel road. (See Figure 19.)

3) Lakeshore Region

This general description, termed the 'Lakeshore Region', lies outside the Lakeshore Hazard Area and the shoreline hazard policies of the Provincial Policy Statement. It is defined as the area landward from Lakeshore Area 2 which may still have peripheral influences on the shoreline environment (i.e. drainage, lakebank seepage, overall lakebank weight and loading). The 'Lakeshore Region' designation allows for both new development and redevelopment of existing houses. It is defined by a physical feature along the shoreline rather than a setback distance.

* North of Grand Bend, the lakeshore region is defined as west of Highway #21. North of Grand Bend, the most important factor influencing the Lakeshore Hazard Area is the issue of drainage. Municipal drains are common; their location emptying into ravines near the shoreline can create erosion and slope instability if not properly constructed and maintained.

* South of Grand Bend, the region varies depending on topography but is generally bordered by the lakeshore parallel road system (Huron Place/Beach O'Pines and Lakeshore Drive/Southcott Pines). These roadways limit the landward extent of dynamic beach profile adjustment. Where it is easily identified, the dune ridge is used. South of Grand Bend, the most important factor influencing the Lakeshore Hazard Area is vegetation over relic dune deposits. Dunes inland from the dynamic beach hazard are the product of a historic lake climate and conditions that no longer exist; they are therefore relic features that will not be easily repaired if damage occurs. Proper management of vegetation is therefore essential.

This region does not extend into the Villages of Bayfield or Grand Bend because of existing urban development controls. Boundaries here require further research (Section 5.3, item f); consideration should be given to the use of Wyoming Moraine as the boundary instead of Highway #21.

LAKESHORE DEVELOPMENT GUIDELINES, CONTINUED

SECTION 3.3.6 LAKESHORE DEVELOPMENT GUIDELINES

In an attempt to provide clear direction to lakeshore municipalities and lakeshore landowners, guidelines are proposed to assist in the wise management of existing residential development. These guidelines consist of criteria for such structures as additions, accessory buildings, infilling of residences on existing lots, decks, pools and septic systems. They provide direction on such activities as relocating buildings landward, rebuilding residences, severing new lots, rezoning and changes in land use designations. The information is summarized in table form in the following section (see Section 3.3.7).

All of these guidelines relate to potential impact from flooding, erosion, or the dynamic nature of sand dunes along the shoreline. They are provided within the context of the Provincial Policy Statement and from existing requirements which have not been specifically articulated for the lakeshore region.

For example, much of the existing development within the bluff portion of the lakeshore is contained within a 30-metre construction setback requirement from top of bank as described within municipal comprehensive zoning by-laws. This leads to legally existing, non-complying residential structures along much of the lake bluff; approval by minor variance from the local municipal committee of adjustment is required for any substantial change to these buildings. These guidelines provide criteria to assist in reviewing such applications for minor variance in a consistent manner.

As a second example, individual sewage disposal systems, or septic systems, have been installed along the lakeshore based on a minimum top of bank setback which varied depending on the condition of the lakebank at the time of inspection. However, where possible, it was suggested that the system be located landward of the house for slope stability reasons. This statement is also supported by Recommendation #37 in the *Rural Servicing Study (Huron County, 1993)* which gave specific consideration to lakeshore development. This SMP provides lakebank descriptions more detailed than previously available, thereby improving the lifespan and reducing adverse effects of new systems in the lakeshore area by suggesting siting criteria to reflect the lakebank's stability. Where lot size is inadequate and restricts proper system siting, such alternative options as using adjacent vacant property or communal systems should be investigated. In both cases, registration on title of the septic system is required to ensure clear ownership and future maintenance.

As a third and last example, the issues of relocating residences landward and rebuilding residences which were demolished are included in this policy. In both cases, these actions can be beneficial to the safety and lifespan of the buildings when the maximum lot depth landward is used to avoid a potentially hazardous building site nearer to the lakeshore.

The word 'movable' is used to describe buildings that can be transported landward to a new site on the existing lot or to a new lot, thereby increasing long-term safety and building lifespan. Such factors as size and type of foundation, clearance along roadways, and location of a suitable site nearby need consideration.

Major limitations to relocating or rebuilding structures are the size and construction style of the building (and therefore, feasibility of moving), as well as availability of a site for relocation. The cost of moving typical single-family dwellings can be relatively small compared to providing protection works; limiting factors are usually the width and height of the house. Width must be less than the clearance along roadways (between trees, hydro poles) and the height lower than overhead clearance (under overhead wires, bridges). Houses with slab foundations, concrete block walls, extensive brick or stone work or large unusual shapes are often impracticable to move. The greatest cost associated with relocation may be in acquiring an additional parcel of land if setbacks do not permit relocating on the same property. Even when moving a structure is impossible, complete rebuilding may be less expensive than long-term coastal protection (Griggs, 1986).

As a form of prevention, relocation is effective for mitigating flood, erosion and dynamic beach hazards for existing buildings. Prevention often proves to be less costly than protection, especially in areas of high to severe erosion. Many owners invest so much in protection (including materials, construction and future maintenance) that they essentially 're-buy' their house and land every 20 years, and in most cases their land continues to erode (Robbins et al, 1981). In many instances a benefit-cost analysis may suggest that acquisition and/or removal/relocation of buildings from flood and/or erosion-susceptible shorelines is more appropriate than implementation of protective works. Any such acquisition should be undertaken on a willing buyer/willing seller arrangement.

When development or rebuilding is contemplated, the hazards must be considered — including, but not limited to, the following considerations:

GOOD
NOTE
*

LAKESHORE DEVELOPMENT GUIDELINES, CONTINUED

Bluffs

- a site-specific geotechnical investigation to determine the stable slope plus a setback for 100 years of erosion in areas subject to low erosion. Conversely, those areas experiencing long-term calculated erosion rates greater than 0.3 in/yr should use 3:1 stable slope criteria plus the 100-year erosion rate to safely consider any development changes;
- assessment of the effectiveness of structural protection which exists at the site, including monitoring results, where available;
- assessment of mobility of the residential or accessory building (size of building and type of foundation, available room on existing lot landward of the hazard, and consideration for road layout of the subdivision allowing relocation of the building);
- assessment of drainage (existing improvements and their effectiveness) and include assessment of existing or proposed siting of sewage treatment facilities.

Beach Level

- assessment of lot area above and below the bluff (e.g. alternate siting);
- site-specific geotechnical investigation for slopes adjacent to the site;
- assessment of potential for flood hazard and ice damage;
- assessment of existing or proposed siting of sewage treatment facility.

Sand Dunes

- assessment of impact on dunes (degree of alteration);
- restoration and re-vegetation of disturbed sand dune area;
- assessment of dune slope stability;
- feasibility of nourishment of the beach region;
- location and sensitivity of affected dune feature;
- assessment of existing or proposed siting of sewage treatment facility.

LAKESHORE DEVELOPMENT GUIDELINES, CONTINUED

SECTION 3.3.7 - Lakeshore Development Guidelines Summary

Development Activity	Lakeshore Area 1 ♦			Lakeshore Area 2 ♦	
Existing Developed Lots	Dune	Flood	Bluff	Dune	Bluff
Repairs/maintenance	✓	✓	✓	✓	✓
Interior alterations	✓	✓	✓	✓	✓
Minor additions *	x	x	Conditional ¹	✓ provided no encroachment into Lakeshore Area 1	✓
Major additions *	x	x	x	landward of foredune	design is movable
Unattached garages	x	x	x	landward of foredune	design is movable
Rebuilding of dwelling destroyed by forces other than flooding & erosion	✓ if same size and utilizes maximum lot depth (most landward location)			✓ dune - if design minimizes dune impact	✓ bluff - if structure is movable *
Rebuilding of dwelling destroyed by flooding and/or erosion	x	x	x	x	x
Relocation of dwelling away from shoreline	Optional, on the part of the owner; however, recommended			Owner should consider this as a future option, depending on severity of the hazard	
Minor Structures *	x	x	Conditional ²	Conditional ³	Conditional ²
Swimming pools	x	x	x	Conditional ³	✓ Provided drainage is addressed
New septic systems	x	x	x	Conditional ³	Conditional ⁴
Decks (existing)					
Repair and maintenance	✓	✓	✓	✓	✓
Decks (new)	x	x	No closer than 3m to top of bank and not connected to dwelling	If landward of the foredune (see Figure 17)	✓
Existing Vacant Lots (Infilling)					
New dwellings	x	x	x	Conditional ⁵	Conditional ⁵
Septic systems	x	x	x	Conditional ⁴	Conditional ⁴
New Development					
Creation of New Lot(s) (i.e. severances, subdivisions)	x	x	x	x	x
Technical Severance	✓	✓	✓	✓	✓
Lot Consolidation	✓	✓	✓	✓	✓
Land use designation/zone changes	Support changes to planning documents to Hazard, Natural Environment or Open Space designations			Support changes to planning documents to a lakeshore overlay (subscript "L") designation	
	Do not support proposed zoning, land use designation or official plan changes which further intensify land use, i.e. seasonal residential to multi-unit dwelling.				

LEGEND

✓ allowed

x not allowed

♦ on a site-specific basis/study, where calculated erosion rates are low (less than 0.3 m/yr); these boundaries may be adjusted

* refer to Glossary (Appendix A) for full definition

- a minor addition is equal to less than 30% of total existing foundation area

- a major addition is equal to or greater than 30% of total existing foundation area

- a minor structure is a portable building (storage shed, gazebo) with no utilities and maximum size 14 sq.m.

DOES NOT INCLUDE SHORE PROTECTION DEVICES.

- a technical severance is a boundary adjustment where no new lot is created

* movable design considerations are only necessary where long-term erosion rate calculations apply

Conditional¹ - yes, provided calculated erosion rate is less than 0.3 m/yr; slope stability is addressed

Conditional² - yes, provided structure is island from primary dwelling

Conditional³ - if calculated erosion rates are greater than 0.3 m/yr

Conditional⁴ - yes, provided dune restoration is implemented and/or provided no encroachment into Lakeshore Area 1

Conditional⁵ - yes, and it is recommended to be landward of primary dwelling & conforms to setbacks as required under Building Code

Conditional⁶ - yes, provided that building is movable by design, impact to dunes is minimized, and provided that more than 50% of existing lots/parcels in the residential/cottage area are developed

NOTE: Please refer to text in the previous section (3.3.6) for a complete description. All of the above is subject to appropriate setbacks and maximum lot coverage requirements as listed in municipal zoning by-laws.

LAKESHORE DEVELOPMENT GUIDELINES, CONTINUED

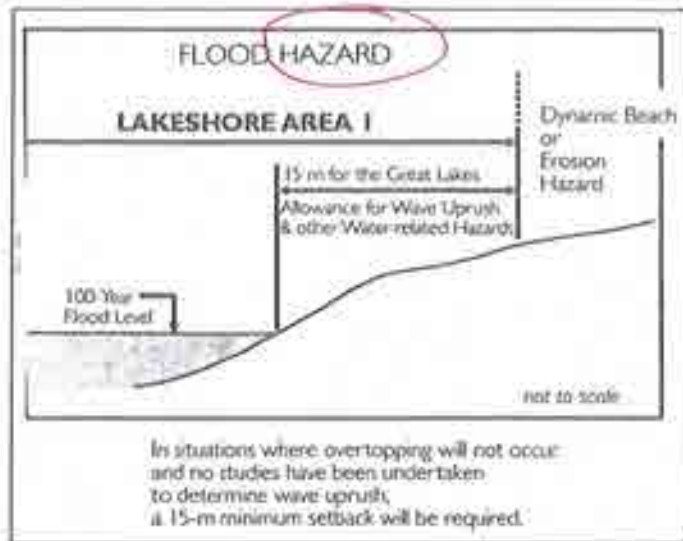
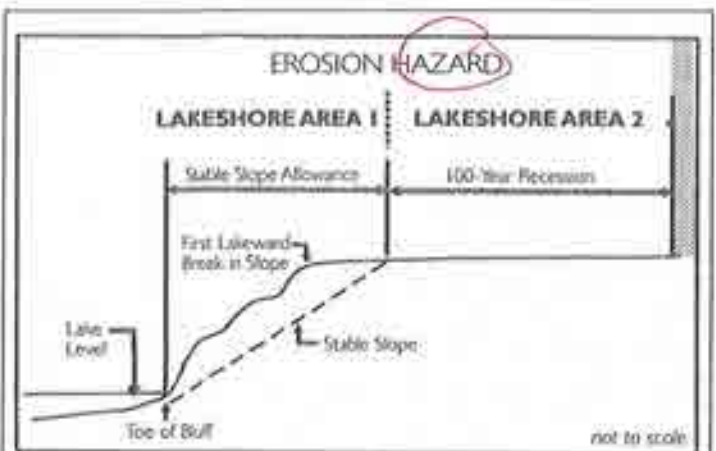


Figure 17 - Flood Hazard



...OR...



Figure 18 - Erosion Hazard

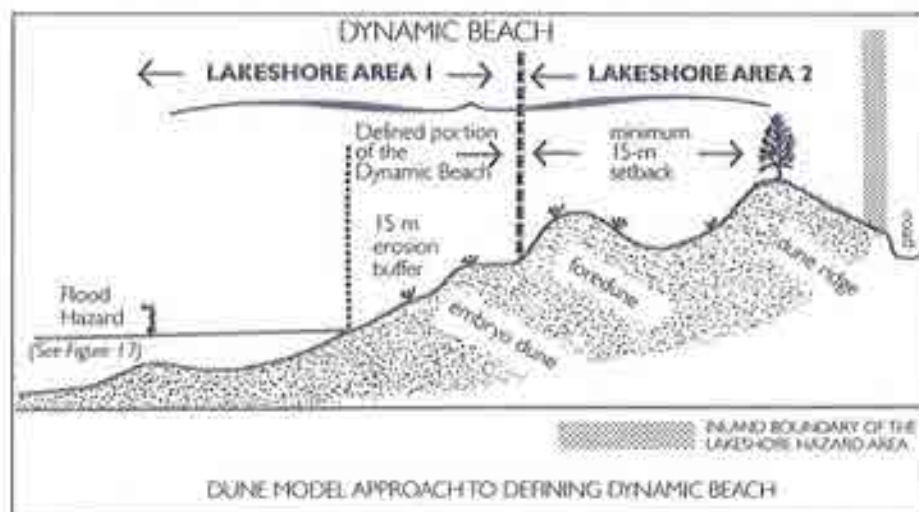


Figure 19 - Dynamic Beach Hazard

OTHER DEFINITIONS:

SOUTH & CENTRAL HURON

Official Plans

I FEEL THESE BASIC PRINCIPALS IN THE OFFICIAL PLAN DESERVE A PLACE IN THE GENERAL PROVISIONS , AS THEY ARE AS SIGNIFICANT TO APPLICATION OF ZONING BYLAWS AS ANY OF THE GENERAL PROVISIONS FOUND IN THE ZONING BYLAW FRONT END DOCUMENTATION. THEY HAVE TO BE DEALT WITH , WHY NOT PRESENT THEM OPENLY?

2.2.2 Natural Environment (MOSH)

The lakeshore, rivers, streams, wetlands, upland forests and other wildlife habitats make up South Huron's natural environment. Over time the quality and quantity of the natural environment has been seriously depleted. Protection of these remaining critical areas, and reestablishment of vegetation corridors along major watercourses, is necessary to limit erosion by wind and water, to provide for water retention, filtration and recharge, to provide wildlife habitat and to generally strike an aesthetic and functional balance between agricultural use of the land and the natural ecosystem. The protection and enhancement of natural areas is a basic principle of this plan.

USEFUL REFERENCE TO THIS EXERCISE

2.2 Natural Environment (CENTRAL HURON /SAME LAKE)

Central Huron's natural environment consists of the lakeshore, watercourses, valleylands, wetlands, woodlots, Area of Natural and Scientific Interest (ANSIs), and other environmentally sensitive areas. Over time, land use activities and clearing practices have resulted in natural environment areas that are often of poor health and lacking integrity and linkages. In 2006, approximately 23.8% of the Municipality (108 square kilometres) was covered by forest or natural environment. Approximately 8% of the Central Huron land area classified as marginal lands is currently in agricultural use. This Plan establishes a target forest and natural environment coverage of 20% as a first step towards improved environmental health. This can be accomplished in a number of ways including planting trees in marginal agricultural lands.

Protecting remaining natural areas and re-establishing vegetation corridors along major watercourses is necessary to limit erosion by wind and water, to provide water retention and recharge areas, to provide wildlife habitat, and to create an aesthetic and functional balance between agricultural uses and natural ecosystems.

The Bayfield and Maitland River Valleys have been identified as significant natural features in southern Ontario. These areas contain Carolinian and sub-arctic species, provincially and locally significant plant and animal species, and are two of the most productive and biologically diverse habitats in Ontario.

A basic principle of this Plan is to support protection, restoration and enhancement of the ecosystems in Central Huron.

2.2.3 Urban Settlements (MOSH)

South Huron has a system of urban settlement places including a town, villages and hamlets.

These urban places provide a variety of residential, commercial, industrial and institutional functions. Exeter, as the major urban settlement in South Huron provides a range of services that extend well beyond the boundaries of South Huron. South Huron's urban settlements also provide a place of retirement for the community and nearby regional centres.

Although some of the settlement areas are very small by urban standards, they provide an important focal point, a sense of history and a number of services for the surrounding community.

The extent of future development in the urban settlements of South Huron will be based on the availability of servicing and evolving demographic and population trends in South Huron, and Ontario more generally. It is the intent of this plan that Exeter will continue to function as the major urban service centre in South Huron, while Stephen and Osborne will remain as predominately rural communities. Residential development within Stephen and Osborne will be directed to lands already designated in hamlets and villages.

The residents of South Huron highly value a sense of community, and the unique community that is a part of living in rural Ontario. At the public meetings the community discussed economic development for South Huron, and the critical importance of a strong commercial and industrial tax base. They want local schools available for their children, and they want to create a place where younger generations will stay, or return to after completing post-secondary education. They value the clean air, water and healthy environment, and the safety and easily accessible amenities in their community.

Building on the comments made by the public, the following basic principles of the urban settlement section are:

- Recognize Exeter as the major urban center in South Huron.
- Promote the development of urban places based on their level of servicing. These areas should continue to fulfill their role as focal points for the community.
- Promote industrial growth in existing urban settlements in South Huron and through the continued development of Huron Park as an industrial park.
- Strengthen, seek out and encourage development that will have a positive economic impact and is in keeping with the character of the community.
- Provide urban open space and recreational areas that serves the needs of South Huron residents at the neighbourhood, community and regional level.

- Recognize existing urban development adjacent to the urban settlement of Exeter and Grand Bend. Expansion of these urban areas will be based on the availability of public water and sewer and a demonstrated need for the urban use and the prevention of fringe or sprawl development patterns.
- Recognize existing mobile home parks. Mobile homes are encouraged to locate in mobile home parks.
- Encourage non-farm uses to locate in urban designated areas to minimize land use conflicts in the agricultural areas.

2.2.5 Recreation (MOSH)

The basic principles primarily address recreational activity which is focused on those lands in proximity to Lake Huron (west of Highway 21 and North of Grand Bend). Although geographically a confined area, and not likely to expand, it plays an important role in the South Huron community.

This important area is also sensitive to change -- protecting the character and natural attributes of this area is a key principle of this plan.

A basic principle is to allow additional recreational development in accordance with Provincial Policy in limited amounts. There is a related principle of ensuring harmony with the neighbouring agricultural practices by restricting the intrusion of recreational activity into agricultural areas and by promoting responsible agricultural practices in proximity to existing recreational areas.

It is also important to note that there are a number of different types of recreational uses in South Huron. These uses include both passive and active recreational activities, including open space, parks, and recreational centres. For recreational uses located in urban areas, basic principles are found under the urban policies

USEFUL REFERENCE TO THIS EXERCISE

2.4 Lakeshore Residential and Recreational (CENTRAL HURON /SAME LAKE)

Lakeshore Residential areas are along the Lake Huron shoreline. The lakeshore is particularly important because of the recreational, residential and tourist services it offers. The existing seasonal residential community has developed in attractive natural areas of the municipality. The lakeshore environment is fragile. Future development must be responsive to the needs of existing development, demonstrate environmental responsibility, and not impact sensitive natural areas. In order to minimize environmental stresses and promote cost-effective development, future development will occur according to the servicing hierarchy established by local and provincial policy.

