

MUNICIPALITY OF SOUTH HURON ZONING BY-LAW

Consolidated January 2025

Proposed changes are marked using track changes: Additions are shown using underline, and deletions are shown ~~using strike through~~

PREPARED BY:

MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON PLANNING AND DEVELOPMENT DEPARTMENT

This document is a consolidation of the Municipality of South Huron Zoning By-law 69-2018 and subsequent amendments thereto. This compilation is for convenience and administrative

purposes and may not represent true copies of the by-laws it contains. Any legal interpretation of this document should be verified with the Clerk.

South Huron Zoning By-law 69-2018
ENACTMENT

Restricted Area By-law of the
Corporation of the
Municipality of South Huron

This By-law shall come into effect pursuant to Section 34 of The Planning Act.

READ A FIRST TIME ON THE 16th DAY OF JULY , 2018

READ A SECOND TIME ON THE 16th DAY OF JULY , 2018

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk

READ A THIRD TIME AND PASSED THIS 13th DAY OF AUGUST, 2018

Maureen Cole, Mayor

Rebekah Msuya-Collison, Clerk

EXPLANATORY NOTE
ZONING BY-LAW NO. 69- 2018
OF THE
CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, zoning by-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the Municipality of South Huron considers it in the public interest to regulate the use of all land within the Corporation of the Municipality of South Huron; and

WHEREAS the purpose of the Zoning By-law is to implement the policies contained in the Municipality of South Huron Official Plan, adopted February 26, 2014;

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

Purpose

The purpose of this By-law is to provide the Corporation of the Municipality of South Huron with regulations which will affect control over all forms of land use and the erection, location and use of buildings and structures or other related matters within the Municipality.

Basis

Such regulations have been deemed necessary and in the long-term public interest by local Council in order to minimize possible conflicts between existing and proposed land uses, and maximize the benefits of co-locating compatible uses.

Affected Lands

The lands directly affected by this By-law are all properties lying wholly or partly within the corporate limits of the Municipality of South Huron.

Existing By-Laws

From the coming into force of this By-law, all previous by-laws of the Municipality passed pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended or a predecessor thereof, shall be deemed to have been repealed.

Duration

It is the intention of the Council that this Zoning By-law will be effective until circumstances change to such a degree that a revision and updating of the By-law is required. Additional uses for specific lands may be permitted by means of a rezoning or amendment to the Zoning By-law.

It is the intention of the Council to accept and review applications to amend the Zoning By-law in order to allow the establishment of uses which are permitted by the Municipality of South Huron Official Plan.

Effect

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

Contents

The Zoning By-law comprises Sections 1-38 plus zone maps delineating zones created by the text of this By-law, all attached hereto.

THE ZONING BY-LAW
OF THE CORPORATION OF THE
MUNICIPALITY OF SOUTH HURON

BY-LAW NO. 69- 2018

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

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

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

Table of Contents

1. Application, Enforcement, Interpretation and Administration	19
1.1. Title	10
1.2. Amendments	10
1.3. Acts	10
1.4. Application	10
1.5. Administration and Enforcement	210
1.6. Violation and Penalty	211
1.7. Unlawful Uses	211
1.8. Errors and Omissions – Obligation to Comply	211
1.9. Severability	211
1.10. Remedies	211
1.11. Information as to Conformity	312
1.12. Licenses and Permits	312
1.13. Sign Permits	312
1.14. Buildings to be Moved	312
1.15. Repeals	412
1.16. Technical Revisions to the Zoning By-law	413
1.17. Meaning of Terms	413
1.18. Terms	513
1.19. Zones, Symbols, and Section Numbers	514
1.20. Boundaries of Zones	615
1.21. Minimum Requirements	716
1.22. Uses not Listed as Permitted	716
1.23. Use of Examples	716
1.24. References to Provincial or Federal Legislation	716
1.25. Effective Date	817
1.26. Transition: Minor Variances	817
2. Definitions	917
3. General Provisions	4654
3.1. Accessibility	4655
3.2. Accessory Buildings, Structures & Uses	4655
3.3. Application of other By-Laws, Regulations, Legislation	4857
3.4. Building Line Setback	4857
3.5. Community Gardens	4857
3.6. Encroachments in Yards	4957
3.7. Exterior Lighting	5059
3.8. Reserved – Deleted by [insert by-law number]	5059
3.9. Government Uses Permitted	5159
3.10. Hazard Land Requirements	5159
3.11. Height Limitation Exceptions	5159
3.12. Home Industry	5159
3.13. Home Occupation	5260
3.14. Loading Space Requirements	5362

