

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

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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. (Aman)

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.

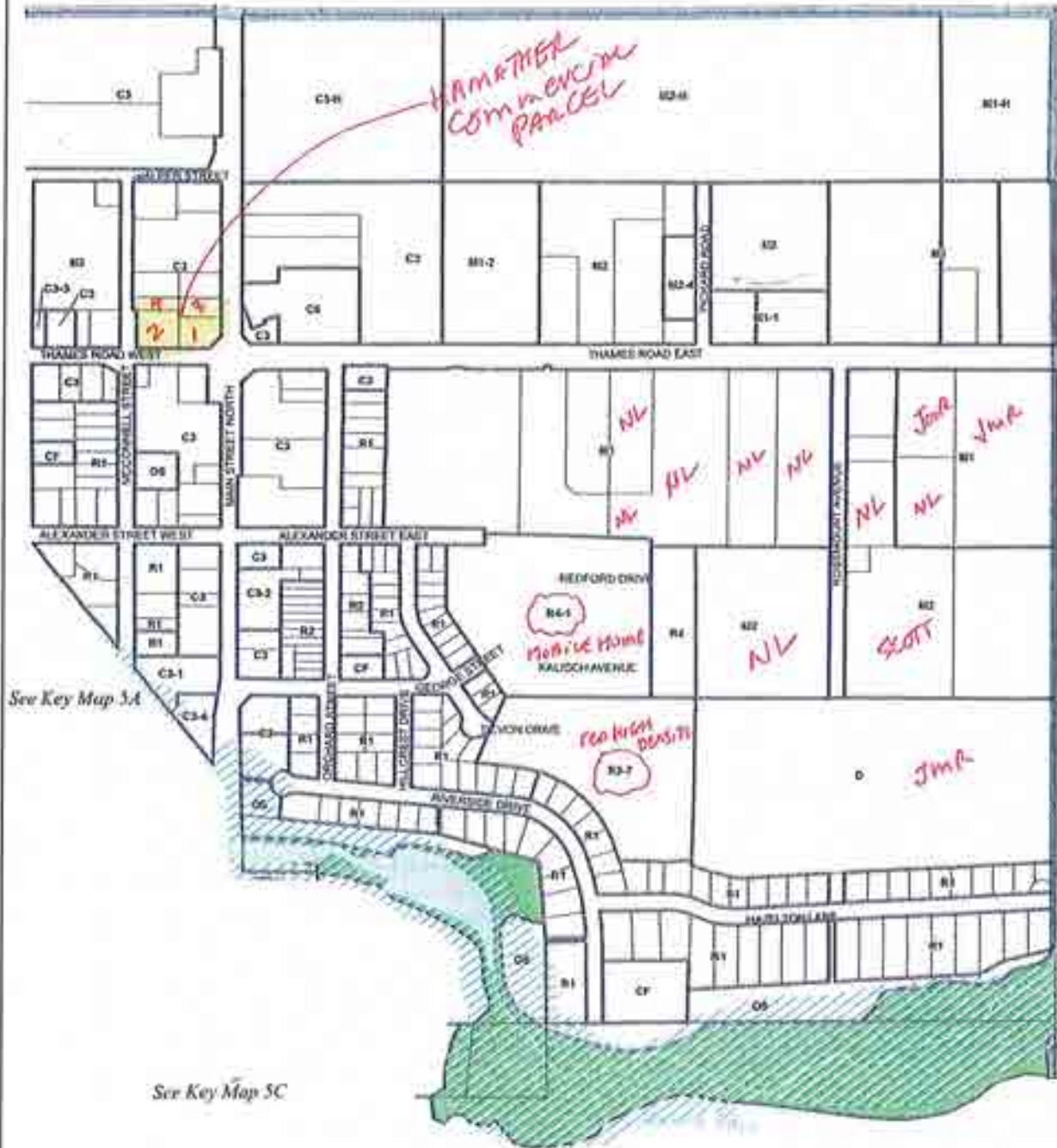
Asian

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.

DRAFT

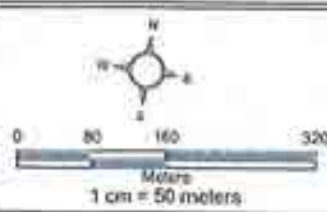
See Key Map 3



See Key Map 3A

See Key Map 5C

See Key Map 3F



NORTH LANDER

**COMMERCIAL
MAP - 53**

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

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2. (See also general provisions Section 3 3.14-pg 69 (duplication?))