Recreational areas are in the area North of Bayfield, along the Lake Huron shoreline, in the Maitland River Valley and on Hwy 8.

The intent of this Plan is to allow additional Lakeshore Residential and Recreational development in existing designated areas where adequate servicing is available and with the least amount of impact on the lakeshore, natural environment and agriculture. Both Lakeshore Residential and Recreational development will be confined to pre-designated areas; encroachment of Lakeshore Residential and Recreational activity

into agricultural areas will be discouraged. Responsible agricultural practices will be promoted in proximity to existing recreational areas.

The following basic principles direct development in the Lakeshore Residential and Recreational areas:

- Protecting the natural heritage of the lakeshore and ensuring that the air, water, land and natural areas are respected and enhanced. Examples of encouraged practices include: vegetative buffers to reduce erosion; tree planting; and the protection of farmland and natural areas.
- Maintaining and increasing public access to the waterfront, including the consideration of view corridors and the possibility of placing height limits on development.
- Developing a long-term servicing plan for water, sewer and storm water management systems, and improving public understanding of servicing, and responsible septic and water system operation and maintenance. Long-term servicing goals include:
 - extending public water and sewer from Bayfield and from Goderich;
 - ensuring development density respects the level of servicing;
 - addressing water contamination and improve the operation of private septic systems;
 - meeting the need for affordable, effective and safe water, sewer and storm water management services.

2.5 Open Space and Parkland

Open Space and Parkland serve many functions, including recreation, tourism, beautification, separating conflicting uses, and providing a variety of urban ecosystem services such as shade, noise buffer and improved air quality. Open Space and Parkland is throughout the Municipality, in urban and rural areas, and along the lakeshore.

A basic principle of this Plan is to direct and encourage the development of Open Space and Parkland to meet the needs of the community, provide diverse recreational opportunities promoting tourism and protecting unique or fragile natural landscapes and environments. The Municipality recognizes that the demographics of the community in Central Huron are changing as the average age of the population is increasing. Open Space and Parkland will be developed to meet the needs of this population with walking trails, wheel chair accessible areas, and recreational facilities for seniors. Also, parkland will be part of new subdivision development.

OTHER DEFINITIONS:

SOUTH & CENTRAL HURON

Official Plans

I FEEL THESE BASIC PRINCIPALS IN THE OFFICIAL PLAN DESERVE A PLACE IN THE GENERAL PROVISIONS , AS THEY ARE AS SIGNIFICANT TO APPLICATION OF ZONING BYLAWS AS ANY OF THE GENERAL PROVISIONS FOUND IN THE ZONING BYLAW FRONT END DOCUMENTATION. THEY HAVE TO BE DEALT WITH . WHY NOT PRESENT THEM OPENLY?

2.2.2 Natural Environment (MOSH)

The lakeshore, rivers, streams, wetlands, upland forests and other wildlife habitats make up South Huron's natural environment. Over time the quality and quantity of the natural environment has been seriously depleted. Protection of these remaining critical areas, and reestablishment of vegetation corridors along major watercourses, is necessary to limit erosion by wind and water, to provide for water retention, filtration and recharge, to provide wildlife habitat and to generally strike an aesthetic and functional balance between agricultural use of the land and the natural ecosystem. The protection and enhancement of natural areas is a basic principle of this plan.

USEFUL REFERENCE TO THIS EXERCISE

2.2 Natural Environment (CENTRAL HURON /SAME LAKE)

Central Huron's natural environment consists of the lakeshore, watercourses, valleylands, wetlands, woodlots, Area of Natural and Scientific Interest (ANSIs), and other environmentally sensitive areas. Over time, land use activities and clearing practices have resulted in natural environment areas that are often of poor health and lacking integrity and linkages. In 2006, approximately 23.8% of the Municipality (108 square kilometres) was covered by forest or natural environment. Approximately 8% of the Central Huron land area classified as marginal lands is currently in agricultural use. This Plan establishes a target forest and natural environment coverage of 20% as a first step towards improved environmental health. This can be accomplished in a number of ways including planting trees in marginal agricultural lands.

Protecting remaining natural areas and re-establishing vegetation corridors along major watercourses is necessary to limit erosion by wind and water, to provide water retention and recharge areas, to provide wildlife habitat, and to create an aesthetic and functional balance between agricultural uses and natural ecosystems.

The Bayfield and Maitland River Valleys have been identified as significant natural features in southern Ontario. These areas contain Carolinian and sub-arctic species, provincially and locally significant plant and animal species, and are two of the most productive and biologically diverse habitats in Ontario.

A basic principle of this Plan is to support protection, restoration and enhancement of the ecosystems in Central Huron.

2.2.3 Urban Settlements (MOSH)

South Huron has a system of urban settlement places including a town, villages and hamlets.

These urban places provide a variety of residential, commercial, industrial and institutional functions. Exeter, as the major urban settlement in South Huron provides a range of services that extend well beyond the boundaries of South Huron. South Huron's urban settlements also provide a place of retirement for the community and nearby regional centres.

Although some of the settlement areas are very small by urban standards, they provide an important focal point, a sense of history and a number of services for the surrounding community.

The extent of future development in the urban settlements of South Huron will be based on the availability of servicing and evolving demographic and population trends in South Huron, and Ontario more generally. It is the intent of this plan that Exeter will continue to function as the major urban service centre in South Huron, while Stephen and Osborne will remain as predominately rural communities. Residential development within Stephen and Osborne will be directed to lands already designated in hamlets and villages.

The residents of South Huron highly value a sense of community, and the unique community that is a part of living in rural Ontario. At the public meetings the community discussed economic development for South Huron, and the critical importance of a strong commercial and industrial tax base. They want local schools available for their children, and they want to create a place where younger generations will stay, or return to after completing post-secondary education. They value the clean air, water and healthy environment, and the safety and easily accessible amenities in their community.

Building on the comments made by the public, the following basic principles of the urban settlement section are:

- Recognize Exeter as the major urban center in South Huron.
- Promote the development of urban places based on their level of servicing. These areas should continue to fulfill their role as focal points for the community.
- Promote industrial growth in existing urban settlements in South Huron and through the continued development of Huron Park as an industrial park.
- Strengthen, seek out and encourage development that will have a positive economic impact and is in keeping with the character of the community.
- Provide urban open space and recreational areas that serves the needs of South Huron residents at the neighbourhood, community and regional level.

- Recognize existing urban development adjacent to the urban settlement of Exeter and Grand Bend. Expansion of these urban areas will be based on the availability of public water and sewer and a demonstrated need for the urban use and the prevention of fringe or sprawl development patterns.
- Recognize existing mobile home parks. Mobile homes are encouraged to locate in mobile home parks.
- Encourage non-farm uses to locate in urban designated areas to minimize land use conflicts in the agricultural areas.

2.2.5 Recreation (MOSH)

The basic principles primarily address recreational activity which is focused on those lands in proximity to Lake Huron (west of Highway 21 and North of Grand Bend). Although geographically a confined area, and not likely to expand, it plays an important role in the South Huron community.

This important area is also sensitive to change – protecting the character and natural attributes of this area is a key principle of this plan.

A basic principle is to allow additional recreational development in accordance with Provincial Policy in limited amounts. There is a related principle of ensuring harmony with the neighbouring agricultural practices by restricting the intrusion of recreational activity into agricultural areas and by promoting responsible agricultural practices in proximity to existing recreational areas.

It is also important to note that there are a number of different types of recreational uses in South Huron. These uses include both passive and active recreational activities, including open space, parks, and recreational centres. For recreational uses located in urban areas, basic principles are found under the urban policies.

USEFUL REFERENCE TO THIS EXERCISE

2.4 Lakeshore Residential and Recreational (CENTRAL HURON /SAME LAKE)

Lakeshore Residential areas are along the Lake Huron shoreline. The lakeshore is particularly important because of the recreational, residential and tourist services it offers. The existing seasonal residential community has developed in attractive natural areas of the municipality. The lakeshore environment is fragile. Future development must be responsive to the needs of existing development, demonstrate environmental responsibility, and not impact sensitive natural areas. In order to minimize environmental stresses and promote cost-effective development, future development will occur according to the servicing hierarchy established by local and provincial policy.

Recreational areas are in the area North of Bayfield, along the Lake Huron shoreline, in the Maitland River Valley and on Hwy 8.

The intent of this Plan is to allow additional Lakeshore Residential and Recreational development in existing designated areas where adequate servicing is available and with the least amount of impact on the lakeshore, natural environment and agriculture. Both Lakeshore Residential and Recreational development will be confined to pre-designated areas; encroachment of Lakeshore Residential and Recreational activity

into agricultural areas will be discouraged. Responsible agricultural practices will be promoted in proximity to existing recreational areas.

The following basic principles direct development in the Lakeshore Residential and Recreational areas:

- Protecting the natural heritage of the lakeshore and ensuring that the air, water, land and natural areas are respected and enhanced. Examples of encouraged practices include: vegetative buffers to reduce erosion; tree planting; and the protection of farmland and natural areas.
- Maintaining and increasing public access to the waterfront, including the consideration of view corridors and the possibility of placing height limits on development.
- Developing a long-term servicing plan for water, sewer and storm water management systems, and improving public understanding of servicing, and responsible septic and water system operation and maintenance. Long-term servicing goals include:
 - extending public water and sewer from Bayfield and from Goderich;
 - ensuring development density respects the level of servicing;
 - addressing water contamination and improve the operation of private septic systems;
 - meeting the need for affordable, effective and safe water, sewer and storm water management services.

2.5 Open Space and Parkland

Open Space and Parkland serve many functions, including recreation, tourism, beautification, separating conflicting uses, and providing a variety of urban ecosystem services such as shade, noise buffer and improved air quality. Open Space and Parkland is throughout the Municipality, in urban and rural areas, and along the lakeshore.

A basic principle of this Plan is to direct and encourage the development of Open Space and Parkland to meet the needs of the community, provide diverse recreational opportunities promoting tourism and protecting unique or fragile natural landscapes and environments. The Municipality recognizes that the demographics of the community in Central Huron are changing as the average age of the population is increasing. Open Space and Parkland will be developed to meet the needs of this population with walking trails, wheel chair accessible areas, and recreational facilities for seniors. Also, parkland will be part of new subdivision development.

RC2 Central Huron

REC COM RC3 Central Huron

MOBILE R4 Central Huron

RC2

Central Huron

SECTION 19

RECREATIONAL TRAILER AND TENT PARK AND CAMPGROUND (RC2)

No person within any Recreational Trailer Park and Campground (RC2) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

19.1 PERMITTED USES

19.1.1 Campground

19.1.2 Conservation

19.1.3 Forestry

19.1.4 Recreation, active and passive

19.1.5 Trailer and tent park

19.1.6 Uses accessory to the trailer park and campground use including a dwelling unit and recreational vehicle sales and service 1

9.2 PERMITTED STRUCTURES

19.2.1 Buildings and structures for the permitted uses including park model trailers not exceeding 14 metres in length (not including any towing components) and not exceeding 50.2 square metres of floor area, but not including a mobile home

19.2.2 One dwelling for the owner or manager of the trailer park and campground, either detached or attached to a permitted structure.

19.2.3 Buildings and structures accessory to permitted uses

19.3 ZONE PROVISIONS

19.3.1	Lot area (minimum)	4 hectares
Areas of the lot zoned NE2 (Natural Environment Limited Development) may be included in the calculation of the lot area.		
19.3.2	Lot frontage (minimum)	40 metres
19.3.3	Front yard setback (minimum)	20 metres
19.3.4	Interior side yard setback (minimum)	7.5 metres
19.3.5	Exterior side yard setback (minimum)	7.5 metres
19.3.6	Rear yard setback (minimum)	7.5 metres
19.3.7	Lot coverage (maximum)	10 percent
19.3.8	Building height (maximum)	9 metres
19.3.9	Trailer site area (minimum)	150 square metres
19.3.10	Recreational open space (minimum).	20 percentNatural areas such as ravines, marshes or lake banks shall not be included in the calculation of recreational open space. The required communal recreational open space shall be located within the RC2 zone.
19.3.11	Natural area open space (minimum)	A minimum 20% of the gross area of the lot shall be used as natural area open space which can include ravines, swamps or open water

19.4 ACCESSORY BUILDINGS AND ACCESSORY USES

19.4.1 Use of Accessory Buildings The following uses shall not be permitted in accessory buildings:
 - any occupation for profit except as may be permitted by this by-law; - human habitation except where a dwelling is a permitted accessory use.

19.4.2 Establishment of an Accessory Building or Use

No accessory building or use shall be established in a RC2 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

19.4.3 Location of Accessory Buildings and Uses

Accessory residential uses are not permitted in a basement or cellar.

19.4.4 Zone Provisions for Accessory Buildings and Structures

Section 19.3 shall apply.

19.5 Parking

Each trailer 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 trailer sites, and shall be dispersed throughout the trailer 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 commercial buildings, recreational buildings and community centres shall be in accordance with the section 3.22 of the general provisions.

19.6 EXTERIOR LIGHTING: Refer to Section 3.5 General Provisions.

19.7 SPECIAL PROVISIONS

19.7.1 DENSITY OF DEVELOPMENT

Overall density of the entire development shall not exceed 15 recreational vehicle/trailer lots or camp sites per gross hectare.

19.7.2 BUFFER

Notwithstanding Section 3.24 Planting Strips, where a RC2 Zone abuts a RC1, NE4, LR1 or R1 Zone, a buffer strip of landscaped open space of natural vegetation of 10 metres shall be required. All other relevant provisions of Section 3.24 shall apply.

19.7.3 ADDITIONS TO TRAILERS

Additions to original trailers may be permitted in the RC2 zone as an accessory "add on" subject to the following:

1. The total floor area of enclosed additions shall not exceed the height, width and length of the original trailer. Open unenclosed additions shall be permitted in addition to this total, but shall not be enclosed. An open unenclosed deck shall not be closer than 1 metre to a trailer site lot line.
2. An enclosed addition is defined as any addition with a roof and any material used to close in the addition, exclusive of screen material.
3. Enclosed additions shall only be prefabricated additions designed by a manufacturer.
4. A building permit is required for the trailer, all additions to the trailer as well as any open unenclosed decks greater than 10 square metres in area.
5. It has an area not exceeding 50.2 square metres.

19.8 SPECIAL ZONES

19.8.1 RC2-1:

Notwithstanding the provisions of Section 19.1 to the contrary, the area zoned as RC2-1 may be used for a retail store for the sale of personal convenience goods and foodstuffs, accessory to a Trailer Park and/or Campground.

19.8.2 RC2-2:

Notwithstanding the provisions of Section 3.31.3 to the contrary, the area zoned RC2-2 may have a reduced setback from the top-of-bank of the lake, as established by the line shown on Key Map 1E (identified as Line X). All other provisions of this by-law shall apply. (Township of Goderich Zoning Bylaw amended by By-Law 8-1993) Notwithstanding Section 2 and the definition of Tent and Trailer Park to the contrary, in the RC2-2 zone the permitted uses are allowed in all seasons but shall not be used for permanent habitation or year round occupancy.

19.8.3 RC2-3

Notwithstanding the provisions of Section 19 to the contrary, the area zoned RC2-3 may be used for a total of 144 trailer sites. The area of the same lot zoned as RC3 may be used to meet the requirements of sections 19.8.1, 19.4.8 and 19.4.9. One single detached dwelling is permitted for the owner or manager of the park, notwithstanding that the area of the same lot zoned as RC3 may also contain one dwelling accessory to the golf course. All other applicable provisions shall apply. (Township of Goderich Zoning By-law amended by By-Law 9-1998) Notwithstanding Section 2 and the definition of Tent and Trailer Park to the contrary, in the RC2-3 zone the permitted uses are allowed in all seasons but shall not be used for permanent habitation or year round occupancy.

19.8.4 RC2-4

Notwithstanding the provisions of Section 19 and this By-law to the contrary, lands zoned RC2-4 shall provide sewer service to the neighbouring residence to the north until such time as municipal sewer service is available at the corner of Highway #21 and County Road #13. The frontage of the lands zoned RC2-4 is deemed to be Highway #21. The remaining provisions of the RC2 zone and this By-law shall continue to apply. (Township of Goderich Zoning By-law amended by By-law 14-2003) Notwithstanding Section 2 and the definition of Tent and Trailer Park to the contrary, in the RC2-4 zone the permitted uses are allowed in all seasons but shall not be used for permanent habitation or year round occupancy.

19.8.5 RC2-5

Notwithstanding the provisions of Section 19 to the contrary, on the lands zoned RC2-5 a maximum of two accessory single detached dwellings shall be permitted. Further, for the purposes of clarification, on lands zoned RC2-5, the maximum number of recreational vehicle lots or camp sites shall be based on a total of fifteen (15) sites per gross hectare. Adjacent areas of the same property zoned NE2 and NE2-3 may be used to calculate the maximum number of recreational vehicle lots or campsites. All sites must be located in the area zoned RC2-5, based on an approved site plan. All other applicable provisions of Section 19 continue to apply. (Township of Goderich Zoning By-law amended by OMB File PL040048)

19.8.6 C2-6- h

Notwithstanding any provision of this by-law to the contrary, the area zoned RC2-6 shall be subject to the following additional provisions:

Lot Frontage (minimum)	7.5 metres
Number of Trailer/campground Sites (maximum)	130 sites
Setback to top-of-bank of Maitland River (minimum)	67.0 metres
Setback to lands zoned NE2-5 (minimum)	25.0 metres
(As amended by OMB Order PL020402)	

The Holding Zone shall not be lifted until the conditions of OMB Order PL020402 are met, as confirmed with a final written decision from the Ontario Municipal Board.

19.8.7 RC2-7

Notwithstanding Section 2 and the definition of Tent and Trailer Park to the contrary, in the RC2-7 zone the permitted uses are allowed in all seasons but shall not be used for permanent habitation or year round occupancy.

REC COM RC3

SECTION 20

RECREATIONAL COMMERCIAL (RC3)

No person within any Recreational Commercial (RC3) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

20.1 PERMITTED USES

20.1.1 A golf course

20.1.2 A miniature golf course

20.1.3 A hotel

20.1.4 A motel

20.1.5 A restaurant

20.1.6 A place of entertainment

20.1.7 A retail store for the sale of personal convenience goods and foodstuffs, and recreational equipment

20.1.8 A marina

20.1.9 Uses accessory to the permitted uses

20.2 ACCESSORY USES

20.2.1 One accessory dwelling or one accessory dwelling unit within a non-residential building

20.2.2 Uses accessory to the permitted uses

20.3 PERMITTED STRUCTURES

20.3.1 Buildings and structures for the permitted uses

20.3.2 Buildings and structures accessory to the permitted uses

20.4 ZONE PROVISIONS

20.4.1	Lot area (minimum)	2000 square metres
Areas of the lot zoned NE2 (Natural Environment Limited Development) may be included in the calculation of the lot area.		
20.4.2	Lot frontage (minimum)	25 metres
20.4.3	Front yard setback (minimum)	20 metres
20.4.4	Interior side yard setback (minimum)	7.5 metres
20.4.5	Exterior side yard setback (minimum)	7.5 metres
20.4.6	Rear yard setback (minimum)	7.5 metres
20.4.7	Lot coverage (maximum)	30 percent
20.4.8	Building height (maximum)	12metres

20.5 ACCESSORY BUILDINGS AND ACCESSORY USES

20.5.1 Use of Accessory Buildings

The following uses shall not be permitted in accessory buildings:

- human habitation except where a dwelling or dwelling unit is a permitted accessory use.

20.5.2 Establishment of an Accessory Building or Use

No accessory building or use shall be established in a RC3 zone until the main building or use to which it is accessory is established. Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

20.5.3 Location of Accessory Buildings

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the main building.

Accessory buildings shall not be located between the main building and the front lot line.

Accessory residential uses are not permitted in a basement or cellar.