3.15.Main Buildings or Main Uses per Property.....	5462
3.16.Cannabis Production Facility	5463
3.17.Minimum Distance Separation (MDS).....	5563
3.18.Municipal Services	5564
3.19. "CARL" Conservation Authority Regulated Lands and Adjacent Lands	5564
3.20.Non-Complying Buildings and Structures.....	5664
3.21.Non-Complying Properties	5765
3.22.Non-Conforming Uses	5765
3.23.On Farm Diversified Uses	5967
3.24.Outdoor Solid Fuel Combustion Appliances.....	5967
3.25.Outdoor Storage of Waste	6068
3.26.Parking Requirements	6068
3.27.Permitted Uses, One or More	6876
3.28.Planting Strips and Privacy Fences	6876
3.29.Prohibited Uses	6977
3.30.Properties to Front on a Street.....	7078
3.31.Property Enlargement	7078
3.32.Property Size from an Agricultural Severance.....	7178
3.33.Setbacks from an Abattoir, Residential	7178
3.34.Setbacks of Buildings and Structures along Watercourses, Municipal Drains and Conservation Authority Regulations	7178
3.35.Livestock Facility or Manure Storage Facility Setbacks	7179
3.36.Setback from Established Commercial Scale Wind Energy Facilities	7279
3.38.Sight Triangle	7279
3.39.Stacking Lanes	7279
3.40.Surplus Farm Dwelling Severance	7280
3.41.Storage Containers, Accessory	7380
3.42.Swimming Pools.....	7380
3.43.Through Property	7380
3.44.Utility Services for the Public.....	7381
3.45.Waste Disposal Sites, Restrictions around Active and Closed	7481
4.General Agriculture (AG1).....	7581
4.1.Permitted Uses	7582
4.2.Accessory Uses	7582
4.3.Permitted Structures	7582
4.4.Zone Provisions.....	7682
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):	7683
4.7.New Agricultural Holdings	7783
4.8.Existing Agricultural Holdings	7783
4.9.Clearing of Areas	7784
4.10.Special Zones	7784
5.Restricted Agriculture (AG2)	8389
5.1Permitted Uses	8390
5.2.Accessory Uses	8390

5.3. Permitted Structures	83 90
5.4. Zone Provisions	83 90
5.5. Yard Requirements	83 90
5.6. Farm Parcel from a Surplus Farm Residence Severance	84 91
5.7. Minimum Distance Separation	84 91
6. Agricultural Commercial-Industrial (AG3)	8591
6.1. Permitted Uses	85 92
6.2. Accessory Uses	85 92
6.3. Permitted Structures	85 92
6.4. Zone Provisions	85 92
6.5. Zone Provisions for Accessory Residential Uses	86 93
6.6. Zone Provisions for Accessory Storage Containers	86 93
6.8. Buffer Strip	86 93
6.9. Property Abutting a Railway	86 93
6.10. Special Zones	86 93
7. Agricultural Small Holding (AG4)	8995
7.1. Permitted Uses	89 96
7.2. Accessory Uses	89 96
7.3. Permitted Structures	89 96
7.4. Zone Provisions	89 96
7.5. Accessory Structures	90 96
7.6. Minimum Separation Distance (Residential)	90 97
7.7. Special Zones	90 97
8. Airport Lands – Essential Facilities (AL1)	98103
8.1. Uses	98 104
8.2. Structures	98 104
9. Airport Lands – Airport Related Uses (AL2)	99104
9.1. Permitted Uses	99 105
9.2. Permitted Structures	99 105
9.3. Zone Provisions	99 105
9.4. Building Provisions	99 105
9.5. Accessory Residential Use Provisions	100 106
9.6. Off Street Parking	100 106
9.7. Open Storage	100 106
9.8. Special Zones	100 106
10. Highway Commercial (C3)	102107
10.1. Permitted Uses	102 108
10.2. Permitted Structures	104 110
10.3. Zone Provisions	104 110
10.4. General Commercial Provisions	105 111
10.5. Provisions for Accessory Dwellings, Residential Uses and Uses Accessory to Residential Uses where Permitted	105 111
10.6. Front Yard Planting Area	106 111
10.7. Existing Use Provisions	106 112

10.8.Additional Zone Provisions for Automobile Sales, Automobile Service and Car Wash.....	106 112
10.9.Special Zones.....	107 112
11.Core Commercial (C4)	113118
11.1.Permitted Uses	113 119
11.2.Permitted Structures	114 120
11.3.Zone Provisions.....	114 120
11.4.General Commercial Provisions.....	115 121
11.5.Special Provisions Defined Area 3	115 121
11.6.Prohibited Uses	116 121
11.7.Existing Dwellings Combined with a Commercial Use – Zone Provisions	116 122
11.8.Accessory Dwelling Units Combined with a Commercial Use – Zone Provisions	116 122
11.9.Core Area Parking	116 122
11.10.Special Zones	116 122
12.Mixed Use Commercial (C5)	118123
12.1.Permitted Uses	118 124
12.2.Permitted Structures	119 125
12.3.Zone Provisions.....	119 125
12.4.General Commercial Provisions.....	120 126
12.5.Residential Units in the C5 Zone	120 126
12.6.Special Provisions Defined Area 3	121 126
13.Grouped Commercial (C6)	122127
13.1.Permitted Uses	122 128
13.2.Permitted Structures	124 130
13.3.Zone Provisions.....	124 130
13.4.General Commercial Provisions.....	125 130
13.5.Additional Zone Provisions for Automobile Sales, Automobile Service and Car Wash.....	125 131
14.Village Commercial (C8)	127132
14.1.Permitted Uses	127 133
14.2.Permitted Structures	128 134
14.3.Zone Provisions.....	128 134
14.4.General Commercial Provisions.....	129 134
14.5.Existing Buildings, Structures and Properties	130 135
14.6.Special Zones	130 135
15.Community Facility (CF)	132137
15.1.Permitted Uses	132 138
15.2.Permitted Structures	133 139
15.3.Zone Provisions.....	133 139
15.4.Setback from Residential Zone	133 139
15.5.Setback from Railway	133 139
15.6.Special Zones	134 139
16.Future Development (D)	136141
16.1.Permitted Uses	136 142
16.2.Permitted Structures	136 142