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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.
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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

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To : Sarah Martin Smith (Planner) smartin@huroncounty.ca

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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.

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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
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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 85085'	5111'	1400 square metres 65010'
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	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.

[Signature]

LRC1	Municipality of South Huron Zoning By-law Section 15 Lakeshore Residential	LRC1
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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 DEFN. PG 50

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.

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
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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 *LAKESHORE?*

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.

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.

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

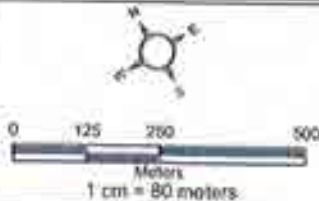
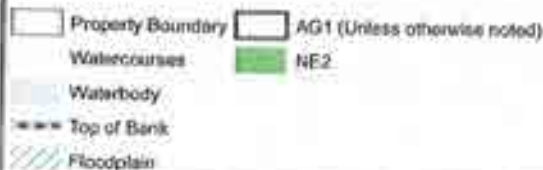
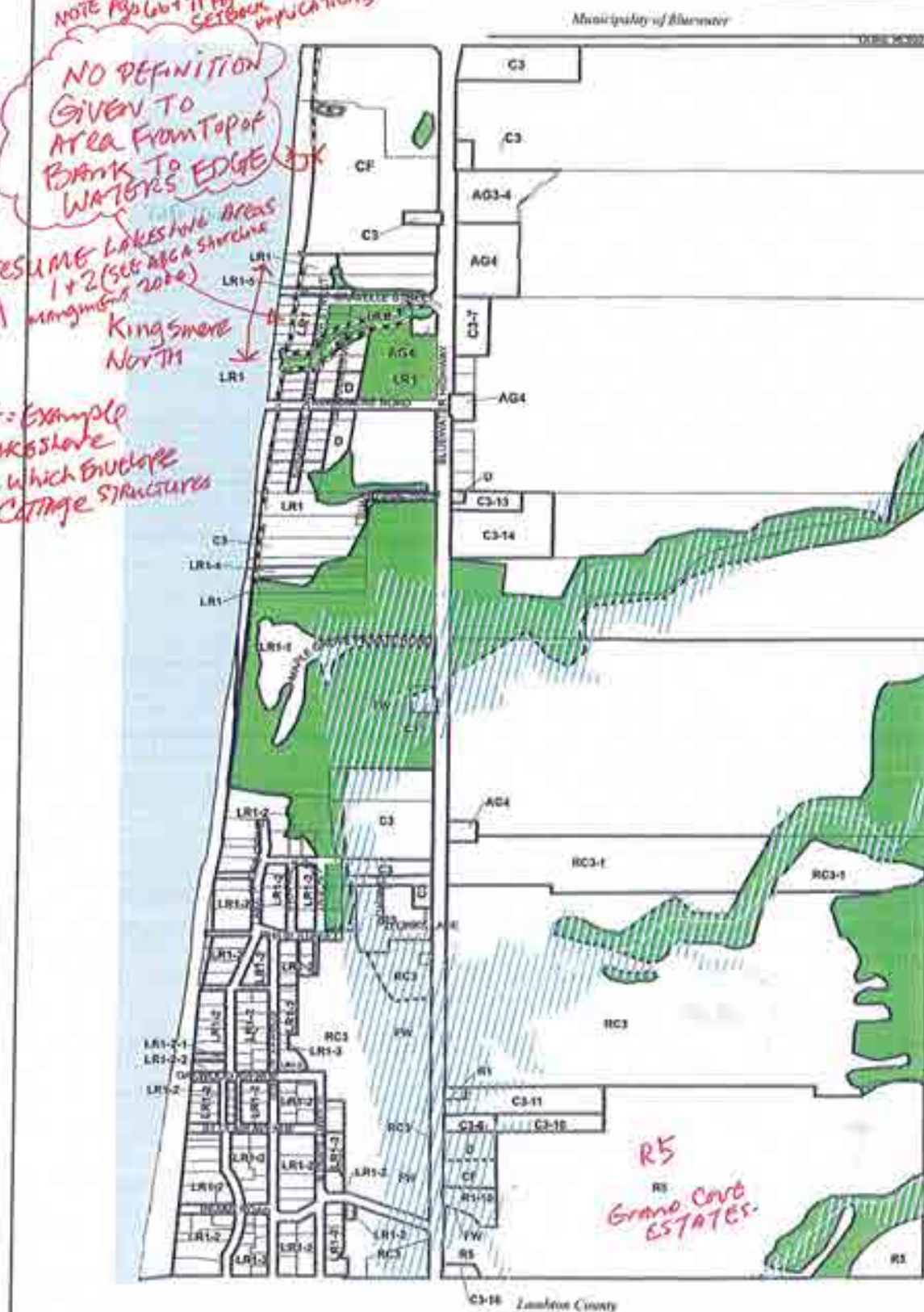
*NOTE AG3-10 + 11 for
SETBACK
implications*