20.5.3 Zone Provisions for Accessory Buildings and Structures

20.5.3.1	Lot coverage (minimum)	5 percent of the total lot area provided that the lot coverage of all buildings and structures does not exceed 30 percent
20..5.3.2	Distance between main and accessory buildings (minimum)	2 metres
20..5.3.3	Interior side yard setback (minimum)	1.25 metres
20..5.3.4	Rear yard setback (minimum)	1.25 metres
20..5.3.5	Building height (maximum)	6 metres
20..5.3.6	Floor area of fully detached residence (minimum)	84 square metres
20..5.3.7	Floor area of attached residence (part of a non-residential building or structure) (minimum)	70 square metres

20.6 PARKING: Refer to Section 3.22 General Provisions.

20.7 EXTERIOR LIGHTING: Refer to Section 3.5 General Provisions.

20.8 PLANTING STRIPS: Refer to Section 3.24 General Provisions.

20.9 SPECIAL PROVISIONS

20.9.1 PROVISIONS FOR GOLF COURSE AND ASSOCIATED USES

20.9.1.1	Lot Area (minimum)	4.0 hectares
20.9.1.2	Lot Frontage (minimum)	75 metres
20.9.1.3	Front yard setback (minimum)	30 metres
20.9.1.4	Interior side yard setback (minimum)	8 metres

20.9.1.5	Exterior side yard setback (minimum)	8 metres
20.9.1.6	Rear yard setback (minimum)	8 metres
20.9.1.7	Lot coverage (maximum)	10 percent

20.10 SPECIAL ZONES

20.10.1 RC3-1

The area zoned RC3-1 may be used for the permitted uses provided such uses shall only be established in conjunction with main uses permitted on the abutting lands forming part of the subject lot located within the Village of Bayfield. The setbacks of section 20.4 shall not apply to the zone line forming the municipal boundary abutting the Village of Bayfield. (Township of Goderich Zoning By-law amended by By-law 7- 1994).

20.10.2 RC3-2

Notwithstanding the provisions of section 20.1 to the contrary, the area zoned RC3-2 shall be limited to:

1. a golf course;
2. accessory uses, including one accessory dwelling unit (accessory uses shall not include residential, seasonal residential or trailer park development); and
3. agricultural use, limited. All buildings and structures and accessory uses shall be located:
 - in buildings existing at the date of passing of this amending by-law; and/or
 - for new buildings and structures and accessory uses, not further than 100 metres from such existing buildings.

Notwithstanding the foregoing, utility or shelter buildings or structures not exceeding 50 square metres floor area may be located elsewhere in the RC2-3 zone, subject to the yard requirements of section

- 20.8.1. Such utility or shelter buildings or structures shall not be used for the sale or distribution of food or refreshments.

No building or structure or accessory use associated with the golf course shall be located in the AG1 zone of the subject lot, except for a driveway. (Township of Goderich Zoning By-law amended by Bylaw 12-1998)

RC3-h In the area zoned RC3-h no development is permitted until the -h Holding symbol has been removed. The -h may be removed following an evaluation of the Natural Heritage impacts of the proposed development to the satisfaction of the Ausable Bayfield Conservation Authority or the County of Huron, which may include an Environmental Impact Study.

MOBILE R4

Central Huron

SECTION 24

MOBILE HOME PARK (R4)

No person within any Mobile Home Park (R4) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

24.1 PERMITTED USES

24.1.1 A mobile home park

24.1.2 Uses accessory to the permitted uses

24.2 ACCESSORY USES

24.2.1 A home occupation

24.2.2 Passive and active recreation

24.2.3 Uses accessory to the permitted uses

24.3 PERMITTED STRUCTURES

24.3.1 Park administrative, sales or rental office

24.3.2 Convenience retail store or a personal service store to serve the day-to-day commercial needs of the mobile home park residents

24.3.3 One dwelling unit within the rear portion or second storey of the main office or sales facility or one single detached residence accessory to the mobile home park use

24.3.4 Mobile home

24.3.5 Mobile home - double wide

24.3.6 Modular Home

24.3.7 Detached dwelling

24.3.8 Park or playground

24.3.9 Recreational or community centre

24.3.10 Swimming pool

24.3.11 Buildings and structures accessory to the permitted use

24.4 MOBILE HOME PARK ZONE PROVISIONS

24.4.1	Lot area (minimum)	4 hectares
24.4.2	Lot frontage (minimum)	100 metres
24.4.3	Front yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10

		metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
24.4.4	Interior side yard setback (minimum)	4.5 metres
24.4.5	Exterior side yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metre
24.4.6	Rear yard setback (minimum)	8 metres
24.4.7	Building height (maximum)	9 metres
24.4.8	Distance required from any other permitted structure to a mobile home	6 metres

24.4 MOBILE HOME SITE PROVISIONS

24.5.1	Site area (minimum)	420 square metres
24.5.2	Site frontage (minimum)	13.5 metres
24.5.3	Front yard setback (minimum)	3 metres from interior road
24.5.4	Interior side yard setback (minimum)	2 metres
24.5.5	Exterior side yard setback (minimum)	3 metres from interior road
24.5.6	Rear yard setback (minimum)	3 metres
24.5.7	Unit floor area (minimum)	950 square metres
24.5.8	Site coverage	35 percent

24.6 ACCESSORY BUILDINGS AND ACCESSORY USES TO THE MOBILE HOME PARK

Uses and buildings that are accessory to the mobile home park use are required to be developed according to the provisions in Section 24.4.

24.7 ACCESSORY BUILDINGS AND ACCESSORY USES TO THE MOBILE HOME PARK SITE

24.7.1 Use of Accessory Buildings

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation.

24.7.2 Establishment of an Accessory Building or Use

Buildings and structures accessory to a mobile home are permitted on a site. No more than 2 accessory buildings or structures shall be permitted on one site.

No accessory structures or use shall be established on a site until a mobile home to which it is accessory is established.

24.7.3 Location of Accessory Buildings

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the mobile home.

Accessory buildings shall not be located between the mobile home and the front lot line of the site.

24.7.4 Zone Provisions for Accessory Buildings and Structures

24.7.4.1	Distance between mobile home unit and accessory buildings (minimum)	1.5 metres
24.7.4.2	Interior side yard setback (minimum)	1.25 metres
24.7.4.3	Rear yard setback (minimum)	1.25 metres
24.7.4.4	Building height (maximum)	4 metres

24.8.5 Parking

Each mobile home site shall be provided with at least 1 parking space and visitor parking shall be provided on the basis of 1 space for every 4 mobile home sites, and shall be dispersed throughout the mobile home 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 commercial buildings, recreational buildings and community centres shall be in accordance with the Section 3.22 of the General Provisions.

24.8.6 Recreation Space / Open Space

Not less than 10% of the gross area of a mobile home park shall be used as recreation space, placed in locations convenient to all residents. Such space shall be free of traffic hazards and shall not include areas designated as planting strips. Where recreation space exceeds 500 square metres, two or more such areas shall be provided.

24.8.7 Services

Each mobile home located within a mobile home park shall be provided with water supply and sewage disposal facilities, solid waste disposal, storm drainage, hydro, street lighting, telephone and road maintenance. 2

4.8.8 Skirting and Foundation for Mobile Homes

Each mobile home unit located on a mobile home site shall be placed on a permanent substructure or permanent foundation supports. All mobile homes shall be provided with durable skirting, with access where necessary, to screen the view of the undercarriage or foundation supports.

24.9 SPECIAL ZONES**24.9.1 R4-1**

24.9.1.1 Notwithstanding the provisions of Section 24.4.1 to the contrary, in the area zoned R4-1 the minimum lot area for a mobile home park shall be 3.453 hectares.

24.9.1.2 Notwithstanding the provisions of Section 24.4.3 to the contrary, in the area zoned R4-1 the minimum front yard shall be 7.5 metres.

24.9.1.3 Section 24.7.4 shall apply in the area zoned R4-1 th the exception that visitor parking is not required to be dispersed throughout the mobile home park.

24.9.1.4 In the area zoned R4-1 the provisions of Sections 24.4.4, 24.4.6, and 24.5 do not apply.

24.9.1.5 Maximum no. of mobile home units: 55;

24.9.1.6 Side yard (minimum): 1.5 metres;

24.9.1.7 Minimum setback from a C3 zone: 1 metre;

24.9.1.8 Minimum rear yard where rear lot line abuts a railway: 0 metres;

24.9.1.9 Minimum rear yard for other rear lot lines: 3 metres;

24.9.1.10 Maximum site coverage per mobile home site (site locations are shown on Key Map 26K):

TABLE FOR SITE SPECIFIC COVERAGES HAS NOT BEEN SHOWN

24.9.1.11 minimum separation distance between mobile homes:

between long sides: 4 metres

between a long side and a short side: 4 metres;

between narrow sides of units: 1.5 metres;

24.9.1.12 minimum setback from an internal roadway:

Previous unit's setback	Setback Required
Less than 1.5 m	1.5 m
1.5 to 3 m	Maintain previous unit's setback
Greater than 3 m	3 m
No previous unit	3 m

24.9.1.13 Notwithstanding the provisions of this By-law to the contrary, the provisions of Sections 3.18 and 3.19 of this By-law shall apply to the area zoned R4-1 as at the date this amendment is adopted (March 15, 1994). For the purposes of this section "lot" shall refer to the area zoned R4-1.

24.9.1.14 All other applicable provisions shall apply. (Town of Clinton Zoning By-law amended by By-law 9-1994)

Central Huron

References 2:

Definition(Central Huron)-MOBILE HOME – means a pre-fabricated, transportable, single or multiple section single detached dwelling constructed in conformity with CSA Z240 MH Series. Mobile Homes shall have a floor area of not less than fifty square metres, are 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, but shall not include a travel trailer, tent trailer or a trailer otherwise designed.

Definition(Central Huron)-MODULAR HOME – means a pre-fabricated single detached dwelling built in a factory for transport to a permanent location for installation and constructed in conformity with CSA Standard A277.

Definition(Central Huron)- MULTIPLE ATTACHED DWELLING – means a building divided by a common wall extending from the foundation to the roof into three or more attached dwelling units, each having a separate entrance at grade.

Definition(Central Huron)- NURSING HOME DWELLING – means any building maintained and operated where lodging, meals and nursing care and provided for two or more persons, licensed under the Nursing Home Act.

Definition(Central Huron)- QUADRUPLIX DWELLING – means a pair of two attached duplex dwellings or four attached single dwelling units. Central Huron Zoning By-law January 27, 2017 14

Definition(Central Huron)- RETIREMENT HOME – means a building for the accommodation of senior citizens, 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.

Definition(Central Huron)- SEASONAL DWELLING – see recreational residence

Definition(Central Huron)- SECOND UNIT – shall mean an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area in a single detached dwelling or accessory building to a single detached dwelling, semi-detached dwelling, or row house that meets the following requirements: Any additional exterior stairways provided for the second unit leading to a full floor above the first storey in a single detached dwelling shall not be located in the front yard. One additional on-site parking space shall be provided for the second unit in addition to the parking for the main dwelling. Both the main dwelling and the second unit shall be served by one driveway. Second units in an accessory building will be subject to the Ontario Building Code and will require a change of use permit. No second unit will be established without being connected to full municipal water and sewer services. A second residential unit may be established within an existing single detached residence, row house or

semidetached dwelling or in an accessory building on the same property, but in no case shall there be more than two dwellings permitted per lot. A mobile home shall not be used as a second unit.

Definition(Central Huron)- SEMI-DETACHED DWELLING – means a building that is completely divided into two dwelling units one beside the other by a vertical party wall, each dwelling unit having independent entrance either directly from the outside or through a common vestibule.

Definition(Central Huron)- TRIPLEX – means the whole of a building that is divided into three (3) separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.

Definition(Central Huron)-DWELLING UNIT – means one or more habitable rooms constituting self-contained living quarters for use of one 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.

Definition(Central Huron)-HOSPICE – means a residential facility where terminally ill patients receive palliative care treatment in a home-like setting with a maximum of ten patient beds.

Definition(Central Huron)-FLOOD, REGULATORY – means the standard of the local Conservation Authority used to define the limit of the flood plain for regulatory purposes. **FLOODLINE, REGIONAL** – means the limits of the floodplain in the Municipality, based on a storm event equivalent to Hurricane Hazel of 1954.

Definition(Central Huron)-HERITAGE CONSERVATION DISTRICT – means a district as defined under Section 5 of the Ontario Heritage Act.

Definition(Central Huron)-HISTORIC SITE – means an area containing buildings or places in which historic events occurred, or having special public value because of notable architectural features, or features relating to the cultural or artistic heritage of the community.

Definition(Central Huron)-MARINE FACILITY – means an accessory structure which is used to take a boat into or out of a navigable waterway, or to moor a boat. This definition includes a launching ramp, boat lift, or dock but does not include any building or any boat servicing, repair or sales facility.

Definition(Central Huron)-MOBILE HOME – See ‘DWELLING, MOBILE HOME’ **MOBILE HOME PARK** – means a lot containing two or more mobile home sites and which is under single management and ownership, used for the siting of mobile homes and/or single storey modular homes together with commercial-recreational and service uses for Mobile Home Park residents, including any building, structure or enclosure forming a part of such mobile home park.

Definition(Central Huron)-MOBILE HOME & RECREATIONAL VEHICLE SALES & SERVICE ESTABLISHMENT – means land, building or structure used for the sale and display of new Mobile Homes, Modular Homes, and Travel Trailers and may include the servicing and repair of such structures and vehicles, but shall not include any other uses defined in this By-law.

Definition(Central Huron)-MOBILE HOME SITE – means a parcel of land within a mobile home park occupied by or intended for occupancy by one mobile home together with all yards and open space required by this By-law.

Definition(Central Huron)-MODULAR HOME – See ‘DWELLING, MODULAR HOME’

Definition(Central Huron)-NATURAL HAZARDS – Shall include: flooding, erosion, unstable slopes and soils, sinkholes, and lands adjacent to ravines, river valleys, streams, dynamic beach, and water bodies.

Definition(Central Huron)-PRIVACY FENCE – means a solid and continuous fence constructed of suitable material to a height of not less than 1.5 metres (5.0 feet) so as to provide a year round visual barrier.

Definition(Central Huron)-RECREATION, ACTIVE – means the use of land, water and/or building for the purpose of organized active leisure activities and shall include such uses as an arena, a pool and a sports field.

Definition(Central Huron)-RECREATION, PASSIVE – means the use of land and/or water for the purpose of passive leisure activity and may include such uses as: swimming, and trails for hiking, skiing and cycling and horseback riding. No enclosed buildings or structures are permitted. Boathouses are not considered accessory to a passive recreation use.

Definition(Central Huron)-RESORT – means a tourist establishment operated under one management with accommodation units and/or housekeeping units and central facilities such as an office, restaurant, tavern, meeting facilities, recreational facilities, personal service shop and retail store for the sale of personal convenience goods and foodstuffs, recreational equipment and accommodation for staff.

Definition(Central Huron)-ROAD, STREET OR HIGHWAY (PUBLIC) – means a common or public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, any part of which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof. For the purpose of setbacks, an unopened or unassumed road allowance shall also be considered a road, street or highway (public).

Definition(Central Huron)- PROVINCIAL HIGHWAYS— in Central Huron Highway 21 and Highway 8 are Provincial Highways. The Ministry of Transportation regulates access to provincial highways and setbacks from provincial highways. "Entrance permits" onto provincial roads will be issued by the Ministry of Transportation provided the MTO's controlled access highway criteria can be satisfied".

Definition(Central Huron)- ROAD, RURAL ARTERIAL – are roads designed to facilitate through traffic. These roads will be developed, where possible, on a 30 metre (100 foot) road allowance and direct access will be limited so as not to impede the efficient flow of through traffic. In Central Huron, all County Highways are Rural Arterial Roads. Access to Rural Arterial Roads is regulated by the County of Huron Highways Department.

Definition(Central Huron)- CONNECTING LINK – are roads designed to facilitate through traffic within the Clinton Settlement Area. The Clinton connecting links are: Ontario Street, Huron Street and Victoria Street. These roads will be developed, where possible on a 30 metre (100 foot) road allowance. Access to connecting links is subject to Municipal approval.

Definition(Central Huron)- ROAD, Urban Collector – means a road in the Central Huron Settlement Area with 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 20 metre (66 foot) road allowance. Access to Urban Collector Roads is subject to Municipal Approval.

Definition(Central Huron)-ROAD, Local – means a road which provides localized access and minimizes through traffic. These roads will be developed, where possible, on a 20 metre (66 foot) road allowance.

Definition(Central Huron)- ROAD, Private – means a private right-of-way over private property which affords access to abutting lots and is not maintained by a public body

Definition(Central Huron)-SETTLEMENT AREAS – means areas within towns, villages and hamlets where development is concentrated, and the surrounding land has been designated for development in the Official Plan.

Definition(Central Huron)-TENANT – means a person or group who occupies a building, structure or land by rental agreement.

Definition(Central Huron)-TRAILER – a trailer may include a trailer for the transport of vehicles, equipment and materials.

Definition(Central Huron)-DYNAMIC BEACH – means areas of inherently unstable accumulations of shoreline sediments along Lake Huron. The dynamic beach hazard limit includes the flooding hazard limit plus a dynamic beach allowance.

Definition(Central Huron)-TOP-OF-BANK – means a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

Definition(Central Huron)-EROSION HAZARD, 100 YEAR – shall mean the limit of erosion hazard determined by the average annual rate of recession extended over a one hundred year time span as defined by the Maitland Valley Conservation Authority or Ausable Bayfield Conservation Authority.

Definition(Central Huron)-TRAVEL TRAILER – means 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 excepting a mobile home. Travel trailers are built to 2240RV Series specifications.

Definition(Central Huron)-TRAILER AND TENT PARK – means any land upon which overnight, short term or seasonal accommodation for two 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 shall be closed on or before November 1 of each year and open no earlier than April 1 of the following year, and includes on-site ancillary commercial, laundry, social and recreational facilities.

Definition(Central Huron)-TRAILER, PARK MODEL – means a recreational unit that meets the following criteria: a) it is built on a single chassis mounted on wheels; b) it is designed to facilitate relocation from time to time; c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances, and; d) it has a floor area, including lofts, not exceeding 50.2 sq. m (540 sq. ft.) when in the setup mode, and having a width greater than 2.6m in the transit mode; e) shall be designed and constructed in accordance with CAN/CSA-2241 Series, Park Model Trailers, as amended from time to time. (The size noted in the CSA STANDARD is 50M2. Central Huron uses 50.2m2 because this is the direct conversion from 540 sf. 540 sf is the size the industry uses since the beginning of the code. Northlander assisted in developing the first code. CSA acknowledges they used a soft rounding to 50m2 and has approved manufacturer's submissions of 540 sf to date)

Definition(Central Huron)-TRAVEL TRAILER SALES ESTABLISHMENT – See 'MOBILE HOME & RECREATIONAL VEHICLE SALES & SERVICE ESTABLISHMENT'

Definition(Central Huron)-WATER SYSTEM, COMMUNAL – means water systems that are designed to serve multiple water users.

Definition(Central Huron)-WATERCOURSE – means a natural/artificial channel for a stream and, for the purpose of this By-law, includes a channel for an intermittent stream.

Definition(Central Huron)-SECTION 3 GENERAL PROVISIONS

Definition(Central Huron)-REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES

The Maitland Valley Conservation Authority and the Ausable Bayfield Conservation Authority have jurisdiction in the Municipality of Central Huron. The regulations of a Conservation Authority affect certain areas such as:

- floodplains
- areas subject to slope instability and soils instability
- hazardous areas along the Lake Huron shoreline
- riverine valleys
- wetlands
- watercourses

- areas adjacent to the above lands as defined in the applicable Conservation Authority regulation No development is permitted in lands regulated by the Conservation Authority Regulated Lands until it has been determined that the proposed development meets the requirements of all applicable laws regulated by the respective Conservation Authority. Technical studies, including but not limited to, hydrologic/hydrogeologic, geotechnical and environmental impact studies may be required to determine if development shall be permitted. Prior written permission of a Conservation Authority may be required to construct a building or structure, place or remove fill of any kind, or alter or interfere with a watercourse, shoreline or wetland. These areas are identified on the Key Maps of this By-law as Natural Environment, Rivers/Waterbodies, and Conservation Authority Notification Areas. It is recommended that prior to the commencement of any of the above activities, the Conservation Authority be contacted to determine if their Regulations apply to the lands. Further information regarding these regulations is available at the Conservation Authorities' offices.

