

Municipality of South Huron Comprehensive Zoning By-law

Committee of the Whole



May 1, 2018



Background . . .

- A Zoning By-law is the Municipality's way to legally manage the development of land.
- The By-law states how land can be used and the required standards
- South Huron has three existing By-law's dating 1978 (Exeter) and 1984 (Stephen and Usborne)

Consolidated Zoning By-law . . .

- Comprehensive Zoning – one by-law for whole Municipality of South Huron
 - Brought into conformity with Town of South Huron Official Plan (February 26, 2014);
 - Reflect changes to standards that guide development under Planning Act, PPS etc.;
 - Format and definitions are dated – a more straightforward, logical, readable and user friendly By-law is desired.
 - Updated Mapping

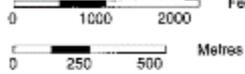
Exploring the Zoning By-law . . .

Overview and Format

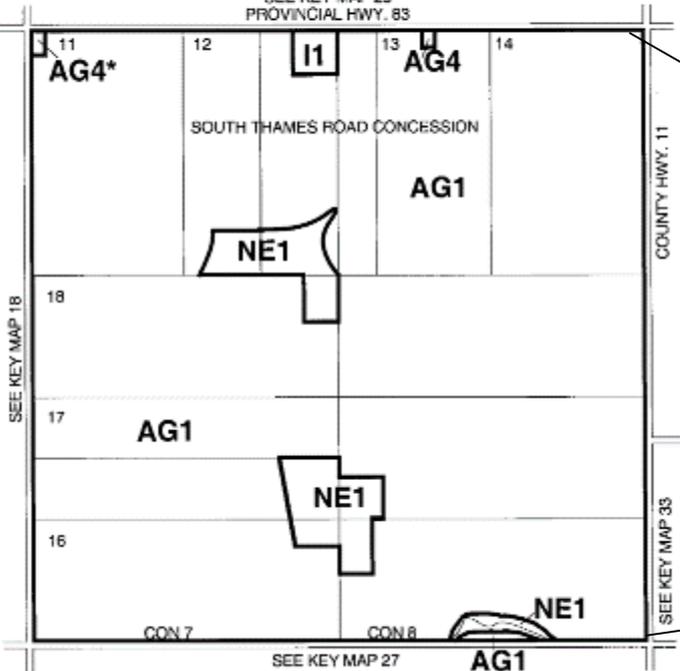
- The Town's way to legally manage the development of land within the Town.
- Thirty-seven (37) zone categories
 - Uniformity between by-laws
 - Use of LR1, R1, R2, R3, C3, C4, C5
 - Terminology and definitions an
 - Increased font size, AODA standards, revised formatting
- Thirty (30) zoning maps (condensed from current 175 Key Maps)



SCHEDULE 'A'
KEY MAP 26
TOWNSHIP OF USBORNE



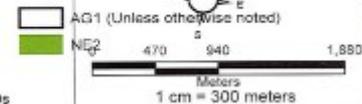
SEE KEY MAP 25
PROVINCIAL HWY. 83



* AMENDED BY BY-LAW 19-1997



Property Boundary
Watercourses
Waterbody
TRCA Flood Hazards_DRAFT_2014_07_23_11h17m00s



Exploring the Zoning By-law:

Section 1 - Administration

- Administrative details of the By-law
- Enactment, effect and contents
- Outlines how and where the By-law applies

Exploring the Zoning By-law:

Section 2 - Definitions

- Provides definitions for various uses and terms used in the By-law
- Definitions to be flexible
- Revised to reflect today's community and current culture and increased # definitions

Example:

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.

Exploring the Zoning By-law:

Section 3 – General Provisions

- Provides regulations that are not property specific and apply broadly
- Table of Contents employed & alphabetized
- Modernization of terminology and broadening of examples

Exploring the Zoning By-law:

Section 4 – 7 – Agriculture

- **AG1** General Agriculture
 - Increased range of uses for modern farm practices
 - Added medical marijuana facility permitted use
 - On Farm Diversified uses per provincial legislation
- **AG2** Restricted Agriculture
 - Zone now retained from surplus dwelling.
 - All permitted AG1 uses, no accessory dwelling
- **AG3** Agricultural Commercial-Industrial
 - Increased range of uses for growing technology and AG related practices
- **AG4** Agricultural Small Holding
 - Automatic rezoning application for severed dwellings to AG4

Exploring the Zoning By-law:

NE2

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

NE2

Section 8 – 14

- **NE1** Natural Environment Zone 1
- **NE2** Natural Environment Zone 2
- **OS** Parks & Open Space
- **FF** Flood Fine Overlay
- **FW** Floodway
- **ER1** Extractive Resources
- **ER2** Extractive Industrial

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.