16.3.Zone Provisions	136142
16.4.Special Provisions	136142
17. Defined Area Overlay for Public Safety (DA)	137142
17.1.Defined Area 1 (D.A. 1)	137143
17.2.Defined Area 2 (D.A. 2)	137143
18. Disposal (DS)	138143
18.1.Permitted Uses	138144
18.2.Permitted Structures	138144
18.3.Zone Provisions	138144
18.5.Sewage Treatment Facility Buffer Overlay	138144
19. Extractive Resources (ER1)	140145
19.1.Permitted Uses	140146
19.2.Permitted Structures	140146
19.3.Zone Provisions	140146
19.4.Special Provisions	140146
20. Extractive Industrial (ER2)	142147
20.1.Permitted Uses	142148
20.2.Permitted Structures	142148
20.3.Zone Provisions	142148
20.4.Special Provisions	143148
21. Flood Fringe Overlay (FF)	145150
21.1.Permitted Uses	145151
21.2.Permitted Structures	145151
21.3.Zone Provisions	145151
22. Floodway (FW)	146151
22.1.Permitted Uses	146152
22.2.Permitted Structures	146152
22.3.Zone Provisions	146152
The placing or removal of fill will be subject to the approval of the Conservation Authority.	146152
23. Holding (-H)	147152
23.1Permitted Uses	147153
23.2Permitted Structures	147153
23.1Special Provisions	147153
24. Lakeshore Residential (LR1)	148153
24.1.Permitted Uses	148154
24.2.Accessory Uses	148154
24.3.Permitted Structures	148154
24.4.Zone Provisions	148154
24.6.Storage Sheds on Vacant Properties	148154
24.7.Special Provisions	149155

25.Light Industrial (M1)	151	156
25.1.Permitted Uses	151	157
25.2.Permitted Structures	152	158
25.3.Zone Provisions	152	158
25.4.General Industrial Provisions	152	158
25.5.Special Zones	154	160
26.General Industrial (M2)	160	165
26.1.Permitted Uses	160	166
26.2.Permitted Structures	161	167
26.3.Zone Provisions	161	167
26.4.General Industrial Provisions	162	168
26.5.Existing Use provisions	163	169
26.6.Property Subject to Utility Easement	163	169
26.7.Open uses permitted	163	169
26.8.Servicing limitations	163	169
26.10.Special Zones	164	170
27.Natural Environment Zone 1 (NE1)	168	173
27.1.Permitted Uses:	168	174
27.2.Permitted Structures	168	174
27.3.Zone Provisions	168	174
27.4.Special Zones	169	174
28.Natural Environment Zone 2 (NE2)	170	175
28.1.Permitted Uses:	170	176
28.2.Permitted Structures	170	176
28.3.Zone Provisions	170	176
28.4.Existing Dwellings and their Replacement	170	176
28.5.Special Zones	171	177
29.Parks & Open Space (OS)	173	178
29.1.Permitted Uses	173	179
29.2.Permitted Structures	173	179
29.3.Zone Provisions	173	179
29.4.Special Zones	173	179
30.Residential – Low Density (R1)	174	179
30.1.Permitted Uses	174	180
▪ <u>converted dwelling with full services</u>	174	180
▪ <u>duplex dwelling with full services</u>	174	180
▪ <u>dwelling with supports in a single detached dwelling</u>	174	180
▪ <u>semi-detached dwelling with full services</u>	174	180
▪ <u>single detached dwelling</u>	174	180
▪ <u>triplex dwelling with full services</u>	174	180
30.2.Accessory Uses	174	180
30.3.Permitted Structures	174	180
30.4.Zone Provisions	174	180
30.5Single Detached Dwelling, Converted Dwelling, & Dwelling with Supports	176	181

30.6.Semi-Detached Dwelling and Rowhouse Dwelling.....	176	182
30.7.Duplex & Triplex Dwelling	177	183
30.8.Special Zones	178	183
31.Residential – Medium Density (R2)	184	189
31.1.Permitted Uses	184	190
31.2.Accessory Uses	184	190
31.3.Permitted Structures	184	190
31.4Zone Provisions.....	184	190
31.5.Quadruplex Dwelling	184	190
31.6.Rowhouse Dwellings.....	185	190
31.7.Multiple Unit Dwelling.....	185	191
31.8.Special Zones.....	186	192
31.8.1_R2-1.....	186	192
32.Residential – High Density (R3)	189	194
32.1.Permitted Uses	189	195
32.2.Accessory Uses	189	195
32.3.Permitted Structures	189	195
32.5.Multiple Unit Dwelling.....	189	195
32.6.Long Term Care Home and Retirement Home – Zone Provisions.....	190	196
32.7.Special Zones	190	196
33.Mobile Home Park (R4)	199	204
33.1.Permitted Uses	199	205
33.2.Accessory Uses	199	205
33.3.Permitted Structures	199	205
33.4.Zone Provisions.....	199	205
33.5.Building Provisions.....	200	205
33.6.General Zone Provisions for Mobile Home Parks.....	200	206
33.7.Special Zones	201	207
34.Residential Park (R5)	202	207
34.1.Permitted Uses	202	208
34.2.Accessory Uses	202	208
34.3.Permitted Structures	202	208
34.4.Residential Park - Zone Provisions.....	202	208
34.5.Residential Site – Zone Provisions.....	202	208
34.6.General Zone Provisions for Residential Parks.....	203	209
35.Recreational Trailer Park and Campground (RC2)	205	210
35.1.Permitted Uses	205	211
35.2.Accessory Uses	205	211
35.3.Permitted Structures	205	211
35.4.Zone Provisions.....	205	211
35.5.Provisions for Accessory Residential Uses.....	205	211
35.6.Development Ratio	206	212
35.7.Recreational Space	206	212
35.8.Site Area	206	212