Definition(Central Huron)-HAZARD LAND REQUIREMENTS In addition to the zone provisions of the applicable zones, this By-law shall regulate development on and adjacent to Hazard lands. Hazard lands include those lands that are susceptible to flooding or erosion, have steep slopes or soil instability, dynamic beaches or other environmental or human made hazard. No development shall be permitted on hazard lands or adjacent to hazard lands until an Environmental Impact Study or other required studies have been completed to the satisfaction of, and approved by the Municipality of Central Huron and the applicable Conservation Authority. Hazard lands may be zoned OS1, or Floodway. The applicable Conservation Authority shall be consulted with respect to hazard land assessment and management, flood proofing standards, protection works standards, and access standards. A Conservation Authority permit as per Section 3.7 of this By-law may be required. All hazard lands are subject to this general provision.

Definition(Central Huron)-LOT ENLARGEMENT, MINOR Where lands are severed and merged on title with abutting lands, the zoning on the existing property shall apply to the lands to be merged on title.

This provision applies only where a severance is granted for the purpose of minor lot enlargement or enlargement of an abutting use.

Definition(Central Huron)-LOTS FRONTING LAKE HURON Where a lot fronts Lake Huron, the front yard may be either the street or the lakeshore.

Definition(Central Huron)-3.22.9 Occupancy of Travel Trailers and Motor Homes No person shall, in any zone, unless permitted, use any travel trailer or motor home for the purpose of primary residential, permanent living. The occasional short-term temporary non-commercial use is permitted. For the purposes of this Section, occasional short-term temporary shall mean a maximum of 2 weeks in a calendar year.

Definition(Central Huron)-3.23 ONE OR MORE PERMITTED USES Where one or more uses are permitted in any zone, land may be used and buildings may be erected and used thereon for one or more of the uses so permitted, provided the requirements of this By-law are satisfied for each such use.

Definition(Central Huron)-3.25.6 Mobile Homes It shall be prohibited to locate or use a mobile home in any zone except in the General Agriculture (AG1), Agriculture- Commercial Industrial (AG3), Agricultural-Small Holdings (AG4) and Mobile Home Parks (R4) for any purpose

Definition(Central Huron)-3.30 SETBACKS OF BUILDINGS & STRUCTURES ALONG MUNICIPAL DRAINS, SINKHOLES, NATURAL WATERCOURSES, AND LAKE HURON SHORELINE
3.30.1 No building or structure shall be erected closer than 7.5 metres from the centreline of a closed municipal drain. No building shall be erected closer than 7.5 metres 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.

Definition(Central Huron)-3.30.2 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.

Definition(Central Huron)-3.30.3 No building or structure shall be erected closer than 30 metres from any natural watercourse or open municipal drain which is more than 7.5 metres from top-of-bank to top-of-bank, or from any sinkhole.

Definition(Central Huron)-3.30.4 No building or structure shall be erected closer to the top of bank of Lake Huron than the 100-year erosion hazard. (I am not sure the 100 year line is used or referenced as it has been in the past. If this is not correct, it would be incumbent upon the bylaw(s) to define it on zoning mapping or provisions on a similarly scaled companion mapping made easily available)

Definition(Central Huron)-3.30.5 For existing lots located entirely below the lake bank of Lake Huron the minimum top of bank setback does not apply to buildings and structures that are permitted by this by-law to be constructed below the lake bank.

Definition(Central Huron)-3.30.6 This provision shall not prevent any structure allowed in a NE1 or NE2 Zone.

Definition(Central Huron)-3.30.7 Notwithstanding the provisions of Section 3.30.1. to the contrary, in a Settlement Area, the setback for a building or structure from the centerline of a closed municipal drain may be reduced to 4 metres.

Definition(Central Huron)-3.43.2 Rural Areas or Partially Serviced/Un-serviced Settlement Areas In un-serviced and partially serviced Settlement Areas and Rural Areas, development may occur by private or municipal wells and/or septic disposal systems. Any uses requiring a septic tank disposal system shall have a lot of sufficient size to accommodate a sewage disposal system as approved by the appropriate authority.

Definition(Central Huron)-3.43.3 Requirement to Connect At such time as it is feasible to extend municipal sanitary sewers, all un-serviced lands shall be required to connect to the municipal sanitary sewer system as soon as it becomes operative.

Definition(Central Huron)-3.45 ADJACENT LANDS No development is permitted in adjacent lands to natural features until it has been determined by the Conservation Authority or the Huron Stewardship Co-ordinator that the proposed development does not result in negative impacts on the natural environment features or functions of the significant natural environment feature. Prior to a building permit being issued within adjacent lands for new buildings and structures, and/ or for expansion of existing farm buildings, for the housing of livestock/ poultry and manure storage it must be determined that the proposed development results in no negative impacts to the natural environment features and functions of the feature. An Environmental Impact Study, (EIS) may be required to determine if development shall be permitted. *(the terms Natural features as determined by.... and natural environment features are used interchangeably ??) (the terms will certainly take on significance when applied to regulation and determination of regulation by the Conservation Authorities)*

Definition(Central Huron)-SHORELINE- means the land that abuts the high water mark of a waterbody
SHORELINE PROTECTION – means a combination of non-structural or structural works or landform modifications constructed or designed to address the impacts of all natural hazards including flooding hazards, including wave action on shorelines, to arrest erosion hazards or the landward retreat of eroding shorelines, and/or to address dynamic beach hazards. *(the terms will certainly take on significance when applied to regulation and determination of regulation by the Conservation Authorities)*

Definition(Central Huron)-SINKHOLE- means a depression formed by the dissolution of underlying soluble bedrock which creates a connection between surface and groundwater.

End.

BLUE WATER MUN

References 2:

DEFINITIONS

LAKESHORE RESIDENTIAL SETTLEMENT AREA

lands designated as "Lakeshore Residential" in the Settlement Areas list on Schedule B of the Municipality of Bluewater Official Plan, as amended.

MOTOR HOME see "TRAVEL TRAILER"

MOBILE HOME

a pre-fabricated dwelling unit occupied or designed for occupancy by one 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 be connected to public utilities, but shall not include a travel trailer, park model trailer, tent trailer or a trailer otherwise designed.

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.

THIS IS NOT RELEVANT OR ALWAYS THE CASE. THEY DO GET RELOCATED SOMETIMES.

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 Bluewater or by any Board, Commission or other Authority established under any statute of the Province of Ontario or any religious, charitable or philanthropic organization.

PARK MODEL TRAILER

a recreational unit that meets the following criteria:

- a) built on a single chassis mounted on wheels;
- b) designed to facilitate relocation from time to time;

- c) designed as living quarters for seasonal camping and may be connected to those utilities necessary for the operation of installed fixtures and appliances;
- d) has a floor area, including lofts, not exceeding 65 m²; and
- e) designed and constructed in accordance with CSA Z241 Series, Park Model Trailers.

PASSIVE RECREATION

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 beach, a picnic area and the like, hiking trails, as well as a playground with activity equipment for children.

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 PARK HOME

A mobile home, modular home, or built-on-site dwelling.

RESIDENTIAL PARK SITE

A parcel of land within a residential park occupied by or intended for occupancy by one residential park home together with all yards and open space required by this By-law.

TRAILER

a trailer may include 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 two 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 accessory 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.

End 1.

OTHER DEFINITIONS: CENTRAL HURON

LAKESHORE RESIDENTIAL SETTLEMENT AREA

lands designated as "Lakeshore Residential" in the Settlement Areas list on Schedule B of the Municipality of Bluewater Official Plan, as amended.

HAZARD LANDS

Those lands identified by the 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.

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).

SECOND UNIT

An accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area in a single detached dwelling that meets the following requirements: - 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. - one additional on-site parking space is provided for the second unit in addition to the parking for the main dwelling. - there is only one driveway on the property

TOP-OF-BANK

a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

End 2.

GENERAL PROVISIONS:

3.11. 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's authority under O. Reg. 14/06, as amended, unless the permission of the Ausable Bayfield Conservation Authority has been obtained.

147/06

3.21.11. 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 the 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.



3.30.2. 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.

3.30.3. 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 or open municipal drain which is more than 7.5 metres from top-of-bank to top-of-bank, or from a sinkhole.

3.30.4. Setback from Lake Huron

Where a property has a minimum distance between the shortest street line and the top-of-bank of Lake Huron 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.

End 3.

BLUE WATER ZONES:

Municipality of Bluewater Zoning By-law

Section 15 Flood Fringe Zone (FF) FF - 45 - January 16, 2017

Section 15 Flood Fringe Zone (FF)

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

- In accordance with the zones found within the flood fringe area.

15.2. PERMITTED STRUCTURES

- In accordance with the zones found within the flood fringe area.

15.3. ZONE PROVISIONS

The flood fringe is a second zone layered on top of 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 in the FF Zone 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 Ausable Bayfield Conservation Authority and the construction of permitted buildings and structures will be subject to flood damage reduction measures determined in consultation with the Ausable Bayfield Conservation Authority.

Section 16 Floodway Zone (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:

16.1. PERMITTED USES

- conservation - forestry - passive recreation - uses accessory to the permitted uses

16.2. 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 Ausable Bayfield Conservation Authority

Conservation Authority - structures for flood and/or erosion control prevention, subject to the approval of the Ausable Bayfield Conservation Authority

16.3. ZONE PROVISIONS

New and expanding structures shall be established and constructed in accordance with the requirements of the Ausable Bayfield Conservation Authority, including flood damage reduction measures. The placing or removal of fill will be subject to the approval of the Ausable Bayfield Conservation Authority.

Section 17 Lakeshore Residential Zone (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:

17.1. PERMITTED USES

- conservation
- passive recreation
- public park
- single detached dwelling

17.2. ACCESSORY USES

- uses accessory to the permitted uses

17.3. PERMITTED STRUCTURES

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses.

17.4. ZONE PROVISIONS

Zone area, including all portions of the property zoned NE3 (min.)	1,850 m ²
Property frontage (min.)	23 metres
Front yard (min.)	7.5 metres
Interior side yard (min.)	3 metres
Exterior side yard (min.)	3 metres
Rear yard (min.)	3 percent
Zone coverage (max.)	25 %
Building height (max.)	12 metres

DRIVEWAY SETBACKS

Driveways shall be a minimum of 1 metre from the side property line.

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.

STORAGE SHEDS ON VACANT PROPERTIES

On vacant properties in the LR1 Zone, one 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 m²;
- 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.

17.5. SPECIAL ZONES

17.5.1. **LR1-1** Notwithstanding any provisions to the contrary, in the area zoned LR1-1 the following provisions shall apply:

Front yard (min.)	7.5 metres
Rear yard (min.) Lots 1 through 5, Plan 22M-2 Lots 8 through 15, Plan 22M-2 with no structures or sewage disposal systems permitted in the required rear yard.	22.5 metres 17.5 metres
Zone coverage (max.)	20% or 475 m ² , whichever is less
Driveway width (max.)	5 metres
A maximum of 30% or 725 m ² , whichever is less, of the LR1-1 zoned area may be cleared.	

17.5.2. LR1-2

Notwithstanding any provisions to the contrary, in the area zoned LR1-2 the following provisions apply: a) All buildings and structures shall be set back a minimum of 20 metres from the west property line,

- b) The area covered by all buildings and structures shall not exceed 200 m², and
- c) The septic system shall be located to the east of the main building.

17.5.3. LR1-3

Notwithstanding any provisions to the contrary, in the area zoned LR1-3 the following provisions shall apply:

- a) Front yard (min.) 25 metres
- b) Building height (max.) 11 metres

In addition to the limitations on the size of accessory buildings and structures in the General Provisions, in the LR1-3 Zone the combined maximum size of all accessory buildings and structures, including an attached private garage or attached carport, shall not exceed 60 m².

17.5.4. LR1-4

Notwithstanding any provisions to the contrary, in the area zoned LR1-4 two main dwellings are permitted and the existing dwellings may be replaced provided all applicable provisions of this By-law are complied with and one dwelling is located completely within 44 metres of the east property line.

17.5.5 LR1-5 (Amended by By-law 7-2016)

Notwithstanding the provisions to the contrary, in the area zoned LR1-5 a garage/storage building in the absence of a single detached dwelling is permitted at the following setbacks: 21 metres from the front property line and 12 metres from the south property line.

Section 20 Natural Environment Zone (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:

20.1. PERMITTED USES

- conservation - forestry - passive recreation - uses accessory to the permitted uses

20.2. PERMITTED STRUCTURES

- 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 Ausable Bayfield Conservation Authority
- buildings and structures for flood and/or erosion control prevention, subject to the approval of the Ausable Bayfield Conservation Authority
- class 1 sewage disposal facility as per the Ontario Building Code

20.3. 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.

Section 21 Natural Environment Zone (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:

21.1. PERMITTED USES

- all NE1 Zone permitted uses
- dwelling in existence at the date of passage of this by-law and the replacement of such dwelling
- maple syrup production
- public park
- uses accessory to the permitted uses, including a home industry or home occupation accessory to an existing dwelling

21.2. PERMITTED STRUCTURES

- buildings and structures accessory to a permitted dwelling - buildings and structures existing on the date of passing of this by-law - buildings and structures permitted in the NE1 Zone - maple syrup evaporating facility

21.3. ZONE PROVISIONS EXISTING DWELLINGS & 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.

NEW & EXPANDING NON-DWELLING BUILDINGS & 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.

21.3.1. Notwithstanding 21.3 and 3.2 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 one storey, a maximum height of 4 metres and is established and constructed in accordance with the requirements of the relevant approval authority and required studies. (Amended by By-law 63-2016)

21.4. SPECIAL ZONES

21.4.1. NE2-1

In addition to the permitted uses of the NE2 Zone, the area zoned NE2-1 may also be used for a trailer and tent park with up to 125 sites and also accessory marina docks in accordance with the requirements of the RC2 zone. In addition, all the lands zoned NE2-1 shall be considered together for the purposes of determining compliance with this by-law. As well, in the area zoned NE2-1 that is within the floodway as identified by the Ausable Bayfield Conservation Authority, no new buildings or structures are permitted except the replacement of existing trailers and buildings of the same or smaller area, volume, and height.

Section 22 Natural Environment Zone (NE3)

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

- all NE1 Zone permitted uses - single detached dwelling unless the NE3 Zone abuts a R1 Zone on the same property in which case all R1 Zone uses are permitted
- uses accessory to the permitted uses

22.2. PERMITTED STRUCTURES

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses
- buildings and structures permitted in the NE1 Zone

22.3. ZONE PROVISIONS

Where a single detached dwelling and its accessory buildings and structures does not contain a R1 Zone on the same property, the LR1 zone provisions shall apply.

For a R1 Zone permitted building and structure and its accessory buildings and structures, the R1 zone provisions shall apply. For all other buildings and structures the NE1 zone provisions shall apply.

22.4. SPECIAL ZONES

22.4.1. NE3-1-h

Notwithstanding any provisions to the contrary in the area zoned NE3-1-h the following provisions shall apply:

- a) setback from the top-of-bank of Lake Huron (min.): 11 metres
- b) setback for a single detached dwelling from the top-of bank of the ravine (min.): 14 metres
- c) setback for a septic system from the top-of-bank of the ravine (min.): 14 metres measured to the south and 6 metres measured to the east,
- d) minimum zone coverage shall not apply, and e) the north side yard shall be 1 metre with no obstruction (fence, hedge or other vegetation) greater than 0.3 metres in height along the north property line.

22.4.2. NE3-2

Notwithstanding the provisions to the contrary, the single detached dwelling and accessory deck in the area zoned NE3-2 shall have a maximum total floor area of 111 m² and be located in a building envelope 56 metres from the north property line, 55 metres from the east property line, and 31.5 metres from the south property line.

22.4.3. NE3-3

Notwithstanding the provisions to the contrary, in the area zoned NE3-3 there may be two single detached dwellings on the same property, one above the top-of-bank and the other existing single detached dwelling below the top-of-bank subject to the following:

a) for the single detached dwelling below the top-of-bank, the footprint of the single detached dwelling is limited to the existing footprint.

b) for the single detached dwelling above the top-of-bank, the minimum setback from the north top-of-bank of the ravine shall be 7.4 metres.

The area zoned NE3-3 shall not be subdivided as the two permitted single detached dwellings must remain as part of the same property

Section 23 Natural Environment Zone (NE4)

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

- all NE1 Zone permitted uses
- all AG4 Zone permitted uses - park, public
- uses accessory to the permitted uses , including those listed as Accessory Uses in the AG4

Zone 23.2. PERMITTED STRUCTURES

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses

23.3. ZONE PROVISIONS

For a single detached dwelling and its accessory buildings and structures, the AG4 zone provisions shall apply.

For all other buildings and structures the NE1 zone provisions shall apply.

23.4. SPECIAL PROVISIONS

DRAINAGE

Drainage is prohibited, other than for a direct agricultural drainage outlet, drainage required for permitted structures, and drains constructed in accordance with the Drainage Act.

23.5. SPECIAL ZONES

23.5.1. NE4-1

In the area zoned NE4-1, the recommendations of the Environmental Impact Study dated October 30, 2001 as approved by the Ausable Bayfield Conservation Authority shall be implemented.

23.5.2. NE4-2

In the area zoned NE4-2, the recommendations contained in both the October 2005 Scoped Environmental Impact Study prepared by EarthTech Canada Inc. and the August 31, 2006 letter from the Ausable Bayfield Conservation Authority for this property shall be implemented.

Section 28 Residential Park Zone (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:

28.1. PERMITTED USES

- residential park

28.2. ACCESSORY USES

- active recreation
- home occupation
- passive recreation
- uses accessory to the permitted uses

28.3. PERMITTED STRUCTURES

- administrative, sales or rental office
- residential park home
- one dwelling unit within the rear portion of the second storey of the main office or sales facility OR one single detached dwelling accessory to the residential 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

28.4. ZONE PROVISIONS

Zone area (min.)	1 hectare
Property frontage (min.)	75 metres
Front yard (min.)	6 metres from a Municipal street 10 metres from a County Road 14 metres from a Provincial Highway
Interior side yard (min.)	6 metres
Exterior side yard (min.)	6 metres
Rear yard (min.)	10 metres
Number of residential park sites (max.)	15 sites per hectare zoned R4

28.5. BUILDING REGULATIONS

Distance between residential park homes or between a residential park home and a main or accessory residential park building (min.)	4 metres
Building height (max.) mobile home non-accessory buildings & structures	1 storey 14 metres
Residential park home setback from the travelled surface of an internal access road (min.)	3 metres

28.6. SPECIAL PROVISIONS

28.6.1. Access

Each residential park 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 one-way traffic and 6 metres for two-way traffic.

28.6.2. Additions and Accessory Structures

Additions (such as a porch, deck, sunroom, or deck cover) and accessory structures (such as a shed) are permitted as part of the mobile home unit provided the total footprint of the additions and accessory structures does not exceed 75% of the original mobile home's footprint.

Maximum number of permitted accessory buildings and structures per residential park site:

2. 28.6.3. Communal Open Space

Communal open space, which may include natural areas, shall occupy at least 25% of the residential park's area.

Better to limit by setbacks and lot/site coverage

28.6.4. Mobile Home Skirting and Foundation

Each mobile home unit shall be placed on a permanent substructure or foundation supports and be provided with durable skirting's, with the ability to access below the unit, to screen the view of the undercarriage or foundation supports.

28.6.5. Outdoor Storage

There shall be no outside storage of any furniture, domestic equipment, or seasonally used equipment on the residential park site. Outside storage may occur in a communal storage area provided by the residential 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.

SEVERAL OWNERS STORE ON PATIOS + DECKS WITH COVERS OR PATIO FURNITURE

DON'T PICK ON MOBILE HOMES.

28.6.6. Parking

Each residential park 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 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.

Parking for other uses shall be in accordance with Section 3, General Provisions.

28.6.7. Recreation Area

Not less than 10% of the residential park's R4 zoned area shall be usable open space for recreation purposes.

Section 29 Trailer & Tent Park Zone (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:

29.1. PERMITTED USES

- conservation - forestry - passive recreation - trailer and tent park - uses accessory to the permitted uses.

29.2. ACCESSORY USES

- dwelling for the owner or manager of the trailer and tent park
- for a trailer and tent park or a campground: recreational vehicle sales and service, convenience store, propane sales, recreational hall, and a laundromat
- uses accessory to the permitted uses.

29.3. PERMITTED STRUCTURES

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses.