*NO DEFINITION
GIVEN TO
AREA FROM TOP OF
BANK TO
WATERS EDGE*

*PRESUME LAKESHORE AREAS
1 + 2 (SEE AG4 SHORELINE
MANAGEMENT ZONE)*

*Kingsmere
North*

*NOTE: Example
of LAKESHORE
1 + 2 which ENVELOPE
THE Cottage STRUCTURES*



*COTTAGE
Kingsmere*



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.

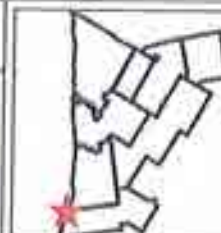
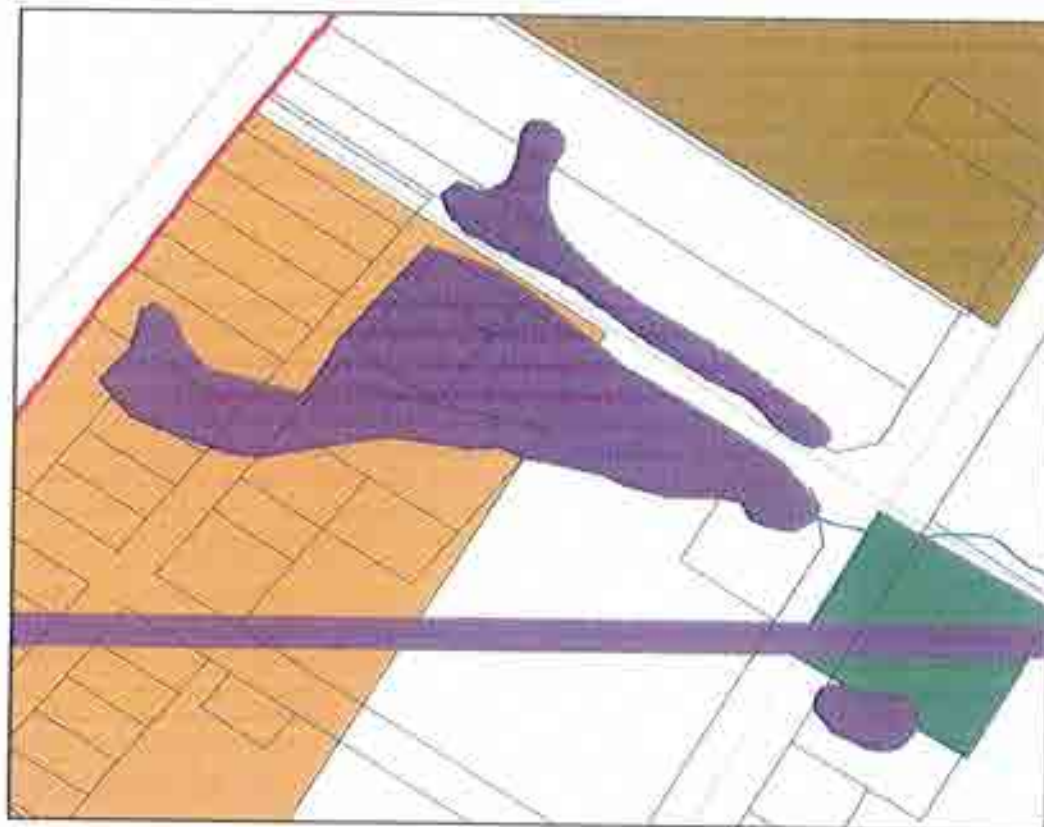
The notations to the map refer to the adjacent Orris vacant lot and a lot owned by the Kingsmere South Syndicate. I believe the Orriss family shares similar concerns. The Kingsmere Syndicate can speak for itself, but our comments would be related to the "D" designation. This parcel is on the opposite 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

Eva Gravel OP



Legend

- SouthMain_PublicAssessment
- Iron_etc_boundary
- hc_Road
- sh_road
- SH_Wards
- SH_Loss
- SH_Landuse
- Airport Commercial
- Commercial
- Enter Capex Zone
- Highway Commercial
- Industrial
- Institutional
- Natural Environment
- PostQuarries
- Recreation
- Urban
- Urban Developmental
- SH_Watercourses

0 75 160 225 m.