35.9.Buffer	206 ²¹²
35.10.Water Access	206 ²¹²
35.11.Density of Development	206 ²¹²
35.12.Additions to Trailers	206 ²¹²
35.13.Distance between Trailers	206 ²¹²
35.14.Parking	207 ²¹²
35.15.Setback from a Lane	207 ²¹³
35.16.Special Provisions	207 ²¹³
36.Recreational Commercial (RC3)	209²¹⁴
36.1.Permitted Uses	209 ²¹⁵
36.2.Permitted Structures	209 ²¹⁵
36.3.Zone Provisions	209 ²¹⁵
36.5.Provisions for Accessory Residential Uses	209 ²¹⁵
36.6.Provisions for Golf Courses and Associated Uses	209 ²¹⁵
36.7.Special Zones	210 ²¹⁶
37.Huron Country Playhouse (RC4)	212²¹⁷
37.1.Permitted Uses	212 ²¹⁸
37.2.Permitted Structures	212 ²¹⁸
37.3.Zone Provisions	212 ²¹⁸
37.4.Building Provisions	212 ²¹⁸
37.5.Special Provisions	212 ²¹⁸
38.Residential Greenfield (RG1)	213²¹⁸
38.1Permitted Uses	213 ²¹⁹
38.2Permitted Structures	213 ²¹⁹
38.3Zone Provisions	213 ²¹⁹
38.4.Special Zones	213 ²¹⁹
39.Salvage Yard (SY)	214²¹⁹
39.1.Permitted Uses	214 ²²⁰
39.2.Permitted Structures	214 ²²⁰
39.3.Zone Provisions	214 ²²⁰
39.4.Outdoor Storage & Display	214 ²²⁰
39.5.Accessory Sale of Motor Vehicles	215 ²²¹
39.6.Special Zones	215 ²²¹
40.Utility (U)	217²²²
40.1.Permitted Uses	217 ²²³
40.2.Permitted Structures	217 ²²³

EXPLANATORY NOTE
ZONING BY-LAW NO. 69-2018
OF THE MUNICIPALITY OF SOUTH HURON

PREAMBLE

This Zoning By-law was passed under Section 34 of *The Planning Act, 1990*. It implements the Official Plan for the Municipality of South Huron which was adopted by the Council of South Huron on February 26, 2014. This Zoning By-law is comprised of both text and zoning maps.

PURPOSE

The purpose of this By-law is to provide the Corporation of the Municipality of South Huron with regulations for all forms of land use or other related matters within the municipality.

BASIS

Such regulations have been deemed necessary and in the public interest by South Huron Municipal Council in order that possible conflicts between existing and proposed land uses can be minimized or reduced in the future.

Prior to the preparation of this By-law, the Municipality of South Huron operated under three Zoning By-laws. This Zoning By-law is a comprehensive revision and consolidation of the Zoning By-laws for the former Municipalities (Town of Exeter, Township of Stephen and the Township of Usborne) which now make up the Municipality of South Huron

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

AFFECTED LANDS

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

EXISTING BY-LAWS

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

DURATION

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

EFFECT

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

1. Application, Enforcement, Interpretation and Administration

1.1. Title

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

1.2. Amendments

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

1.3. Acts

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

1.4. Application

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

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

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

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

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

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

1.5. Administration and Enforcement

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

1.6. Violation and Penalty

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

1.7. Unlawful Uses

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

1.8. Errors and Omissions – Obligation to Comply

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

1.9. Severability

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

1.10. Remedies

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

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

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.

1.11. Information as to Conformity

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

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

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

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

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

1.12. Licenses and Permits

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

1.13. Sign Permits

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

1.14. Buildings to be Moved

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

1.15. Repeals

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

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

1.16. Technical Revisions to the Zoning By-law

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

- 1.16.1. correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision;
- 1.16.2. adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating or correcting lot line information; updating and correcting infrastructure information; conservation authority regulated lands and top of bank features; keys, legends or title blocks; and
- 1.16.3. changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers which do not form a part of this by-law and are editorially inserted for convenience of reference only.

1.17. Meaning of Terms

1.17.1. Use

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

1.17.2. Tense, Plurality and Gender

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

1.17.3. Shall

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

Municipality of South Huron Zoning By-law

Section 1 Application, Administration, Enforcement, Interpretation and Schedules

1.18. Terms

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

1.19. Zones, Symbols, and Section Numbers

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

Zone Symbol	Zone	Section #
AG1	General Agriculture	4
AG2	Restricted Agriculture	5
AG3	Agricultural Commercial-Industrial	6
AG4	Agricultural Small Holding	7
AL1	Airport Lands- Essential Facilities	8
AL2	Airport-Related Uses	9
C3	Highway Commercial	10
C4	Core Commercial	11
C5	Mixed Use Commercial	12
C6	Grouped Commercial	13
C8	Village Commercial	14
CF	Community Facility	15
D	Future Development	16
DA	Defined Area Overlay for Public Safety	17
DS	Disposal	18
ER1	Extractive Resources	19
ER2	Extractive Industrial	20
FF	Flood Fringe Overlay	21
FW	Floodway Zone	22
-H	Holding	23
LR1	Lakeshore Residential	24
M1	Light Industrial	25
M2	General Industrial	26
NE1	Natural Environment Zone 1	27
NE2	Natural Environment Zone 2	28
OS	Parks and Open Space	29
R1	Residential- Low Density	30
R2	Residential- Medium Density	31
R3	Residential- High Density	32
R4	Mobile Home Park	33
R5	Residential Park	34
RC2	Recreational Trailer Park and Campground	35
RC3	Recreational Commercial	36
RC4	Huron County Playhouse	37
RG1	Residential Greenfield	38
SY	Salvage Yard	39
U	Utility	40