29.4. ZONE PROVISIONS

Zone area (min.)	4 hectares
Property frontage (min.)	40 metres
Front yard (min.)	25 metres
Interior side yard (min.)	7.5 metres
Exterior side yard (min.)	25 metres
Rear yard (min.)	7.5 metres
Building height (max.) travel & park model trailers other main structures	5 metres 12 metres

29.5. SPECIAL PROVISIONS

29.5.1. 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, and does not extend beyond the length, of the travel trailer or park model trailer.

29.5.2. Buffer

Where a RC2 Zone abuts a Residential zone, NE3 Zone, LR1 Zone, or Agricultural zone, a minimum 10 metre buffer strip of landscaped open space or natural vegetation is required.

29.5.3. Density of Development

The overall density of development shall not exceed 14 travel trailer, park model trailer, or tent sites per gross hectare.

29.5.4. 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.

29.5.5. 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 Section 3, General Provisions.

29.5.6. Recreational Space

Not less than 20% of the area of the property shall be used for communal recreational purposes. Natural areas such as ravines, marshes, and lake/river banks are not included in meeting this requirement.

29.5.7. 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.

29.5.8. Water Access

Where a trailer and tent park is located within 300 metres of a navigable body of water or lake, access to the water shall be provided. The width of this access shall be a minimum of 30 metres.

29.6. SPECIAL ZONES

29.6.1. RC2-1 Turnbull's Grove

Notwithstanding the provisions to the contrary, in the RC2-1 Zone a maximum of 160 mobile homes or park model trailers are permitted and are considered recreational units. The top-of-bank setback requirements in the Setbacks of Buildings & Structures along Natural Watercourses general provision apply for the placement or replacement of recreational units.

and related accessory structures, unless a specific reduction is approved through a permit issued by the Ausable Bayfield Conservation Authority.

29.6.2. RC2-2 Wildwood by the River

Notwithstanding the provisions to the contrary, in the RC2-2 Zone a maximum of 279 travel trailer/park model trailer/tent sites are permitted

29.6.3. RC2-3 Paul Bunyan (Amended by By-law 63-2016)

Notwithstanding the provisions to the contrary, in the RC2-3 Zone a maximum of 385 travel trailer/park model trailer/tent sites are permitted. In addition, for the purposes of determining the number of travel trailer/park model trailer/tent sites, the density of development and the parking provisions all the lands zoned RC2-3 shall be considered together.

29.6.4. RC2-4

Notwithstanding the provisions to the contrary, the area zoned RC2-4 shall be limited to the following uses:

- conservation;
- equestrian riding and training school;
- sale of horses and horse accessories;
- trailer and tent park not exceeding 214 travel trailer/park model trailer/tent sites;
- uses accessory to the permitted uses, including recreational vehicle sales and service;
- hotel, motel, and recreation park are permitted only accessory to a trailer and tent park and campground.

No trailer or tent site and no motel or hotel shall be established within 60 metres of the west or south property lines.

Section 30 Recreational Commercial Zone (RC3)

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

- amusement arcade
- bed and breakfast establishment (maximum of four guest rooms)
- boating supply store
- campground (Amended by By-law 63-2016)
- drive-in restaurant
- golf course and/or driving range
- horse riding school
- hotel
- marina
- miniature golf course
- motel
- recreational park

- recreational vehicle sales and service
- restaurant
- retail store for the sale of convenience goods and foodstuffs, and recreational equipment
- take-out restaurant
- uses accessory to the permitted uses

30.2. PERMITTED STRUCTURES

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses, including one accessory dwelling unit

30.3. ZONE PROVISIONS

Zone area (min.)	1,850 m ²
Property frontage (min.)	23 m
Front yard (min)	
from a municipal street	20 m
from a County Road or Provincial Highway	25 m
Interior side yard (min)	7.5 m
Exterior side yard (minimum)	
from a municipal street	20 m
from a County Road or Provincial Highway	25 m
Rear yard (minimum)	7.5 m
Zone coverage (max.)	30%
Building height (maximum)	15 m

30.4. SPECIAL ZONES

30.4.1. RC3-1

Notwithstanding the provisions of Section 23.1 to the contrary, the area zoned RC3-1 may only be used for a golf course and uses accessory to a golf course, including a restaurant and/or driving range.

30.4.2. RC3-2 (Amended by By-law 63-2016)

Notwithstanding the provisions to the contrary, the area zoned RC3-2 may only be used for one or more of the following uses:

- a campground
- uses accessory to the permitted uses.

End 4.

PRINCE EDWARD COUNTY

3.157 PARK, PRIVATE Shall mean any open space or recreational area other than a public park which is owned, operated and maintained on a commercial or private member basis and which may include therein one or more of the following facilities and activities: swimming, wading, boat docking facilities and picnic areas.

3.179 RECREATIONAL VEHICLE

Shall mean any vehicle so constructed that it is no wider than 2.5 m (8.2 ft) and is suitable for being attached to a motor vehicle for the purposes of being drawn or is self-propelled, and is capable of being used on a short term recreational basis for living, sleeping or eating accommodation of persons and includes a motor home, travel trailer, tent trailer or camper. 3.180

RECREATIONAL VEHICLE SALES AND SERVICE ESTABLISHMENT

Shall mean a building or part of a building and associated lands where new or used recreational vehicles and accessories are displayed for sale at retail or for rental, and where recreational vehicles are serviced or repaired and may include storage facilities.

3.183 RESORT ESTABLISHMENT

Shall mean a establishment that operates throughout all or part of the year, that has facilities for serving meals including indoor/outdoor dining facilities and may include overnight accommodation in guest rooms or suites and may include facilities such as conference facilities and meeting rooms and swimming pools, saunas, spas, tennis courts and other similar recreational activities, but shall not include a golf course unless such use is specifically permitted in the applicable zone.

3.218 TRAILER

Shall mean a vehicle that is at any time drawn upon a highway by a motor vehicle, except an implement of husbandry, another motor vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway, and except a side car attached to a motorcycle; which shall be considered a separate vehicle and not part of the motor vehicle by which it is drawn, and, for the purposes of this By-law does not include a mobile home dwelling as defined herein.

3.219 TRAILER, MOBILE CAMPER

Shall mean any trailer in which the assembly can be erected, while stationary, using the trailer body and related components for support and utilized for temporary living, shelter and sleeping accommodation of persons for recreational purposes, with or without cooking facilities and which is collapsible and compact while being drawn by a motor vehicle and shall include a tent trailer and pop up trailer, but shall not include a mobile home dwelling, a travel trailer or a park model trailer as defined herein.

3.220 TRAILER, PARK MODEL

Shall mean a recreational unit mounted on a single chassis, mounted on wheels designed to facilitate relocation from time to time, and designed as temporary living quarters for camping and may be connected to those utilities necessary to supply those installed facilities, with a gross floor area including lofts not exceeding 50 m² (538 sq. ft.) in set up mode, and having a width greater than 2.6 m (8.5 ft.) in the transit mode and manufactured to comply with Canadian Standards Association (CSA) Standard No. Z241, as amended or replaced from time to time. A park model trailer shall not be used as a single detached dwelling or as a mobile home dwelling.

3.221 TRAILER, TRAVEL

Shall mean any trailer designed and constructed so that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and is capable of being utilized for the temporary living, sleeping or eating accommodation of persons for recreational purposes and shall include a fifth wheel trailer, but shall not include a mobile home dwelling or a park model trailer as defined herein.

3.222 TRAVEL TRAILER PARK (Amending By-law No. 2252-2008)

Shall mean a parcel of land which is developed and managed as a unit for recreational or vacation use and designed and used for seasonal occupancy only. Camping lots are made available on a rental or lease basis for the placing of recreational vehicles, motor homes and park model trailers, but not including mobile home dwellings. The ownership and responsibility for the maintenance of private internal roads, services, communal areas and buildings, and garbage collection, together with general park management, rests with the owner. Such parcel is not the subject of a Registered Plan of Subdivision defining individual lots legally capable of conveying title and shall not include a mobile home park or any use as may otherwise be defined in this By-law.

3.223 TRUCK CAMPER

Shall mean any unit designed and constructed so that it may be temporarily attached to a motor vehicle as a separate unit and capable of being utilized for the temporary living, sleeping or eating accommodation of persons for recreational purposes.

SECTION 15 MOBILE HOME PARK RESIDENTIAL (MHR) ZONE

No person shall within any Mobile Home Park Residential (MHR) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

15.1 PERMITTED RESIDENTIAL USES

- 15.1.1** a mobile home park existing on the day of passing of this By-law
- 15.1.2** one single detached dwelling for the mobile home park owner or operator
- 15.1.3** home business
- 15.1.4** buildings and structures accessory to the foregoing permitted uses
- 15.1.5** one second unit or one garden suite

15.2 PERMITTED NON-RESIDENTIAL USES

- 15.2.1** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law;

15.2 REGULATIONS FOR PERMITTED USES

15.2.1 Requirements for Mobile Home Park

- | | | |
|-----|---|-----------------------------------|
| 1. | Minimum Lot Area | 4 ha (9.88 ac.) |
| 2. | Minimum Lot Frontage | 100 m (328 .1 ft) |
| 3. | Minimum Front Yard Depth | 15 m (49.2 ft) |
| 4. | Minimum Exterior Side Yard Width | 15 m (49.2 ft) |
| 5. | Minimum Interior Side Yard Width | 10 m (32.8 ft) |
| 6. | Minimum Rear Yard Depth | 15 m (49.2 ft) |
| 7. | Maximum Lot Coverage (all buildings and structures, including mobile homes) | 25 % |
| 8. | Minimum Landscaped Open Space | 40 % |
| 9. | Maximum Height | |
| | 1. Single detached dwelling | 10 m (32.8 ft.) |
| | 2. Other permitted buildings and structures | 10 m (32.8 ft.) |
| 10. | Minimum Dwelling Unit Area | 75 m ² (807.3 sq. ft.) |

15.2.2 Requirements for a Mobile Home Site

1.	Minimum Site Area	370 m ² (3,982.8 sq. ft.)
2.	Minimum Site Frontage	15 m (49.2 ft.)
3.	Minimum Setback from Internal Roads	6 m (19.69 ft.)
4.	Maximum Site Coverage (all buildings and structures)	25 %
5.	Minimum Landscaped Open Space	40 %
6.	Maximum Mobile Home Height	5 m (16.4 ft.)
7.	Maximum Number of Mobile Home Dwellings Per Site	1

15.3 GENERAL PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Mobile Home Park Residential (MHR) Zone and any special zone thereunder, shall apply and be complied with.

15.4 SPECIAL MOBILE HOME PARK RESIDENTIAL (MHR) ZONES

Except as specifically exempted or varied with the following special zones, all other requirements of this By-law shall apply.

15.4.1 MHR-1 Zone (Part of Lot 4, Concession North Side East Lake, Ward of Athol)

Notwithstanding any provisions of this By-law to the contrary, within the MHR-1 Zone, the following provisions shall apply:

- i. Permitted Residential Uses
 1. 11 mobile homes
 2. one (1) single detached dwelling
 3. one (1) other existing dwelling
- ii. Permitted Non-residential Uses
 1. Accessory uses and structures existing on the date of passing of this by-law
- iii. Minimum lot area 3.2 ha (8.0 ac.)
- iv. Minimum lot frontage 137 m (450 ft.)
- v. Minimum Interior Side Yard
 1. Eastern boundary 5.3 m (17.5 ft.)
 2. Western boundary 3.0 m (9.8 ft.)
- vi. Minimum dwelling unit area 59.4 m² (640 sq. ft.)

15.4.2 MHR-2 Zone (Cedarvale Mobile Home Park, Ward of Picton)

Notwithstanding any provisions of this By-law to the contrary, within the MHR-2 Zone, the following provisions shall apply:

- i. The only permitted use shall be a mobile home park existing on the date of passing of this by-law.
- ii. The existing mobile home park shall be serviced with municipal water and sewer services.

15.4.3 MHR-3 Zone (Wesley Acres Inc. Ward of Hallowell)

Notwithstanding any provisions of this By-law to the contrary, within the MHR-3 Zone, the following provisions shall apply:

- i. A maximum of 28 permanent year-round mobile home lots and uses accessory thereto, including associated laundry facility, water and sewage servicing facilities and uses normally ancillary thereto, shall be the only permitted uses on the lands zoned MHR-3.
- ii. Requirements for mobile home lots (mobile homes including additions thereto, and accessory buildings):
 - a. Minimum setback from internal roads 3.0 m (10 ft.)
 - b. Minimum west interior side yard 1.5 m (5 ft.)
 - c. Minimum east interior side yard 3 m (10 ft.)
 - d. Minimum rear yard 1.5 m (5 ft.)
 - e. Maximum lot (site) coverage of all structures 50%
 - f. Accessory buildings are allowed in the front yard (road side) of the mobile home lot.
- iii. The requirement of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, relating to Site Plan Control shall apply to the lands zoned MHR-3.

SECTION 23 TRAILER PARK COMMERCIAL (TPC) ZONE

No person shall within a Trailer Park Commercial (TPC) Zone use any land or erect, alter or use any building or structure except in accordance with the following:

23.1 PERMITTED NON-RESIDENTIAL USES

- 23.1.1** travel trailer, tent and recreational vehicle park
- 23.1.2** mobile restaurant
- 23.1.3** any use, building or structure accessory to a permitted use including recreational facilities, convenience retail outlet and restaurant
- 23.1.4** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law
- 23.1.5** uses, buildings and structures accessory to the foregoing permitted non-residential uses, including the sale of pre-filled propane tanks

23.2 PERMITTED RESIDENTIAL USES

- 23.2.1** one single detached dwelling or one dwelling unit as an accessory use to any of the foregoing permitted non-residential uses
- 23.2.2** home business
- 23.2.3** uses, buildings and structures accessory to the foregoing permitted residential uses
- 23.2.4** one second unit or one garden suite

23.3 REGULATIONS FOR PERMITTED USES

- 23.3.1** Requirements for travel trailer, tent and recreational vehicle parks
 - i. Minimum Lot Area 4 ha (10 ac.)
 - ii. Minimum Lot Frontage 100 m (328 ft.)
 - iii. Minimum Front Yard 15 m (50 ft.)
 - iv. Minimum Exterior Side Yard 6 m (19.7 ft.)
 - v. Minimum Interior Side Yard 6 m (19.7 ft.)
 - vi. Minimum Rear Yard 7.5 m (25 ft.)
 - vii. Maximum Lot Coverage (all buildings and structures, including travel trailers, tents and recreational vehicles) 25%

- viii. Minimum Landscaped Open Space 40%
- ix. Maximum Height of Buildings
 - 1. Single detached dwelling 10 m (32.8 ft.)
 - 2. Other permitted buildings and structures 10 m (32.8 ft.)
- x. No travel trailer, tent or recreational vehicle park shall be established closer than 122 m (400 ft.) to any existing Residential Zone or a residential use on an adjacent lot.

- 23.3.2 Requirements for a travel trailer, tent or recreational vehicle site**
- 1. Minimum Site Area 280 m² (3,013 sq. ft.)
 - 2. Minimum Site Frontage 15 m (49.2 ft.)
 - 3. Minimum Setback from Internal Roads 6 m (19.69 ft.)
 - 4. Maximum Site Coverage 25%
 - 5. Minimum Landscaped Open Space 40%
 - 6. Maximum Travel Trailer or Recreational Vehicle Height 5 m (16.4 ft.)
 - 7. Maximum Number of Travel Trailers or Recreational Vehicles Per Site 1

23.4 GENERAL ZONE PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Trailer Park Commercial (TPC) Zone shall apply and be complied with.

23.5 SPECIAL TRAILER PARK COMMERCIAL (TPC) ZONES

Except as specifically exempted or varied with the following special zones, all other requirements of this By-law shall apply.

23.5.1 TPC-1 Zone (Quinte's Isle Campark Inc., Part of Lots 21 & 22, Concession I, SSEL, Ward of Athol)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-1 Zone, the following provisions shall apply:

- i. Minimum area of each tourist camp site 279 m² (3,000 sq. ft.)
- ii. Maximum number of tourist camp sites 425
- iii. Minimum front yard setback for all uses, buildings and structures, except for the existing tennis courts 488 m (1601 ft.)

- iv. The Site Plan Control provisions of Section 41 of the Planning Act, R.S.O., 1990 shall apply to the lands within the TPC-1 Zone. A Site Plan Agreement shall be entered into prior to the development of any new trailer sites.

23.5.2 TPC-2 Zone (Part of Lot 13, Concession I, SSEL, Ward of Athol)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-2 Zone, the following provisions shall apply:

- i. The only permitted non-residential uses shall be:
 - 1. A travel trailer park
 - 2. A tourist cabin establishment
 - 3. Uses and structures accessory to the permitted non-residential uses.
- ii. Maximum number of trailer camp sites shall be 15
- iii. Maximum number of tourist cabins shall be 3

23.5.3 TPC-3 Zone (Part of Lots 7 & 8, Concession I, SSEL, Ward of Athol)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-3 Zone, the following provisions shall apply:

- i. The only permitted non-residential uses shall be:
 - 1. A travel trailer park
 - 2. A golf driving range
 - 3. Uses and structures accessory to the permitted non-residential uses.
- ii. Maximum number of trailer camp sites shall be 35
- iii. The permitted residential uses shall be:
 - 1. Two (2) accessory single detached dwellings
 - 2. One seasonal cottage

23.5.4 TPC-4 Zone (Part of Lot 13, Concession I, SSEL, Ward of Athol)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-4 Zone, the following provisions shall apply:

- i. The only permitted non-residential uses shall be:
 - 1. A travel trailer park
 - 2. Uses and structures accessory to the permitted non-residential use.
- ii. Maximum number of trailer camp sites shall be 16
- iii. Minimum lot area 1.0 ha (2.47 ac.)
- iv. Minimum lot frontage 15.0 m (49.2 ft.)

23.5.5 TPC-5 Zone (Log Cabin Tourist Establishment, Part of Block B, Concession I, Ward of Athol)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-5 Zone, the following provisions shall apply:

- i. The only permitted non-residential uses shall be:
 1. A travel trailer camp
 2. Tourist cottages
 3. Uses and structures accessory to the permitted non-residential uses.
- ii. Maximum number of trailer camp sites shall be 32
- iii. Maximum number of tourist cottages shall be 6

23.5.6 TPC-6 Zone (Ward of Hillier)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-6 Zone, the following provisions shall apply:

- i. In addition to the uses set out in Section 23.1, a motor vehicle sales establishment shall be a permitted non-residential use.

23.5.7 TPC-7 Zone (Foster's Campground, Part of Lot 16, Concession 1, WGP, Ward of Sophiasburgh)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-7 Zone, the following provisions shall apply:

- i. Permitted non-residential uses shall be limited to the following:
 1. A travel trailer, tent and recreational vehicle park with a maximum of 20 sites
 2. Two boat launch facilities
 3. Washroom facilities accessory to the above uses.
- ii. The site shall be developed in accordance with Site Plan No. S-1 dated December 20, 1995 and revised August 20, 1996, deposited with the County.

23.5.8 TPC-8 Zone (Wesley Acres Inc. Ward of Hallowell)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-8 Zone, the following provisions shall apply:

- i. An existing church camp complex providing accommodation, dining, worshipping, meeting and recreational facilities for a maximum of 267 seasonal tourist trailer sites, 28 itinerant camping sites, and 37 motel units; and uses accessory thereto, including 3 single family dwelling units for staff, administration offices and associated water and sewage servicing facilities and uses normally ancillary thereto, shall be the only permitted uses on the lands zoned TPC-8.

- ii. Requirements for tourist trailer sites (tourist trailers including additions thereto, and accessory buildings):
 - a. Minimum setback from internal roads 3.0 m (10 ft.)
 - b. Minimum interior side yard 1.5 m (5 ft.)
 - c. Minimum rear yard 1.5 m (5 ft.)
 - d. Maximum lot (site) coverage of all structures 50%
- iii. The requirement of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, relating to Site Plan Control shall apply to the lands zoned TPC-8.

