

South Huron Zoning By-law – June 5, 2018 DRAFT
Committee of the Whole June 11 – Council discussion Points

Item	Description	Planning Recommendation	Council Decision
3.30.4	Exceptions to Keeping Livestock Allows keeping of livestock at a dwelling for maximum 2 horses for primary transportation.	Remove general provision. South Huron not horse drawn dominate.	
8.2	Natural Environment Zone 1 (NE1) Permitted Structured	Perhaps add provision to cap at 100 square metre maximum ground floor area. To control built structures in natural environment areas <i>i.e. “accessory buildings and structures (1000 square metre maximum ground floor size) for the maintenance of the permitted uses as well as . . .</i>	
14.4.6	Setback for extractive building In draft 1 was 300m separation distance from dwelling on same lot or separate lot.	Recommend 90 metres to dwelling on same lot, retain 300m distance to separate lot.	
15.5	Lakefront Front Yard in LR1 zone Historically able to choose between frontage. Can cause issues for building permit and interpretation if constant flip/flop	Recommend define lakefront properties with Lake Huron as frontage. Matches lakeshore communities throughout Huron County. Doesn't cause issue with location of accessory garage for example.	
19.8	Yards in Huron Park Properties fronting municipal street, front yard has been defined as between dwelling and parkland, and rear yard between residential unit and street.	Planning recommendation to remove requirement or determination of yard. Let the road be determined the yard as standard throughout By-law.	
24.5	Highway Commercial Maximum Number of Uses Draft By-law stated maximum 2 main uses per lot in C3 zone	Planning recommendation to remove requirement. Let parking and site provisions prevail. There are existing cases of multiple uses per	

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		lot.	
24.11.1 27.5.1	<p>Automobile Storage Area</p> <p>Currently minimum 5 parking space for service bay and 10 parking space for in sequence for automatic car wash</p>	<p>5 spaces and 10 spaces respectively are recommended.</p> <p>Does Council feel higher minimum space requirement is warranted?</p>	
24.11.1 27.5.2	<p>Location of Car Wash</p> <p>Draft By-law had provision of minimum 10m separation to residential, park, place of worship, community centre, funeral home, convalescent home, home for aged, nursing home, or hospital</p>	<p>Remove requirement for minimum setback as not required. Zones determine location and permitted uses.</p>	
Throughout	Added Permitted Uses	<p>Planning recommendation for additional uses noted in blue be added to respective zones.</p>	
Throughout	Increased height provisions	<p>Height provisions increased in appropriate zones to reflect change from height measured to mid peak versus new measure to top of roof. Recommended increased heights be adopted.</p>	