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

1.20. Boundaries of Zones

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

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

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

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

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

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

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

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

1.21. Minimum Requirements

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

1.22. Uses not Listed as Permitted

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

1.23. Use of Examples

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

1.24. References to Provincial or Federal Legislation

Where a Provincial or Federal 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.

1.25. Effective Date

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

1.26. Transition: Minor Variances

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

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.

Accessory Dwelling

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

Additional Residential Unit

a dwelling unit within a dwelling in addition to the main dwelling unit or a dwelling unit within a detached accessory structure.

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 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 provided that they are cultivated and produced on-site, including fuel wood, pulp wood, timber, Christmas trees, and maple products, and includes a farm dwelling, accommodation for on-farm labour 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.

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.

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 storey below the first storey, with the following parameters:

at least 50% of the height measured from finished floor to finished ceiling, below the adjacent finished grade level; and has a height of at least 1.8 metres from finished floor to finished ceiling

~~a floor or the portion of the floor of a building that is partly below finished grade level and has at least 50% of its height measured from finished floor to finished ceiling, above the adjacent finished grade level;~~

~~has 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.

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.

Bed and Breakfast

see "Bed and Breakfast Establishment"

Boarding, Lodging or Rooming House

~~means a building, a portion of which is used as the residence of the lessee, tenant or owner, in which sleeping accommodation with or without meals is provided for consideration to persons other than such lessee, tenant, or owner or their family members, and which is not open to the public on an equal basis, and does not include a hotel, motel or multiple family dwelling/nursing home or home for the aged.~~

means a building in which lodging is provided for more than four persons in return for remuneration or for the provision of services or for both, and in which the lodging rooms do not have both bathrooms and kitchen facilities for the exclusive use of individual

occupants. But does not include a hotel, a motel, or a retirement home or long-term care home.

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.

Cannabis

the plants marijuana and hemp in the family Cannabaceace.

Cannabis Production Facility

lands, buildings or structures used for producing, processing, testing, destroying, packaging and/or shipping of cannabis authorized by an issued license or registration pursuant to the Access to Cannabis for Medical Purposes Regulations to the Controlled Drugs and Substances Act, and the Cannabis Act.

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.

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.

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, dwellings with supports ~~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.

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.

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.

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.

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 storey below the first storey, with the following parameters:

at least 50% of the height measured from finished floor to finished ceiling, below the adjacent finished grade level; and has a height of less than 1.8 metres from finished floor to finished ceiling.

the storey below the first storey, with the following parameters:

~~the portion of a building with more than 50% of its height from finished floor to finished ceiling below the adjacent finished grade level.~~at least 50% of the height measured from finished floor to finished ceiling, below the adjacent finished grade level; and

has a height of less than 1.8 metres from finished floor to finished ceiling.

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.

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.

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.

Duplex Dwelling

the whole of a ~~dwelling building 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.

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, or motels.

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.

Dwelling with Supports

a residence for the short or long term accommodation of persons who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being. This shall include, for example, a group home, transitional housing, hospice, respite care, crisis care facility but shall not include a hotel or motel.

Easement

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

Equipment Sales and Rental

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

Erect or Erecting

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

Existing

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

Extractive Use

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

Fairgrounds

land devoted to entertainment on a seasonal or temporary basis and may include, but is not limited to, grandstands, displays of farm produce for judging and for sale, livestock shows, horseracing, other sports events, auctions, flea markets, and concession stands and other accessory building normally associated with such a use.

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 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.

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 between the exterior faces of the exterior walls ~~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 1.82 metres.

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.

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 or and sleeping, but excluding a mechanical/service room, bathroom toilet room, ~~serving or storage~~ pantry, laundry room, crawl space, and corridor.

Hazard Lands

those lands identified by the applicable Ausable Bayfield Conservation Authority that are susceptible to flooding or erosion, have steep slopes or soil instability, sinkholes, as well as lands adjacent to ravines, river valleys, streams and water bodies, or other environmental or human made hazards.

Height

when used with reference to a building or structure shall mean the vertical distance between the finished grade at the front of the building or structure and the highest point of the roof surface or parapet, whichever is the higher but exclusive of any structure accommodating an elevator, staircase, water tank, ventilating fan, skylight, aerial, steeple, cupola, chimney, firewall, smoke stack or other ornamental or utilitarian structure which rises above the roof level but does not provide habitable living space.

Home Industry

a craft, trade, guild, or service carried on as a secondary use entirely within an accessory building on a lot provided the individual carrying out the craft, trade, guild or service resides within a dwelling unit located on the same lot, subject to the General Provisions for Home Industry. A home industry does not include an automobile body shop.

Home Occupation

an occupation, personal service, business, craft or profession, carried on as a secondary use entirely within a dwelling unit provided the individual carrying on the activity resides within such dwelling unit, subject to the General Provisions for Home Occupations. A home occupation does not include a bed & breakfast establishment.