23.5.9 TPC-9 Zone (Kevin & Marja Korpela, Lake Avenue Resort Park Inc., Part of Lot 17, Concession 1, South Side of East Lake, 37 – 38 Lake Avenue Lane, Ward of Athol) (Amending By-law No. 3030-2012)

Notwithstanding any provisions of By-law 1816-2006, as amended to the contrary, on the lands zoned TCP-9 the following special provisions shall apply:

- i. The Permitted Uses shall be limited to the following:
 - Seasonal Travel trailer, tent and recreational vehicle park consisting of a maximum of 156 fully serviced sites; and
 - Maximum of 3 two-bedroom seasonal rental cabins;
 - Maximum of 1 single detached dwelling as an accessory use to the foregoing permitted non-residential uses; and
 - Uses, buildings or structures normally incidental and accessory to the foregoing non-residential uses, including the sale of pre-filled propane tanks and a retail commercial establishment/convenience store.
- ii. Lot Frontage (Minimum) 0 m (0 ft.)
- iii. The requirements of Section 41 of the Planning Act R.S.O.1990, c.P.13, as amended, relating to Site Plan Control shall apply to the lands zoned TPC-9.
- iv. For the purpose of this by-law "Seasonal" shall mean a use not exceeding ten (10) months per year, with an annual shut down and park closure for a continuous sixty (60) day period, in accordance with the Ministry of the Environment Compliance Approval.

All other provisions of the TPC Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned TPC-9.

23.5.10 TPC-10 Zone (Cherry Lane Campground c/o David & Patti Markland, Part Lot 3, Concession 1 SSEL, 4 County Road No. 18 & 89 Sandy Lane, Ward of Athol) (Amending By-law No. 2518-2009)

Notwithstanding any provision of By-law No. 1816-2006, as amended, to the contrary, on the lands zoned TPC-10, the following special provisions shall apply:

- i. In addition to the uses normally permitted in the TPC Zone, permitted uses shall also include;
 - Three (3) Tourist Cottages
- ii. Minimum Front Yard for a Tourist Cottage shall be 15 m (50 ft.)
- iii. Minimum Interior Side Yard for a Tourist Cottage shall be 6 m (19.7 ft.)
- iv. Minimum Rear Yard for a Tourist Cottage shall be 7.5 m (25 ft.)

All other provisions of the TPC Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned TPC-10.

23.5.11 TPC-11 Zone (1670371 Ontario Inc., 153 County Road No. 27, Part of Lot 32, Concession 3, Ward of Hillier) (Amending By-law No. 2645-2010)

Notwithstanding any provision of By-law No. 1816-2006 as amended to the contrary, on the lands zoned TPC-11 the following special provision shall apply:

- i. Maximum number of fully serviced travel trailer or recreational vehicle sites shall be 178.
- ii. Notwithstanding (i), a maximum of 152 fully serviced travel trailer or recreational vehicle sites, one single detached dwelling, one 2-bedroom apartment unit and one washroom/shower building shall be permitted without an amendment to the existing (1994) Certificate of Approval #C-195-94 approved by the Ministry of Environment. The placement or construction of more than 152 fully serviced travel trailer or recreational vehicle sites will require an amendment to the existing Certificate of Approval.
- iii. For the purposes of this by-law the term "fully serviced" shall mean individual access to the communal water and wastewater systems.
- iv. Lot Coverage (Maximum) 30%
- v. Landscaped Open Space (Minimum) 20%
- vi. No travel trailer, tent or recreational vehicle park shall be established closer than 30.5 m (100 ft.) to any existing Residential Zone or use on an adjacent lot.
- vii. Site Lot Area (Minimum) 185 sq. m (2000 ft²)
- viii. Site Frontage (Minimum) 7.5 m (25 ft.)
- ix. Setback from Internal Road (Minimum) 3 m (10 ft.)
- x. Site Coverage (Maximum) 50%
- xi. Site Landscaped Open Space (Minimum) 25%

All other provisions of the TPC Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned TPC-11.

23.5.12 TPC-12 Zone (Quinte's Isle Campark Inc.) Part Lots 21 to 23, Concession 1 South Side of East Lake, Ward of Athol)(Amending By-law No. 3152-2012)

Notwithstanding any provision of By-law No. 1816-2006 as amended to the contrary, on the lands zoned TPC-12 the following provisions shall apply:

- (i) In addition to those uses permitted in TPC Zone, the following non-residential uses shall also be permitted:
 - 1. Travel trailer park with a maximum number of 194 trailer sites
 - 2. Nine (9) hole golf course
 - 3. Golf driving range
 - 4. Marina/Marine facilities, which may include the following uses among others:
 - a) docking facilities and boat launch ramp
 - 5. Restaurant
 - 6. Comfort station; and
 - 7. Uses that are normally incidental and accessory to the above uses.
- (ii) Minimum Lot Frontage – Nil
 - 1. Lands zoned TPC-12 are contiguous with the Quinte's Isle Campark establishment and gain vehicular access through the TPC-1 zone abutting to the north at 237 Salmon Point Road, a publicly maintained and assumed year-round road.
- (iii) Minimum Rear Yard/Lake Ontario Setback
 - 1. A minimum 15 m (49.2 ft) setback from an elevation of 76.3 metres GSC (Lake Ontario 1:100 year flood elevation plus wave uprush) or 30 m (98.4 ft) setback from the high water mark of Lake Ontario, whichever is greater, to the nearest portion of any building or structure located in the TPC-12 Zone, with the exception of unenclosed decks, driveways, boathouses, docks, shore wells, or other marine facilities that have been approved by the Conservation Authority and the County.
- (iv) Minimum Site Area 279 m² (3003 ft²)
- (v) Minimum Site Frontage 12.2 m (40ft)
- (vi) Maximum Site Coverage 40%
- (vii) The requirements of Section 41 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, relating to Site Plan Control shall apply to the lands zoned TPC-12.

All other provisions of the TPC Zone and By-law No. 1816-2006, as amended, shall apply to the lands zone TPC-12.

To : Sarah Martin Smith (Planner) smartin@huroncounty.ca

& planning@southhuron.ca

No More than One Building or 1 Main Use on a property

Section 24 HIGHWAY COMMERCIAL C3

1. pg 162 Clause 24.8 highway commercial uses Distinguished from Other Commercial Uses.
2. (See also general provisions Section 3 3.14-pg 69 (duplication?))

Applies to : all areas subject to the proposed by-law . Larger settlement areas. Specifically to the North West corner of Main Street and Thames Rd. This property assembly is owned by corporations controlled by the Hamather family.

General comments :

1. Perhaps I am reading this incorrectly.
2. The purpose appears to be directed to the downtown area of Exeter.
3. It reads as a punitive restriction that did not exist in the current by-law for Exeter ward or the Thames Road Corridor report.
4. It would appear to be related in the nature of General Provisions section 3 clause 3.14 main buildings and uses per property. This clause may permit exclusions for commercial , but I am a bit confused as to the future outcome of interpretations to be made in combination with Section 24 C3 24.8.
5. This appears to be a protective/directive measure to force development to the core.
6. Left unchallenged the Main and Thames Rd. assembly noted above would surely suffer a reduced development potential.
7. I would suggest this limitation would not be compatible to land assembling.
8. Offering bonuses and realty tax reductions would be a positive incentive instead of penalizing tenant procurement and economic loss with this condition added to current zoning allowed.
9. 24.8 will be challenged by many land owners from Grand Bend to Exeter and beyond.
10. I would strongly suggest this aspect of limitation as a tool to force a planning/OP concept be reconsidered for its merits and effectiveness to landowners affected.

ADDITIONALLY :**Section 24 HIGHWAY COMMERCIAL C3****pg 162 CHART OF SETBACKS, YARDS COVERAGE**

1. Other communities have been permitting and promoting commercial building to be very close to the road allowance and encouraging parking behind the building.
2. Sites within settlement areas as with the traditional downtowns should be considered for this site plan format as an option.
3. All of our customers are the tenants or their site selectors. Out front building location is a part of the development industry.
4. This doesn't reflect any current need. It is a suggestion only.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

★ 519.235.1530 • 519.870.8442 (cell)

▲ 519.235.2789

■ jbrown@northlanderindustries.com

© www.northlanderindustries.com

165 Thames Rd. East
Exeter, Ontario, Canada
N0M 1S3



- 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 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

3.13. 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.

3.13.1. 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.

3.14.1 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.

3.15.1. 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.

3.14. Main Buildings or Main Uses per Property

SEE ALSO 3.26 GEN. PROVISIONS (Duplicate?)

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. In addition, more than 1 building or more than 1 main use is permitted where otherwise specified in the applicable zones.

Strongly Disagree
Very restrictive, discourages LAND ASSEMBLY
UNDER ONE ownership.
multiple BLDGS require/BENEFICIAL in
many uses. *AFM*

C3	Municipality of South Huron Zoning By-law Section 24 Highway Commercial	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. Maximum Number of Uses

A maximum of 2 main uses per lot are permitted in the Highway Commercial (C3) Zone.

24.6. 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)	6 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.	

24.8. Highway Commercial Uses Distinguished from Other Commercial Uses

Where the main use is retail, office, studio, shop, recreation, restaurant, clinic, club, personal service, office service, financial service, or another use which could otherwise locate in the core or mixed commercial zones:

- the floor area required by such uses in the zone area must be greater than 1000 square metres;
- a maximum of 2 independently rented or operated units or uses may locate in the zone area at any 1 time.

24.9. 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.

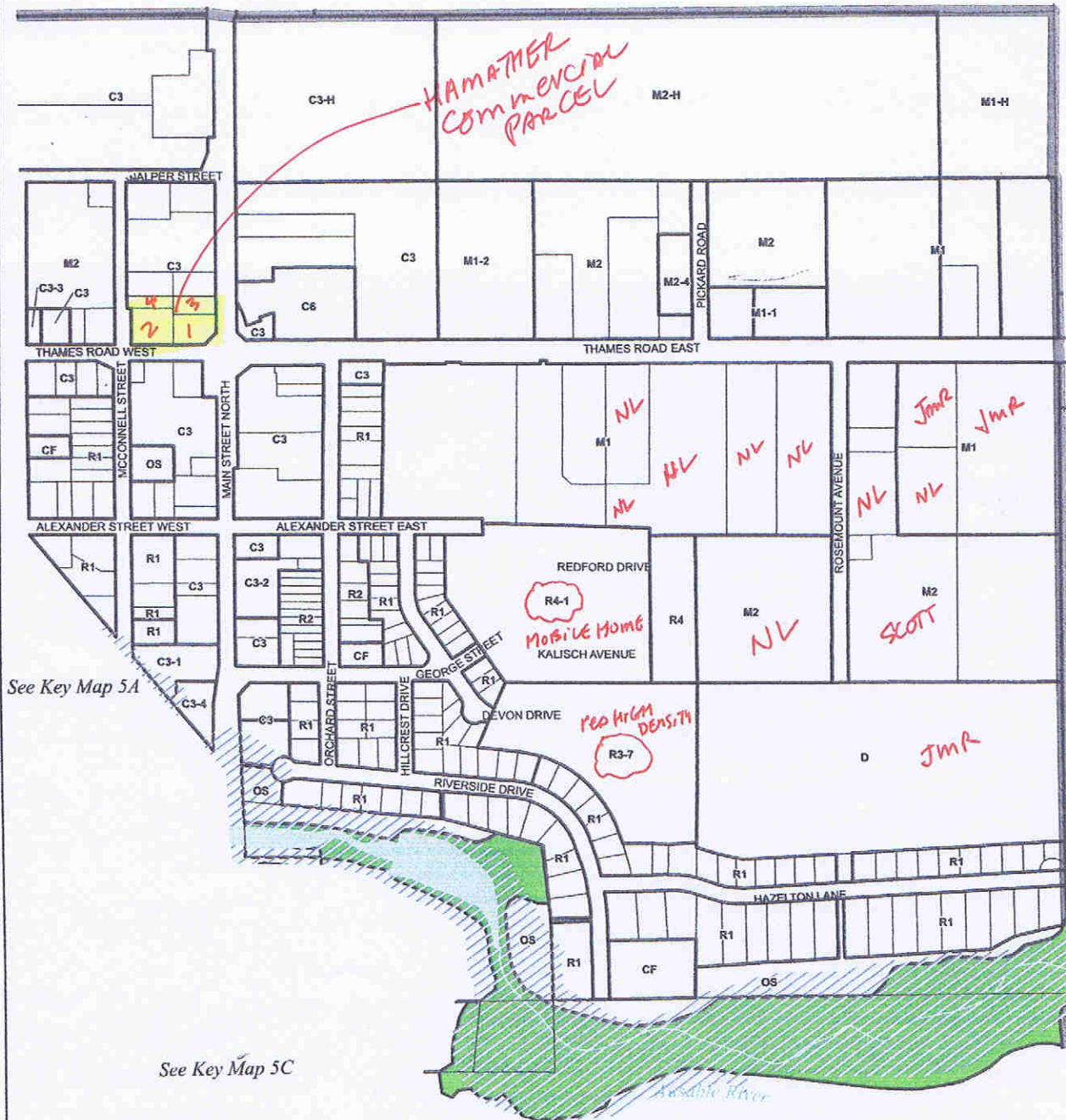
Asan

REFERENCE MAPS: 5B, 5E AND OTHERS.

THIS IS A VERY DETRIMENTAL WAY OF PROTECTING THE DOWNTOWN AT THE EXPENSE OF GOOD DEVELOPMENT ELSEWHERE.
ie: HWY 4 AND 83.

DRAFT

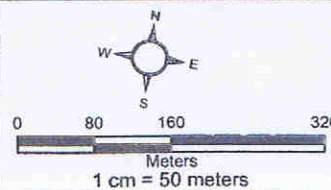
See Key Map 5



See Key Map 5A

See Key Map 5C

See Key Map 5F



COMMERCIAL
MAIN + 83

To : Sarah Martin Smith (Planner) smartin@huroncounty.ca

& planning@southhuron.ca

R3 section 21 residential-High Density page 151

Applies to : all areas subject to the proposed by-law . Larger settlement areas.

Suggestion to permit greater building heights that attract Highrise contractors.

General comments :

1. There is a recent movement to build the lower levels of the structure for vehicle parking on sites where there are adjacent buildings or limitations with site ability to provide surface parking.
2. Outdoor two storey parking structures can be subject to seasonal disadvantages and environmental conditions affecting service life and maintenance costs. A parking structure below apartment units have built-in longevity and weather protection.
3. There is an economy in building up instead of digging expensive holes that may require excavation shoring, special engineering, construction period de-watering and long term below grade waterproofing concerns.
4. I would suggest, It is not as important to set an arbitrary height limit. Each site would have to address the effects of shadowing and viewing restrictions on its own merits.
5. A reference to habitable floors may prove useful and sufficient latitude to mechanical services, parking level(s) and storage units would yield favourable results as may be applied by a concerned builder or developer.
6. A developer could opt to purchase or utilize a larger site in favour of achieving economy with height and providing superior amenities to resident owners or rentals from economy of scale.
7. If the municipality sees benefits in providing denser multi-floor apartments, give it a good chance to be a good solution done well.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

☎ 519.235.1530 • 519.870.8442 (cell)

☎ 519.235.2789

✉ jbrown@northlanderindustries.com

🌐 www.northlanderindustries.com

165 Thames Rd. East
Exeter, Ontario, Canada
N0M 1S3



R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

area is not required for each dwelling unit in a multiple attached dwelling for properties zoned R3-6.

GO 6 STOREY APT. BLDG!!
MINIMUM.

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.

**ATTRACT A PROFESSIONAL
HIGH RISE BUILDER!**

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;	
No part of a multiple attached dwelling shall be closer than 8 metres to the lands zoned R1.	

R3	Municipality of South Huron Zoning By-law Section 21 Residential – High Density	R3
----	--	----

21.9.7.4. *Yard Requirements*

Notwithstanding provisions in Section 21 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)

The following zone provisions shall apply to the lands zoned R3-8:

- a) Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) in Section 21 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 23 units.
- b) Notwithstanding the Zone Provisions of the Residential - High Density Zone (R3) in Section 21 to the contrary, the minimum yard abutting an Institutional zone shall not be less than 6.35 metres.
- c) 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.

To : Sarah Martin Smith (Planner) smartin@huroncounty.ca

& planning@southhuron.ca

Specific broad exclusion to Mobile Homes

SECTION 3 GENERAL PROVISIONS 3.28.5 page 85

Applies to : all areas subject to the proposed by-law.

General comments : see copy of page 85 attached

1. Generally the principles in zoning by-laws define what is permitted.
2. A separate and specific exclusion would appear to be redundant and with tones of a derogative nature with negative implications. This was very common in smaller municipalities decades ago.
3. In fairness to the class of residential product , The notes written on page 85 offer specific cases which are well suited for the "mobile home" products.
4. In 1964 William Smith started Custom Trailers/Northlander with the goal of producing one trailer per day. In 1983 it was purchased by Mr. Robert Hamather . He produces the mobile home to this day.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

☎ 519.235.1530 • 519.870.8442 (cell)

☎ 519.235.2789

✉ jbrown@northlanderindustries.com

🌐 www.northlanderindustries.com

165 Thames Rd. East
Exeter, Ontario, Canada
N0M 1S3



Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.28.5. Mobile Homes *UNNECESSARY.*

The location or use of a mobile home in any zone is prohibited unless specifically provided for in that zone.

THIS IS A VERY ANTI-QUATED STATEMENT

3.28.6. Noxious Uses

No use shall be permitted within the Municipality which from its nature or the material used therein is a noxious use.

*FOUND IN OLD BY-LAWS
I WOULD OPINE IT TO BE UNNECESSARY AND IMPLIED DEROGATIVE IN NATURE.*

3.28.7. 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.

THEY ARE EFFECTIVE AS TEMP. HOUSING FOR FIRE/DISASTER EVENTS.

3.28.8. 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.

3.29. 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.

3.30. 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.

3.31. 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.

3.32. Property Enlargement

Where lands are severed and merged on title with an abutting property the zoning on the abutting property shall automatically apply to the lands to be merged on title. This provision applies only where a **severance is granted for the purpose of minor lot enlargement**. As an administrative amendment, the appropriate Zone Map shall be amended to reflect this zone change with such changes being permitted from time to time **without further public notice or Council approval**. The resulting zone area and zone coverage of the retained parcel is deemed to comply with the provisions of this Zoning By-law.

To : Sarah Martin Smith (Planner) smartin@huroncounty.ca

& planning@southhuron.ca

LAKESHORE RESIDENTIAL (LRC1)

Section 15 3.14-pg 69 , Beginning on pg 125

Applies to : all areas subject to the proposed by-law . Larger settlement areas.

SPECIFICALLY LOTS IN KINGSMERE NORTH OFF HIGHWAY 21 , GRAND BEND EVA STREET AND GRAVELLE STREET. Affecting property ownership to Hamathers, Oriss and Swinimer families. I speak for the Hamather interests.

General comments :

1. PREVIOUS CONCERNS: I attach a pdf of submission made on November 28, 2011 regarding the 2011 OFFICIAL PLAN REVIEW. The mapping change at that time showed a change proposed that was contrary to the existing RC1 zoning.
2. MAPPING : The proposed 2018 amalgamation mapping has again indicated a change that would affect the current RC1 zoning of 3 vacant lots on the East side of Gravelle St. to natural environment.
3. 15.4 pg 125 shows frontage on lots of 23 m/75.45'. Current frontages are 67.0' . This is excessive in many circumstances as a standard width. 15.5 deals with existing lots, but I believe this to be excessive in any case.
4. LRC-2-1 permits 67.5 ft frontage which would work for the Kingsmere North properties with regard to frontages.
5. With regard to 15.4 and 15.5: most people are aware that septic treatment has evolved in the last decades and continues. If the minimum frontage is intended to control on-site septic, referencing the need for tertiary or other methods of treatment may be a more useful solution.
6. 15.6 Storage Sheds on Vacant Properties: the size of 10m2 / 107.64 sf is small for most people's practical needs. This isn't really enough space for a riding mower and some beach toys. Especially for overwintering that and outdoor furniture. 12' x 24' would be quite useable and do the neighbours a favour to reduce clutter.

ADDITIONAL BY-LAW PROPOSALS AFFECTING THE LAKESHORE AND OTHER NE-1&2 AREAS

general provisions Section 3 3.19-pg 71

1. I would find a direct reference and even copies of the ABCA Lakeshore management areas and verification of "Hazard lands" would be most useful. Please refer to the 2000 shoreline

management plan page 56 and my notes regarding shoreline areas 1&2. My question is : are these the hazards referred to in the hazard lands noted? .