Exploring the Zoning By-law:

Section 15 - 18

- **LR1** Lakeshore Residential (existing RC1 and RC2 zones)
 - Represents lakeshore community and dynamics of this area
 - Unique considerations of land and use of site thus zone provisions reflect this unique character
 - Recent flux of rebuilds and large construction
 - Mix of recreational season and increased year round
 - Septic systems, small existing lots that limit building size
- **RC2** Recreational Trailer Park and Campground
- **RC3** Recreational Commercial
- **RC2** Huron County Playhouse

Exploring the Zoning By-law:

Section 19 - 23

- **R1** Low Density Residential
 - **R2** Medium Density Residential
 - **R3** High Density Residential
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- Increased range of residential uses throughout zones
 - Uniformity in Primary, Secondary and Tertiary Settlement Areas from Village Residential (VR1) to standard Rx provisions
 - Specific provisions and clarity for type of structure proposed
 - Second Units in single residential dwelling or accessory structures
 - Removal of minimum building size – regulated by building code
 - Charts added for clarity and readability of zone provisions

Exploring the Zoning By-law:

Section 19 – 23 continued

- **R4** Mobile Home Park
- **R5** Residential Park
 - Specific provisions and clarity for type of structure proposed
 - Removal of minimum building size – regulated by building code
 - Charts added for clarity and readability of zone provisions

Exploring the Zoning By-law:

Section 24 - 28

- **C3** Highway Commercial
 - **C4** Core Commercial
 - **C5** Mixed Use Commercial
 - **C6** Grouped Commercial
 - **C8** Village Commercial
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- Increased range of permitted uses to avoid issues with zoning
 - Modernization of permitted uses for current demand and business direction
 - Commonality of terms and provisions between zones as necessary
 - Residential uses will be encouraged in Downtown Core (C3 & C4 zones)

Exploring the Zoning By-law:

Section 29 - 30

- **M1** Light Industrial
- **M2** General Industrial
- Increased range of permitted uses to avoid issues with zoning
- Universal industrial codes throughout - removal of VM1 “Village Industrial”
- Modernization of permitted uses for current demand and business direction
- Commonality of terms and provisions between zones as necessary
- Added medical marijuana facility permitted use
- Office Spaces added to draft as result of Thames Road Corridor Study

Exploring the Zoning By-law:

Section 31 - 33

- **CF** Community Facility
 - Increased list of permitted uses
 - Modernization of terminology and uses
- **DS** Disposal*
- **U** Utility*
 - *Modified zone which includes facilities such as communication facilities, flood and erosion control works, hydro transmission lines, public utilities, railway facilities, sewage treatment plant, water treatment plant, waste disposal, recycling etc.

Exploring the Zoning By-law:

Section 34 - 37

- **AL1** Airport Lands Essential Facilities
- **AL2** Airport Lands Airport Related Uses
- **DA1** and **DA2** Defined Area Overlay for Public Safety
 - * Inclusion of permitted uses and identified zoned; provisions to be regulated by Air Traffic Authority under provincial or federal jurisdiction as regulates are updated
 - Defined areas for height restrictions to adjacent lands – shall not remove provincial or federal jurisdiction regulations
- **SY** Salvage Yard

Next Steps . . .

South Huron Zoning By-law Draft Timeline

<i>Date</i>	<i>Event</i>	<i>Task</i>
Mon., Apr. 16/18	Council	<ul style="list-style-type: none">○ Review of key changes in Draft Zoning By-law○ Recommend Council release for public and agency review
Thurs., May 10/18	Open House	<ul style="list-style-type: none">○ Obtain public comments on Draft #1
Tues. May 22/18	Council	<ul style="list-style-type: none">○ Review open house and other comments received
Mon. June 4/18	Council	<ul style="list-style-type: none">○ Review of revised draft ZBL (Draft #2)○ Recommend public meeting be held
Tues. July 3, 18	Public Meeting	<ul style="list-style-type: none">○ Obtain public comments on Draft #2
Mon. July 16/18	Council	<ul style="list-style-type: none">○ Review public meeting comments○ Potentially recommend to Council for approval

General Discussion