Home Improvement Centre

a retail hardware and building supply outlet including detached sheds, warehousing and related office, garden sales, covered and open lumber storage.

Hospice

A residential facility where terminally ill patients receive palliative care treatment in a home-like setting with a maximum of 10 patient beds at any given time.

Hostel

an establishment providing accommodation for the traveling public and may include communal spaces such as a kitchen.

Hotel

an establishment consisting of 1 building or part thereof or 2 or more connected or adjacent buildings providing sleeping accommodation (with or without meals) to the public. Each guest room may only be entered from the interior of the building and may not have private cooking facilities. A hotel may include public rooms licensed under the Liquor Licensing Act. A hotel does not include a guest cabin.

Industrial Use, General

shall mean the use of land, building or structure for the purpose of manufacturing, assembling, making, growing, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storing or adapting for sale of any goods, substance, article or thing, including the storage of building and construction equipment and materials, but not including any noxious industry, pit or oil well.

Industrial Use, Light

shall mean the growing, manufacturing, assembly or processing of component parts to produce finished products suitable for retail or service trade but does not include food, beverage, tobacco, rubber, leather, textile and knitting, wood printing, metal fabricating or similar industries if these operations involve stamping presses, furnaces, machinery, or the emission of any air or water pollution, that can be smelled, heard or otherwise perceived outside of the building.

Industrial Mall

a building or group of buildings designed, developed, owned and managed as a unit containing 3 or more separated spaces for lease or occupancy by industrial uses as established by this By-law.

Kennel

any property, building or structure where domesticated animals are commercially housed, groomed, bred, boarded, trained or sold and which may offer provisions for minor medical treatment.

Landscaped Open Space

open space comprised of lawn and/or ornamental shrubs, flowers and trees, but shall not include parking areas, traffic aisles, driveways, ramps, sports courts (such as tennis or basketball courts), or areas used for the storage of equipment, vehicles or other materials.

Landscaping

a combination of trees, shrubs, flowers, grass or other horticultural elements, together with decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property and to provide a screen to mitigate any objectionable aspects that may detrimentally affect adjacent land but does not include parking areas, patios, walkways, driveways, traffic aisles or ramps.

Lane

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

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 [Fixing Long-term Care Homes Act](#) as amended.

Lumber Yard

a place of business which retails lumber and related materials and may include open storage and warehousing.

Main Building

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

Microbrewery

Means a building or structure or part thereof used for the ~~small scale~~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

a pre-fabricated dwelling unit occupied or designed for occupancy by 1 or more persons on a permanent basis constructed to CSA standards for a Mobile Home but does not include a travel trailer, park model trailer, tent trailer or a trailer otherwise designed.

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.

Modular Home

a pre-fabricated single detached dwelling designed to be transported to a final location and constructed to CSA standards for a Modular Home.

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

Multiple Unit Dwelling

a residential building, other than a rowhouse dwelling, divided horizontally and/or vertically into five (5) or more dwelling units. This use includes but is not limited to apartments, stacked townhouses, back-to-back townhouses, etc.

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.

Nursing Home Dwelling

~~Shall mean a nursing home as defined under the *Nursing Home Act*, as amended from time to time. See [Long-term Care Home](#).~~

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.~~ means the use or intended use of a building or part thereof for the shelter or support of persons, animals or property.

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 or, to a limited scale, produced on farms located within a 50km radius.

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.

Park Model Trailer

a recreational unit that meets the CSA standards for Park Model Trailer.

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.

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 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

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

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 and~~ 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.

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.

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.

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.

Reconstruct or Reconstruction

to construct again, and for the purposes of the reconstruction of a non-complying building means a replacement building with the same footprint or within the same footprint as the building it replaces.

Recreation, Active

the use of land, water and/or buildings or structures for the purpose of organized active leisure activities and shall include such uses as an arena, a pool and a sports field.

Recreation, Passive

the use of land and/or water for the purpose of passive leisure activity and shall include such uses as a park, a garden, a picnic area and hiking trails.

Recreational Vehicle Sales and Service

a building or a structure used for the sale and service of park model trailers, travel trailers, and/or tent trailers.

Recycling Centre

a building or an area where materials, excluding motor vehicles and farm machinery, are collected, separated and processed.

Renovated or Renovation

Means the repair and restoration of a building to good condition within existing external walls but shall not include its replacement.

Replacement

when used in reference to a building or structure or part thereof, the rebuilding, repairing or restoring of more than 25% of the total building or structure.

Research Facility

a building or group of buildings in which are located facilities for conducting investigations, testing, or experimentation, including a laboratory.

Residential Density

the total number of main dwelling units within the same zone on all contiguous developed properties, including those with dwellings under construction, divided by the total zone area of those properties, expressed as units per hectare.

Restaurant

a building or structure or part thereof used to prepare food and offer for sale and sell food for immediate consumption within the building or structure, or adjacent patio and may include an accessory take-out or drive through service.

Residence

see "Dwelling".

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~~ Long-Term Care Home, as amended.