2. 3.19 Gen. Provisions also notes lake-bank and valley properties requiring 50 ft. setback from a NE2 zone. This ensures no structures on any of the Hamather lands .
3. Section 3 , 3.20.3 and 3.20.4 would be difficult to apply as a non-complying building.
4. Section 15 page 127 15.7.4 LRC1-2-2
 - a) PERMITS 6.0m/19.68' from top of bank
 - b) permits 20.95m/65.9' frontage w/mun. water.
5. 15.7.7 permits 10.9m/36' from top of bank.

Section 2 Definitions ; creating difficulty when read with jurisdiction of ABCA for approval as in 3.9 in areas with Conservation Authority.

1. Alter, Alteration : when referred to 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.
2. Reconstruct or Reconstruction: a replacement building with same footprint in same location.
3. Renovation : repair and restoration of a building within existing external walls but shall not include replacement.
4. Replacement : when referred to in reference to a building , structure or part thereof , the building , repairing or restoring of more than 25% of the total building or structure. ("You can't do a big renovation")
5. Construct , 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.

The point of including this group of definitions is the observation by lakeshore property owners in 2016 , when the revised Lakeshore Management Plan was presented. There was a perceived and demonstrated bias imbedded in the proposal whereby the ABCA had a far reaching control with a goal of stopping new and renovated structures. Item 4 above has a great limitation built in with the 25% renovation.

References to the above definitions, as useful as they may be in discussions, would be considered a threat to property ownership.

I would suggest residents of South Huron would be more comfortable trusting our Chief Building Official to apply the Ontario Building Code without being engaged in a complicated, time consuming, expensive and technically complex exercise first.

The proposed by-law does offer a definition of "Environment" in section 2, page43.

The depth of authority associated with it can quickly become a barrier to going forward in what would otherwise be a great family project of updating their real estate to meet their needs.

Jason Brown

Facilities Manager & Assisting Park Developments & Expansion

☎ 519.235.1530 • 519.870.8442 (cell)

☎ 519.235.2789

✉ jbrown@northlanderindustries.com

🌐 www.northlanderindustries.com

165 Thames Rd. East
Exeter, Ontario, Canada
N0M 1S3



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

15. Lakeshore Residential (LRC1)

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

15.1. Permitted Uses

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

ARE THESE PART OF 25% COVERAGE?

USE FOR ANY OR ALL SEASONS

15.2. Accessory Uses

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

15.3. Permitted Structures

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

CURRENTLY NORTH KINGSMEAD HAVE LOTS THAT OWN TO WATER'S EDGE. WE HAVE EXPERIENCE THAT NAT. ENV. LAND OWNED CANNOT BE USED IN 25% COVERAGE CALC. THIS SHOULD BE NOTED IF IT STILL APPLIES.

15.4. Zone Provisions

	With Public Water		Without Public Water
Zone area, including all portions of the property zoned NE2 (minimum)	796 square metres <i>8568sf</i>	<i>6151</i> <i>6501sf</i>	1400 square metres
Property frontage (minimum)	23 metres <i>75.45'</i>	<i>59'</i>	23 metres
Front yard (minimum)	7.5 metres <i>24.6'</i>	<i>24.6'</i>	7.5 metres
Side yard (minimum)	3.0 metres <i>9.84'</i>	<i>9.84'</i>	3.0 metres
Rear yard (minimum)	7.5 metres <i>24.6'</i>	<i>24.6'</i>	7.5 metres
Zone coverage (maximum)	<u>25 %</u>	<i>25%</i>	25 %
Building height (maximum)	9 metres	<i>9m</i>	9 metres

CURRENTLY 67' FRONTAGE

15.5. Existing Undeveloped Property

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

VACANT LOTS ON EVA ST.

ASB

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

made under The Public Health Act and all relevant requirements of the relevant Health Authority are fulfilled, in addition to the following:

Minimum property frontage:	18 metres
Minimum property area with public water	604 square metres
Minimum property area without public water:	1000 sq. m.

15.6. Storage Sheds on Vacant Properties

On vacant properties in the Lakeshore Residential (LRC1) Zone, 1 accessory storage shed is permitted prior to the construction of the main recreational residence subject to the following requirements for the shed:

- maximum size of 10 sq. metres; *107.64 SF*
- maximum height of 5.5 metres;
- not used for human habitation and does not contain plumbing;
- structurally moveable; and
- located in the required rear yard with a minimum setback from property lines of 1.25 metres. *4.1 ft.*

15.7. Special Provisions

15.7.1. LRC1-1 (Maple Grove)

Notwithstanding the requirement of this by-law that only 1 main building per property is allowed, the area zoned RC1-1 may be used for more than 1 recreational residential dwelling unit, subject to the following provisions:

An area equal to not less than 50% of the total of the area zoned RC1-1 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 RC1-1 and the abutting area zoned NE1 may develop at a net density of 1 recreational residential dwelling unit per 796 sq. metres;

Separation distance between recreational residential dwelling units (minimum) - 6 metres

All other provisions of this By-law shall apply.

15.7.2. LRC1-2 (Oakwood Park)

Notwithstanding the minimum property area provisions of the Lakeshore Residential (LRC1) Zone to the contrary, the following provision shall apply in an area zoned RC1-2:

- Property area (minimum): 1400 sq. m

All other provisions of this By-law shall apply.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

Structure	Yards in which Projection is Permitted	Maximum Projection into Minimum Required Yard
		closer than 1 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

3.5.1. 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. 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.

3.7. 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.

3.8. Government Uses Permitted

A government use is a permitted use in all zones.

3.9. 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's authority under O. Reg. 14/06, as amended, unless the permission of the Ausable Bayfield Conservation Authority has been obtained.

IS HAZARD LAKE SHORE 1+2?

NOT THIS NUMBER

NOTE DEFINITION OF RENOVATION AND REPLACEMENT IN DEFTN. PG 50

Municipality of South Huron Zoning By-law
Section 3 General Provisions

3.17. Multiple Lots

Where 2 or more abutting lots held in the same ownership in a Plan of Subdivision are used together as a single parcel and contain a building or structure on the date this by-law is passed, the yards, setbacks, and other applicable provisions shall be calculated as they apply to the entire parcel as a whole containing such building or structure.

Where a proposed building or structure does not meet the zone provisions with respect to zone coverage or the required setback from the common property line between the lots being developed as a single parcel, the lots must first be deemed pursuant to the Planning Act.

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 (CARL) or adjacent lands, which are defined as lands within 120 metres of a Provincially Significant wetland or within 50 metres of all other significant natural features until it has been determined that the proposed development does not result in negative impacts on the natural environment features or functions of the significant natural environment feature.

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

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



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

All buildings and structures in all zones outside of a settlement area shall be setback from a NE2 Zone a minimum distance of 50 metres, unless the building or structure is to be located in the AG1 Zone where the minimum setback shall be 15 metres. 164 ft.

All buildings and structures in all zones shall be setback from a NE1 Zone a minimum distance of 120 metres. 343.7 ft.

Municipality of South Huron Zoning By-law
Section 3 General Provisions

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.

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

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

15.7.3. LRC1-2-1 (As Per By-law 43-2014)

Notwithstanding the minimum frontage provisions of the Lakeshore Residential (LRC1) Zone, the following provisions shall apply in an area zoned LRC1-2-1:

- a) Property frontage (minimum) with Public Water: 20.595 metres **67.5ft.**

15.7.4. LRC1-2-2 (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 LRC1-2-2:

- 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. **19.68'**
24.68' **(65.9ft.)**

- b) property frontage (minimum) with Public Water : 20.095 metres **LAKE HURON?**

15.7.5. LRC1-3 (As per By-law 21-1986)

Notwithstanding the provisions of the Lakeshore Residential (LRC1) Zone the contrary, the following shall apply to the property zoned LRC1-3:

- a) property area (minimum) 698 sq. metres; **7513.45 SF**

All other provisions of this By-law shall apply.

15.7.6. LRC1-4 (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 LRC1-4 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. LRC1-5 (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 LRC1-5. All other provisions of this By-law shall apply.

Municipality of South Huron Zoning By-law
Section 2 Definitions

Reconstruct or Reconstruction

to construct again, and for the purposes of the reconstruction of a non-complying building means a replacement building with the same footprint or within the same footprint as the building it replaces.

Recreation, Active

the use of land, water and/or buildings or structures for the purpose of organized active leisure activities and shall include such uses as an arena, a pool and a sports field.

Recreation, Passive

the use of land and/or water for the purpose of passive leisure activity and shall include such uses as a park, a garden, a picnic area and hiking trails.

Recreational Residence

a single detached dwelling used for recreational purposes during any or all seasons.

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.

READ WITH
LR-1

AS

Municipality of South Huron Zoning By-law
Section 2 Definitions

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 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.

READ WITH
LR-1
(COTTAGE)

Formerly the owner
could choose which
was front + rear



533438 ONTARIO LIMITED o/a

NORTHLANDER INDUSTRIES

(519) 235-1530 FAX (519) 235-2789 (NORTHLANDERINDUSTRIES.COM)
165 THAMES ROAD EAST (HWY#83) , EXETER , ONTARIO , CANADA N0M 1S3

November 28, 2011

Municipality of South Huron

Attention :

Huron County Planning Department
c/o Claire Dodds-Weir MPL.RPD
by email : cdodds@huroncounty.ca

9 EVA STREET.

Dear Ms. Dodds-Weir;

Re : OFFICIAL PLAN REVIEW 2011 - lands owned by Robert and Donna Hamather , Eva Street , Kingsmere North Subdivision.

Please accept this as our submission for input into the South Huron official plan review processes.

These lands are indicated on a copy of the Stephen zoning map 58H. The mapping shown at the Exeter open house indicated a designation of natural environment zone.

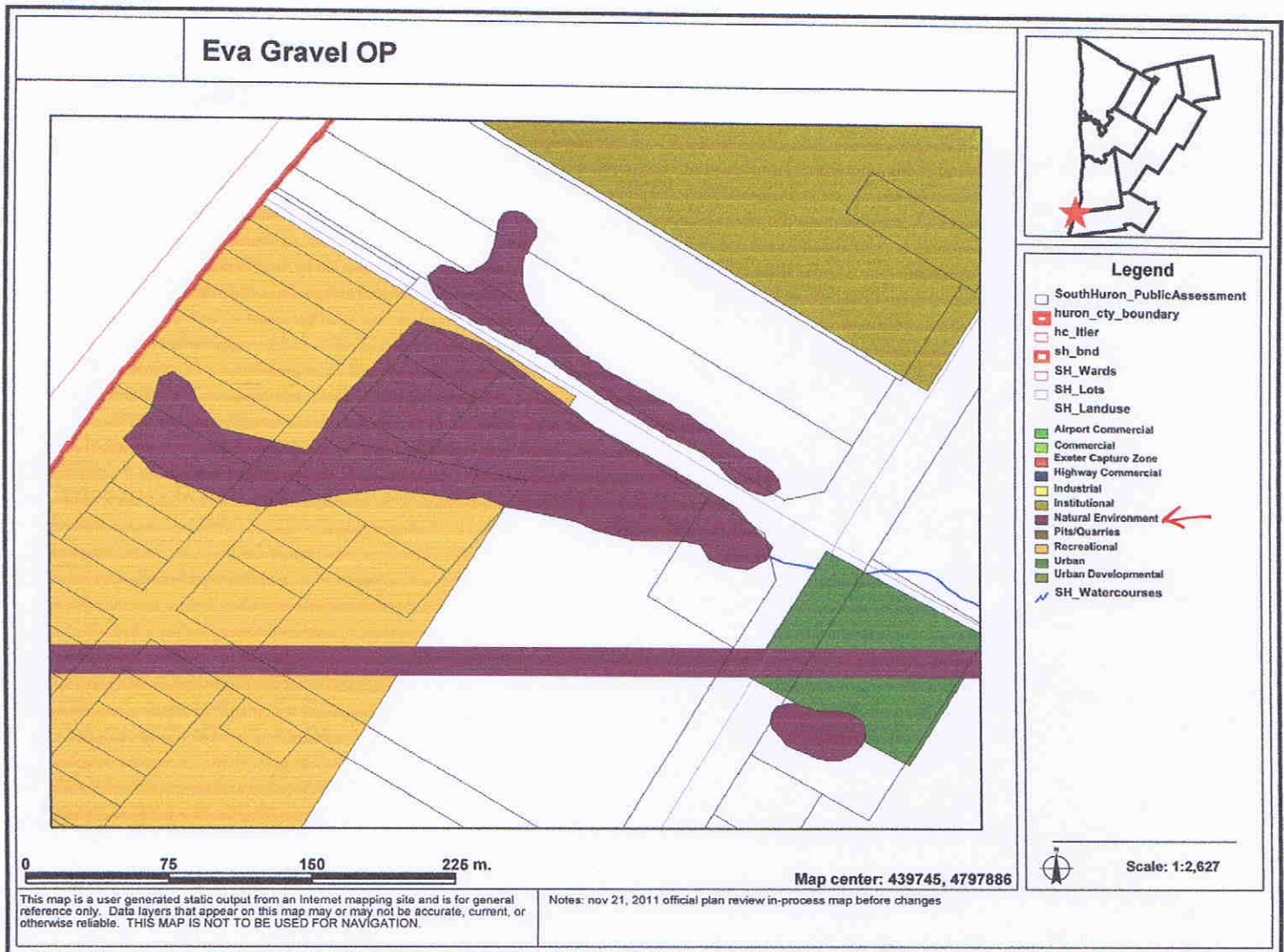
There is existing zoning of RC1. A subsequent telephone call with Sally McMullen confirmed the existing use would be permitted. We would like to ensure the comments have been made in a formal submission.

The notations to the map refer to the adjacent Orris vacant lot and a lot owned by the Kingsmere South Syndicate. I believe the Orriss family shares similar concerns. The Kingsmere Syndicate can speak for itself, but our comments would be related to the "D" designation. This parcel is on the opposite side of the ravine as the Syndicate majority holdings. We would have no objection to the clarification of the "D" as RC1. This ensures the suitability of use with our small subdivision area.

Regards,

Robert and Donna Hamather

#9 EVA ST.
Kingsmere N.
Jason Brown



WITH 2011
DISPUTE LETTER

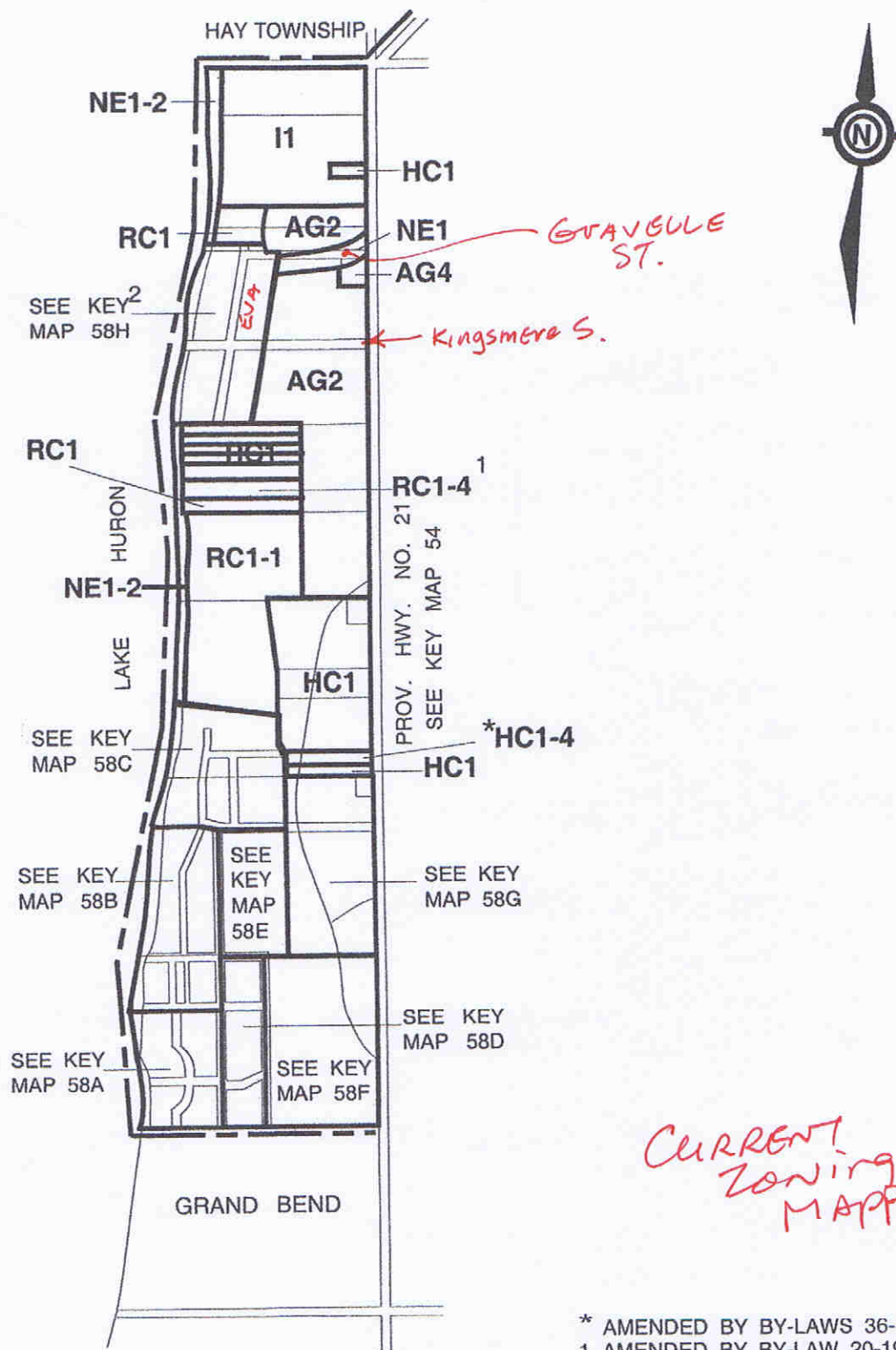
SCHEDULE "A"

KEY MAP 58

TOWNSHIP OF STEPHEN

0 100 200 500 METRES

0 500 1000 2000 FEET



* AMENDED BY BY-LAWS 36-1984, 45-1988

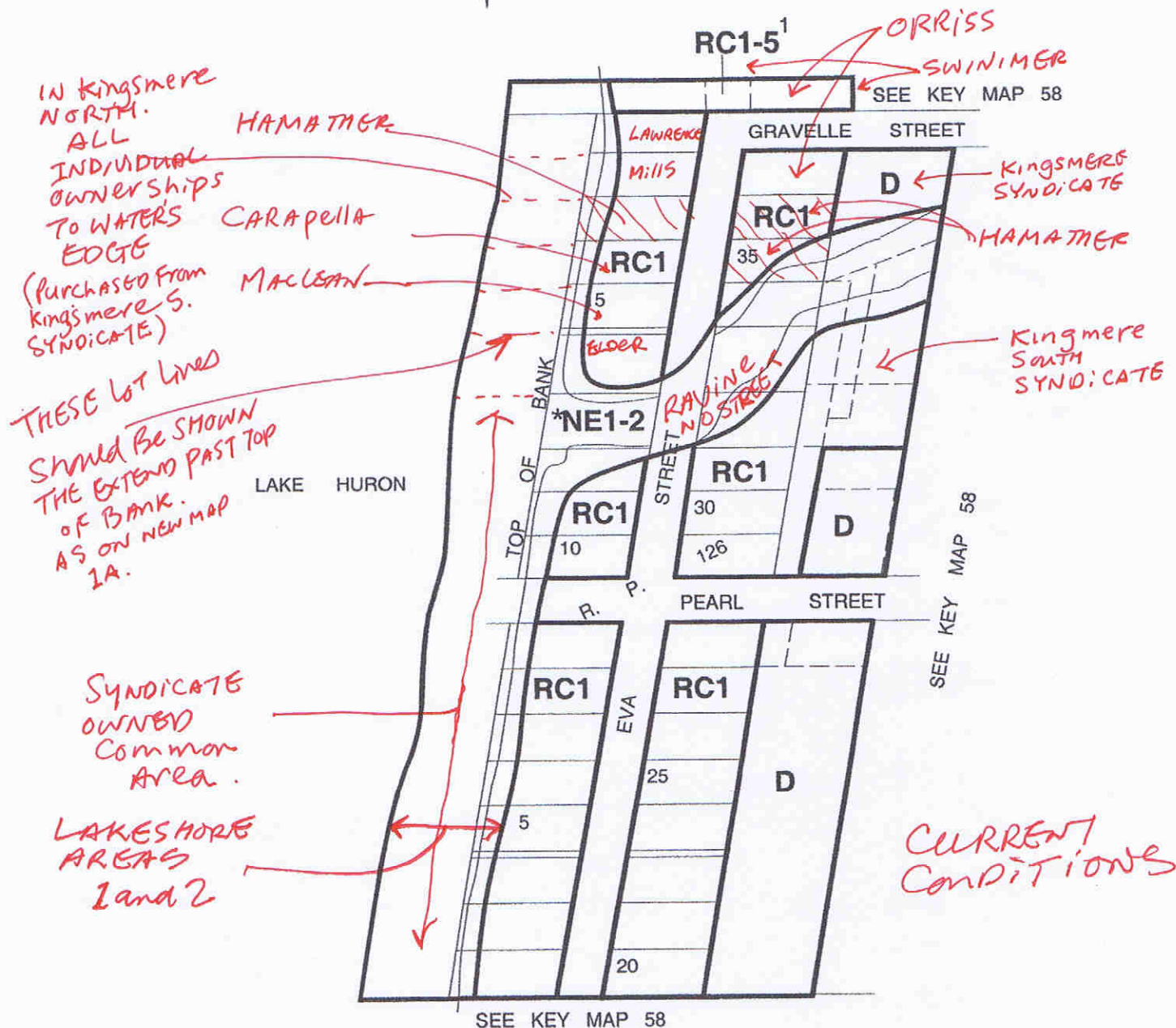
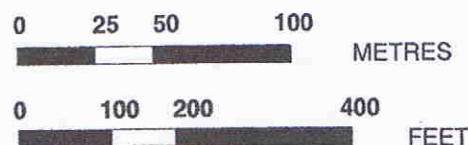
1 AMENDED BY BY-LAW 20-1992

2 AMENDED BY BY-LAW 53-2007



SCHEDULE "A"
KEY MAP 58H

TOWNSHIP OF STEPHEN



NE2	Municipality of South Huron Zoning By-law Section 9 <u>Natural Environment Zone 2</u>	NE2
-----	--	-----

9.4.1. New and Expanding Non-Dwelling Buildings and Structures

The minimum front yard, rear yard, and side yards and maximum zone coverage and building height for new and expanding buildings and structures that are not dwellings will be established and constructed in accordance with the requirements of the relevant approval authority and required studies.