Map center: 439745, 479788



Scale: 1:2,627

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: Nov 21, 2011 official plan review in-process map before changes.

WITH 2011
DISPUTE LETTER

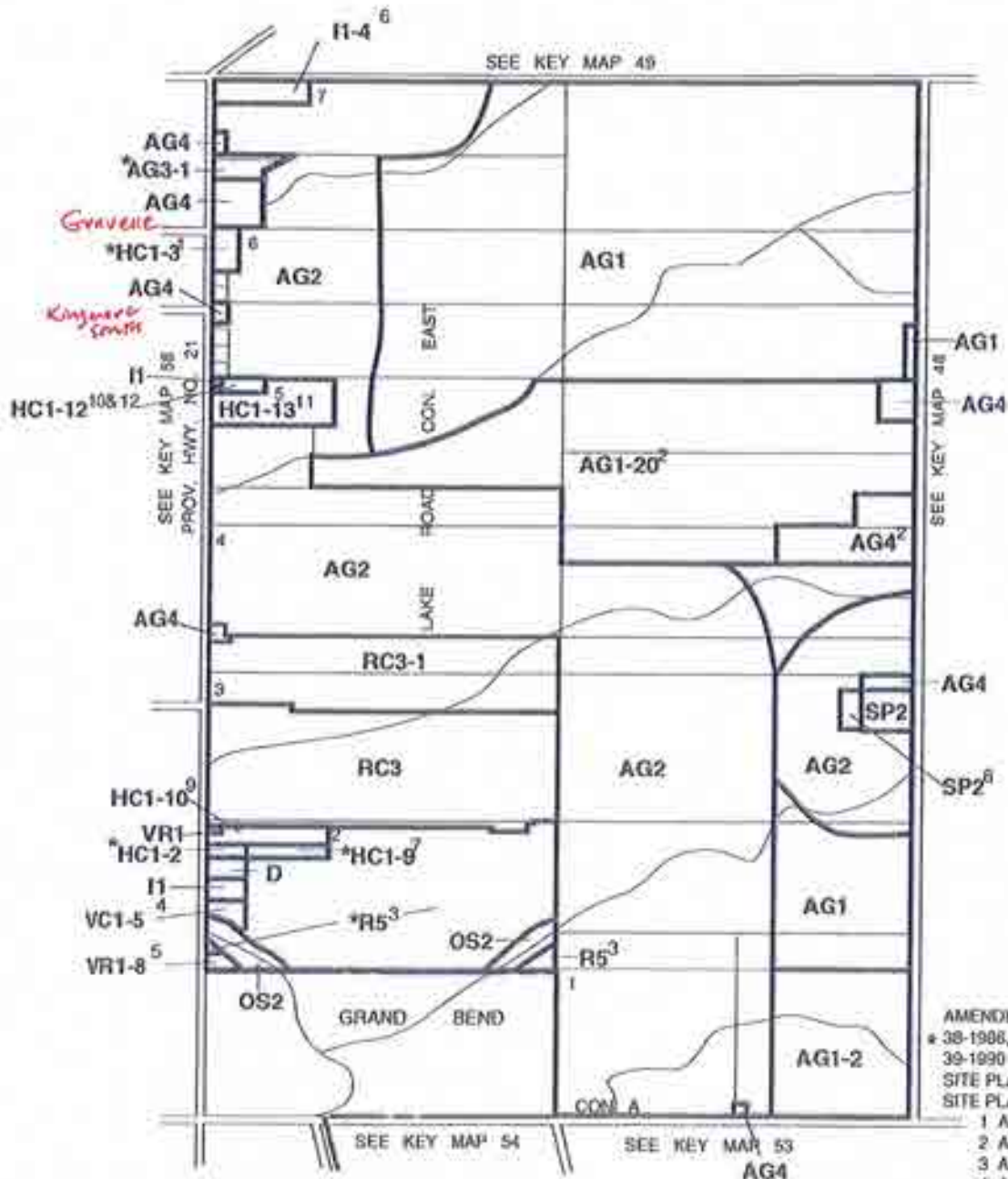


SCHEDULE "A"
KEY MAP 54

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, 26-1988,
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 58-1995
 - 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