Road, Street or Highway (Public)

shall mean a highway as defined in the Municipal Act which has been assumed for public use and is being maintained by the Ministry of Transportation, the County of Huron or the Municipality and includes a roadway that forms part of the common elements of a condominium plan if such roadway provides vehicular access to and from a highway as defined in the Municipal Act which has been assumed for public use and is being maintained by the Ministry of Transportation, the County of Huron or the Municipality. (Amended by By-law 63-2015) For the purpose of setbacks, an unopened or unassumed road allowance shall also be considered a road, street or highway (public).

a) Highway, Provincial

a street owned by the Province of Ontario.

b) Road, Arterial

are designed to facilitate through traffic. These roads will be developed, where possible, on a 100 foot road allowance and direct access will be limited so as not to impede the efficient flow of through traffic. In South Huron, all King's Highways are arterial roads.

c) Road, Local

provide localized access and minimize through traffic. These roads will be developed, where possible, on a 66 foot road allowance. In South Huron, all Municipal roads are local roads.

d) Road, Collector

have the dual function of carrying moderate volumes of traffic and providing land access. Collector roads distribute traffic between local and arterial roads and carry lighter volumes for shorter trips than an arterial road. These roads will be developed, where possible, on a 100 foot road allowance. In South Huron, all County Roads are collector roads.

e) Road, County

a street owned by the County of Huron.

f) Road, Private

shall mean a road which is not assumed by the Ministry of Transportation, the County of Huron or the Municipality and shall provide private access to any lots abutting thereon.

g) Street

a road owned by the Province of Ontario, the County of Huron or the Municipality that is of satisfactory construction and maintenance as to permit the reasonable and safe passage of motor vehicles and affords the main means of access to any properties abutting thereon. In addition, the common element used to access a unit in a vacant land condominium is a street. For the purpose of determining setbacks and yards and driveways only, the following shall also be considered a street:

- an unmaintained road allowance; and
- an unassumed road.

h) Street Line

the boundary line between a street and a property.

Rowhouse 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.

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.

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.

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.

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.

Site Plan

a scaled drawing showing the relationship between the property lines and the uses, buildings or structures existing or proposed on a property, including such details as parking area, driveways, walkways, landscaped areas, building areas, minimum yards, building heights, floor areas, densities and areas for special uses.

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. This definition does not apply to shipping containers or similar structures which are disassembled and utilized as building materials in compliance with the Ontario Building Code.

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 for the purposes of provisions which set minimum or maximum heights in storeys 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~~ ~~craftsperson~~ ~~for a fee~~ wherein, without limiting the generality thereof, photographs are taken, music or film is recorded, craft or art products are created, or instruction is given in art, music, dance, craft making or similar disciplines. It may also include the sale of crafts, music, or other art product created by the individual using the studio.

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.

Tandem Parking

Two parking spaces, one in front of the other, that occupy an area that is the same width but double the length of a standard parking space.

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/permits plays, films and live theatre productions along with any accessory uses used in performance productions and management as well as an accessory art gallery and accessory food concession.

Top-of-Bank

a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

Total Floor Area

~~in the case of a dwelling, the aggregate of the areas of all habitable rooms measured from the exterior walls, but excluding any detached accessory buildings/structures, balcony, breezeway, deck, unenclosed sunroom, porch and/or verandah, attic, or crawlspace.~~ in the case of a dwelling, means the aggregate area of all floors areas.

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 specifications.

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.

Truck Transport Terminal

a building, structure, or property used for the parking, repairing or dispatching of commercial motor vehicles or trailers, as defined by the Highway Traffic Act.

Use, Used, Uses, or To Use

the purpose for which any land, building, structure, or premises, or part thereof, is arranged, designed or intended to be used, or is or may be occupied or maintained.

Utility Service Building

a building used in connection with the supplying of local utilities services including a water or sewage pumping station, a water storage reservoir, a gas regulator building, an electrical sub-station, a telephone building for exchange, long distance or repeater purposes (but does not include major electricity transmission lines and transformer stations of 230 kv or more).

Value Added

those value added production and value retention activities which add value to an agricultural good by changing or transforming a product from its original state to a more valuable state. Retailing products grown/produced on the farm and related goods are permitted as an accessory use to value-added agricultural uses.

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 ([including one created through below water table aggregate extraction](#)), navigable waterway, canal, drain, river, municipal drain under the Drainage Act, or a natural/artificial channel for a stream including an intermittent stream; [but does not](#)

include an artificial pond created for landscaping, stormwater management facilities, or farm purposes.

Wayside Pit

a temporary pit opened and used by the Municipality of South Huron, County of Huron, Province of Ontario, or Government of Canada solely for the purpose of a particular project or contract of road construction.

Wholesale

an establishment, which sells merchandise to others for resale and/or to industrial or commercial users.

Wind Energy Facility

any device and related equipment that is used, or designed to be used, for the production of electrical power where wind is the energy source, including wind turbines, vertical axis wind turbines and horizontal axis wind turbines.

Wine

an alcoholic beverage made from fermented grapes or other fruits/plants as well as honey. Also referred to as beer, hard cider, mead, or spirits.

Winery, Farm

shall mean a building or structure or part thereof, associated with agricultural use(s) on the same farm lot, where wines are produced and may include storage, display, processing, wine tasting and retail, administrative facilities and outdoor patio area, but shall not include a restaurant, banquet facility, or on-site commercial kitchen. Wine tasting and the offering or sale of locally-grown product samples is considered part of the farm winery activity. A Farm Winery shall not include an Estate Winery as defined herein.

Winery, Estate

shall mean a building or structure or part thereof, where wines are produced and may include storage, display, processing, wine tasting, storage, hospitality room, administrative facilities, outdoor patio area, an on-site restaurant, dining facility, commercial kitchen, banquet hall, retail facility or other commonly commercially-zoned amenity. An Estate Winery shall not include a Farm Winery as defined herein. An estate winery is also referred to as a brewery, cidery, distillery, or meadery.