Notwithstanding Section 3.2 Accessory Structures, Buildings and Uses 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 ~~Section 7 Agricultural Small Holding (AG4)~~. 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.

*EVAST. KINGSMERE
INSTEAD OF NE2 WE SUGGEST
NE2-1*

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 Section 7 Agricultural Small Holding (AG4). 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.

- LAKE FRONT -

*LRI BEING
MAINTAINED
IS FIRST
AND FOREMOST.*

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

ASR

R.J.'S SERVICE CENTRE

JUNE 24, 2018

14 William Drive
Crediton, Ontario
N0M 1M0
519-234-6505

Municipality of South Huron
322 Main Street South
Exeter, Ontario

TO WHOM IT MAY CONCERN:

After looking over the draft changes to the By-Laws for Crediton, Ontario, I have noticed that you have zoned my business as C8 which doesn't include permitted uses of a public garage. This garage has been in service since 1953. I believe it is an oversight that the public garage was omitted from C8 zoning. As per attachments you can see that we were included in the previous zoning and I believe we should be included in the changes that are being drafted at this time. I have run a legal service garage and licensed MTO station for the last twenty-one years servicing the people in the area and employing local mechanics. I am very concerned about how this change will effect my business now and in the future. Please do not hesitate to contact me regarding any questions you have regarding my concerns.

Yours truly,



Ronald Harvey

RECEIVED
AMC



THE TOWNSHIP OF STEPHEN

LAURENCE R. BROWN
Administrator
Clerk-Treasurer
LINDA L. OLIVER
Deputy Clerk
JANE McPHERSON
Deputy Treasurer

38 VICTORIA ST. E., CREDITON, ONTARIO N0M 1M0 (519) 234-6331 / 237-3750
ZENITH - 81600 / FAX: (519) 234-6301

September 19, 1997

Ministry of Consumer & Commercial Relations
Business Regulation Branch
Motor Vehicle Dealers Act
555 Yonge St., 3rd Floor
TORONTO, Ontario
M7A 2H6

Dear Sirs:

Re: Ron Harvey
R J Service Center
Plan 213, N. Pt. Lot 2
14 William Street
Township of Stephen

We confirm that the above noted property in the Township of Stephen is zoned "Village Commercial" which allows for a full service garage at this location.

We trust this to be sufficient.

Yours truly,

Linda L. Oliver
Deputy Clerk

*llo

CREDITON SHOP (CURRENT)

VC1

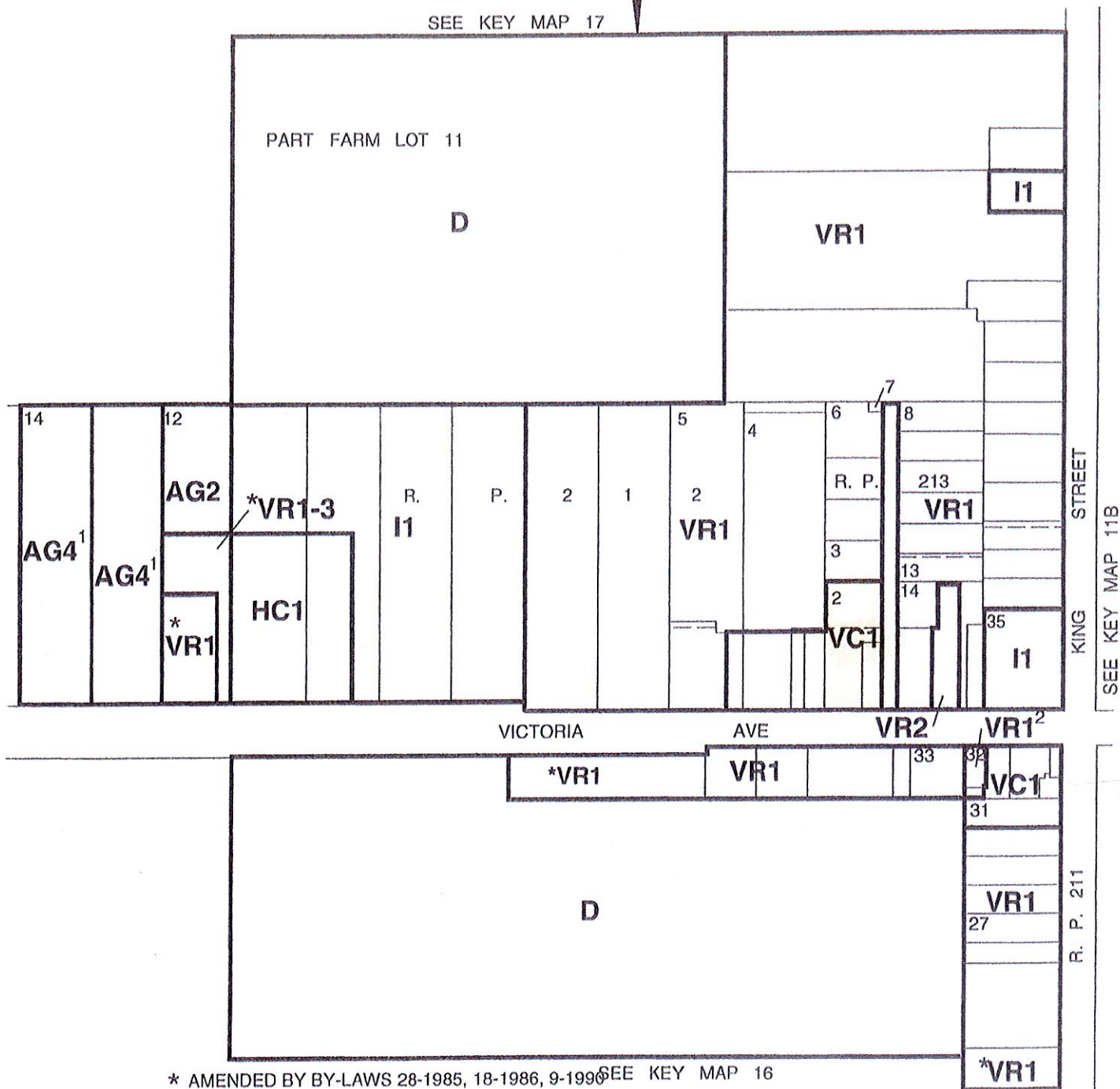


SCHEDULE "A"
KEY MAP 11A
TOWNSHIP OF STEPHEN

0 25 50 100 METRES

0 100 200 400 FEET

SEE KEY MAP 17



* AMENDED BY BY-LAWS 28-1985, 18-1986, 9-1990 SEE KEY MAP 16
1 AMENDED BY BY-LAW 19-2007
2 AMENDED BY BY-LAW 78-2011

Township of Stephen Consolidated Zoning By-law

SECTION 21. VILLAGE COMMERCIAL (VC1)

21.1. PERMITTED USES

- 21.1.1. an agricultural supply establishment;
 - 21.1.2. a bank or a financial institution;
 - 21.1.3. a clothing store;
 - 21.1.4. a day nursery;
 - 21.1.5. a dwelling unit(s) accessory to a permitted use;
 - 21.1.6. a food store;
 - 21.1.7. a service station;
 - 21.1.8. a general store;
 - 21.1.9. a greenhouse, commercial;
 - 21.1.10. a hotel;
 - 21.1.11. an office use or clinic;
 - 21.1.12. a parking area;
 - 21.1.13. a private club;
 - 21.1.14. a public garage;
 - 21.1.15. a restaurant;
 - 21.1.16. a service shop;
 - 21.1.17. a funeral home;
 - 21.1.18. a hardware store;
 - 21.1.19. uses accessory to the permitted use.
 - 21.1.20. a tools and equipment rental service
 - 21.1.21. sales and service of snowmobiles
- (Amended by By-law 12-1989)

21.2. PERMITTED STRUCTURES

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

21.3. ZONE REGULATIONS

	With Public Water	Without Public Water
21.3.1. Lot Area (minimum)	796 sq. m.	1400 sq. m.
21.3.2. Lot Frontage (minimum)	23 metres	30 metres
21.3.3. Front Yard Depth (minimum)	3 metres	3 metres
21.3.4. Side Yard Depth (minimum)	3 metres	3 metres
21.3.5. Ext. Side Yard Depth (minimum)	3 metres	3 metres
21.3.6. Rear Yard Depth (minimum)	7.5 metres	7.5 metres
21.3.7. Lot Coverage (maximum)	40 percent	40 percent
21.3.8. Landscaped Open Space (minimum)	10 percent	10 percent

21.4. BUILDING REGULATIONS

- 21.4.1. Building Height (maximum) 12 metres

21.5. REGULATIONS FOR ACCESSORY RESIDENTIAL USE

- 21.5.1. Location - other than in basement or cellar.
- 21.5.2. Minimum Floor Area per dwelling unit shall be in accordance with the following:
 - 21.5.2.1. Fully detached residence - 84 sq. m.
 - 21.5.2.2. A residence as part of the non-residential building or structure - 70 sq. m.
- 21.5.3. Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling.

21.6. EXISTING BUILDINGS, STRUCTURES AND LOTS

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

21.7. SPECIAL PROVISIONS

21.7.1 VC1-1

In the area zoned VC1-1 the requirements of the VC1 Zone shall apply in addition to the following special provisions:

- 21.7.1.1. Separation distance between buildings and structures for the permitted uses - minimum 6 metres.

21.7.2. VC1-2 (Amended by By-law 17-1990).

Notwithstanding the provisions of Section 21 to the contrary the following permitted uses will be allowed on the property zoned VC1-2:

- 21.7.2.1. a woodworking shop;
- 21.7.2.2. commercial storage space (inside building);
- 21.7.2.3. a clothing store;
- 21.7.2.4. a day nursery;
- 21.7.2.5. a food store;
- 21.7.2.6. a general store;
- 21.7.2.7. an office use or clinic;
- 21.7.2.8. a service shop;
- 21.7.2.9. a hardware store;
- 21.7.2.10. a tools and equipment rental service;
- 21.7.2.11. uses accessory to the permitted uses.

21.7.3. VC1-3 (Amended by By-law 15-1992)

Further to the provisions of Section 21.1. the area zoned VC1-3 includes the following additional permitted uses:

- 21.7.3.1. monument manufacture, sales and service.

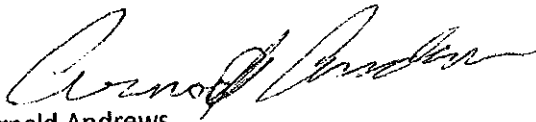
- 21.7.4. Section 3.4. (Non-complying uses) shall be deemed to apply as on the date of passing of this by-law.
- 21.7.5. One parking space per employee shall be provided.
- 21.7.6. Notwithstanding the provisions of Section 3.28 to the contrary, a planting strip or fence shall be provided from the south rear corner of the building

September 26, 2016

TO WHOM IT MAY CONCERN;

I, Arnold Andrews have worked in the Earl Lippert Trucking and Repair Shop during the years of 1961 to 1966 as an employee of Mr. Lippert. To my knowledge this facility has been used as a repair shop since it was the built in 1953.

Your truly,

A handwritten signature in cursive script, appearing to read "Arnold Andrews".

Arnold Andrews
70078 London Road
Exeter, Ontario
519-235-3260

September 30, 2016.

TO WHOM IT MAY CONCERN:

I, Gord Slaght have lived in Crediton since 1959. I moved to 23 William Drive, Crediton in 1969 and resided here to date. The property at 14 William Drive has always been run as a truck repair facility during all my years in this town.

Yours truly,

A handwritten signature in dark ink, appearing to read "Gord Slaght", with a long horizontal line extending to the right.

Gord Slaght
23 William Drive
Crediton, Ontario
519-234-6784

Sarah Smith

From: Scott Currie <scurrie@southhuron.ca>
Sent: June 26, 2018 3:28 PM
To: Sarah Smith
Subject: FW: Comprehensive Zoning By-law

From: Brian Johnston [mailto:djohnston@cabletv.on.ca]
Sent: Tuesday, June 26, 2018 3:25 PM
To: Scott Currie <scurrie@southhuron.ca>
Subject: Comprehensive Zoning By-law

June 26, 2018

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

Dear Mayor, Councillors and Officials,

Re: Comprehensive Zoning By-Law Draft Regarding 55 Waterloo Street, Exeter, Ontario

I am writing to rescind my letter dated June 21, 2018 and submit the following concerns.

On June 25, 2018 I met with Sarah Smith, County Planner and reviewed my concerns related to the proposed zoning amendment affecting 55 Waterloo Street, Exeter, ON.

I understand the expansion of commercial uses and the change from Village Commercial (VC1) to Village Commercial (C8). I request that consideration be given to limiting some of the higher intensity commercial uses and the creation of a special C8 zone for this property.

Specifically, I request that the following proposed commercial uses be removed:

- Gasoline station
- Laundromat or dry cleaning establishment
- Refillable propane exchange program

This property known as 55 Waterloo Street, Exeter and the surrounding residential area are designated as Residential on the Official Plan. The surrounding neighbourhood is zoned residential with many single family homes in existence.

These higher intensity commercial uses proposed for this property are not compatible with the strong existing residential neighbourhood or the spirit of the Official Plan Residential designation. Public safety issues, hazardous materials on site, increased local traffic, increased noise, and obnoxious odours have a serious potential to negatively affect the people residing nearby.

Please keep me informed of proceedings.

Respectfully submitted,

Brian Johnston
60 Waterloo Street
Exeter, ON
N0M 1S2
djohnston@cabletv.on.ca
519-235-0741

June 21, 2018

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

Dear Mayor, Councillors and Officials,

Re: Comprehensive Zoning By-Law Draft Regarding 55 Waterloo Street,
Exeter, Ontario

Please accept this letter as my written representation giving comment to the proposed expansion of commercial uses for the above mentioned property. I reside in close proximity to this affected property.

Official Plan designation- Residential

Current Zoning- VC1

Current use- legal non-conforming auto body shop

Proposed zoning- C8

I object to the proposed zoning classification of C8 applying to this property.

I do not object to the current legal non- conforming use of auto body shop being added to the list of existing permitted uses currently applying to this property.

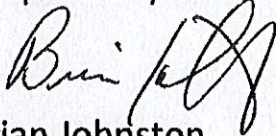
I ask that consideration be given to deleting the uses of restaurant, hotel and service station from the list of existing permitted uses currently applying to this property.

This isolated commercial zone and surrounding residential area is designated as Residential on the Official Plan. The surrounding neighbourhood is zoned residential with many single family homes in existence. I feel that the expansion of new commercial uses on this property is NOT compatible with the strong existing residential neighbourhood or the spirit of the Official Plan Residential designation.

It is my belief that recognizing the current legal non-conforming use and the deletion of the higher intensity commercial uses would be in keeping with the Official Plan designation of Residential, more favourable and much safer for the strong existing residential neighbourhood.

Thank you for this opportunity to comment and please keep me informed of proceedings.

Respectfully Submitted,



Brian Johnston

60 Waterloo Street

Exeter, ON

N0M 1S2

djohnston@cabletv.on.ca

519-235-0741

Sarah Smith

From: Scott Currie <scurrie@southhuron.ca>
Sent: June 8, 2018 9:06 AM
To: Sarah Smith
Subject: FW: COMPREHENSIVE ZONING BY-LAW

From: Ellen Shapiro DVM [mailto:exeter.animal.hospital@gmail.com]
Sent: Thursday, June 07, 2018 4:46 PM
To: Scott Currie <scurrie@southhuron.ca>
Subject: COMPREHENSIVE ZONING BY-LAW

June 7, 2018

We were surprised to find at the Open House that the back half of our property had been re-zoned from 'agricultural' to 'residential'.

It has always been our long term plan to use this area to expand the range of our veterinary services, perhaps as a canine boarding kennel or an equine- related facility. We have never had any interest in dividing our property into residential plots.

There is no shortage of land available for housing in South Huron, but it is rare nowadays to find a suburban veterinary hospital with our flexibility and growth potential. This acreage is much more valuable to us for animal use than it would be to a housing developer.

If at this time the designation needs to be changed from 'agricultural' we would prefer to see it unified with the western half of our property as 'highway commercial' or alternatively given the municipality's guarantee that our future expansion plans will not be impeded.

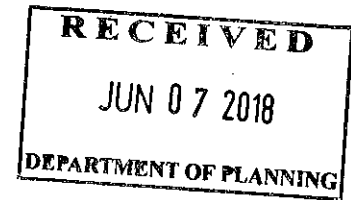
Ellen Shapiro & Karl Memmel

Exeter Animal Hospital
660 Main Street South
Exeter, Ontario N0M 1S1

519-235-2662

exeter.animal.hospital@gmail.com

Paul Turnbull
34451 Dashwood Road
Grand Bend, Ontario
N0M 1T0
519-238-2905



Sarah Smith
57 Napier Street
2nd Floor
Goderich, Ontario
N7A 1W2

Dear Sarah

June 4, 2018

Re: Con LRE Pt Lot 7 Gore AS – RP 22R55 Part 8
Tax Roll No. 040026038000000

As a follow up to our visit to the Exeter, South Huron Office I would like to make the following request.

That the Municipality of South Huron Zoning By-law AG2 for the above property be amended to AG4 as shown on the pending DRAFT Zoning By-law amendment.

That this change be incorporated at the time of passing of the proposed Zoning By-law amendment.

The property owner Mrs. Margaret Turnbull has put the existing property on the market for sale and would appreciate this amendment being included in the new Draft By-law.

We would also like to receive notice of upcoming meeting relating to this proposed Zoning By-law.

If you have any questions relating to this request please do not hesitate to contact us at the above address.

Thank you for your attention to this request

Yours Truly

Paul Tunbull

A handwritten signature in dark ink, appearing to read "P. Turnbull", written over the printed name "Paul Tunbull".