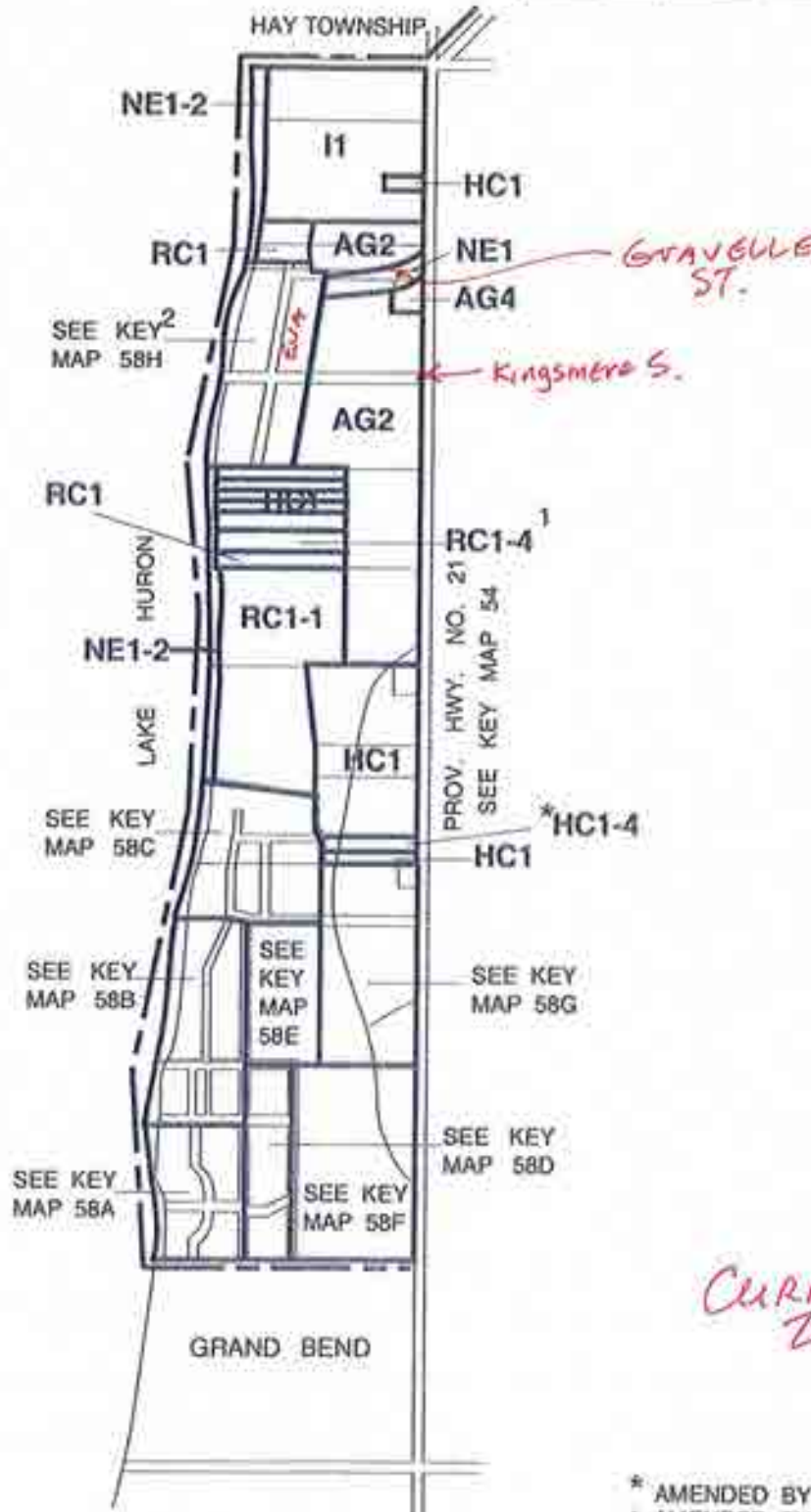
*CURRENT CONDITION
Mapping*

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

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.

*EVA ST. KINGSMORE
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

Adm