Yard

an open area of land, unoccupied and unobstructed except as otherwise provided for or required by this By-law, located on the same property or zone within a property with a main building or structure.

a) Exterior Side Yard

a side yard immediately adjoining a street

b) Front Yard

a yard extending across the full width of the property between the front property line and the nearest part of any building or structure on the property.

c) Front Yard Depth

the least horizontal dimension between the front property line of the property and the nearest part of any building or structure on the property.

d) Interior Side Yard

a side yard immediately adjoining a property and does not include an exterior side yard.

e) Rear Yard

a yard extending across the full width of the property between the rear property line of the property or rear zone boundary and the nearest part of any building or structure on the property.

f) Rear Yard Depth

the least horizontal dimension between the rear property line of the property or rear zone boundary and the nearest part of any building or structure on the property or zone.

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.

3. General Provisions

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

3.1. Accessibility

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

3.2. Accessory Buildings, Structures & Uses

3.2.1. Use

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

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

3.2.2. Establishment

In all zones no accessory building, structure, or use shall be established on any property until and unless the main building or use to which it is accessory is established.

3.2.3. Height

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

Residential zones:	<u>67.5</u> metres
Commercial, Open Space, and Community Facility zones:	9 metres
<u>Agricultural zones</u>	<u>Unless specified otherwise, 10 metres</u>
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 67.5 metres.

~~The maximum height of an accessory building in the Agricultural Small Holding zone is 10 metres. (as per By law 29-2022)~~

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 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 private garage, carport, satellite dish, swimming pool or other accessory building or structure 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 1.5 metres to the property line;
- shall not be located closer to a street or private road than the setback required for the main building; and
- shall not include an Additional Residential Unit.
- Semi-detached private garages or carports may be centered on a mutual side property line.

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.

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 ~~5075%~~ of the total floor area of the main building (including car parking areas within the building) ~~or 10% of the zone area, whichever is smaller.~~

In the RC2 Zone, the total ground floor area of all buildings accessory to a main building shall not exceed 50% of the main building ground floor area.

3.2.6. Servicing

Plumbing is prohibited in buildings and structures accessory to a dwelling in the Lakeshore Residential zone with the exception of hose bibs, in floor heating systems, and/or swimming pool related equipment systems. (as per By-law 29-2022)

3.2.7. Accessory Building containing an Additional Residential Unit (ARU)

This provision applies in all zones where an ARU is a permitted use except for the AG1 and AG4 zones.

An accessory building containing an Additional Residential Unit (ARU) is permitted subject to the following:

- a) An accessory building containing an ARU shall be located in either the rear or interior side yard and shall be no closer than 1.5 metres to a property line and shall not be located closer to a street than the setback required for the main building;
- b) ~~Compliance with the size restrictions for accessory buildings and structures;~~
Maximum height 7.5 metres
- c) One additional on-site parking space is provided for the ARU in addition to the parking requirements for the main dwelling;
- d) The ARU must use the same entrance/driveway as the main dwelling;
- e) A pathway to the principal entrance of the ARU from its parking area is required and shall be a minimum of 1.5 metres in width with a clear height of 2.1 metres;
- f) A minimum 3 metres between the existing dwelling and the ARU;
- g) ~~Beginning from a height of 4 metres, an ARU may not penetrate a 45 degree angular plane located as follows:~~
 - ~~From the minimum 1.5 metres rear yard setback, projected towards the front lot line;~~
 - ~~From the minimum 1.5 metres side yard setback, projected towards opposite side lot line;~~
- h) The ~~maximum building area~~total floor area does not exceed 75% of the ~~ground~~total floor area of the main dwelling including an attached garage; and
- i) In partially or privately serviced areas, the minimum property size is 4,000 square metres for a single detached dwelling to have an Additional Residential Unit.

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 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, <u>Generators</u> , and Solar Panels	Rear, exterior side and interior side yards	1 metre provided that no part extend closer than 1.5 metre to any property line

3.6.1. Encroachment Exception

Where a building or structure has been established in accordance with a building permit but is subsequently shown by an Ontario Land Surveyor's survey not to comply with the provisions of the Zoning By-law, an encroachment of up to 0.25 metres into any yard is recognized as being permitted.

3.6.2. Encroachment of Awnings, Canopies, Balconies, and Signs in Commercial Zones

Awnings, canopies, balconies and signs may extend over County or Municipal property in Commercial zones a maximum distance of 1.5 metres, subject to County or Municipal approval, provided:

- no portion of the awning, canopy, balcony or sign is closer than 1 metre (one metre) from a parking area or the traveled portion of a street,
- no portion of the awning, canopy, balcony, or sign obstructs the view at any intersection,
- a vertical clearance of 2.9 metres is maintained from the surface of the sidewalk to the lowest portion of the awning, canopy, balcony, or overhanging sign, and
- the owner obtains from the appropriate authorities all permits required prior to starting construction.

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 Reserved – Deleted by [insert by-law number]~~

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

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

3.9. Government Uses Permitted

A government use is a permitted use in all zones.

3.10. Hazard Land Requirements

In addition to the provisions of the applicable zones and general provisions, no buildings or structures are permitted on hazard lands or adjacent to hazard lands within the area subject to the Ausable Bayfield Conservation Authority and Upper Thames Region Conservation Authority under O. Reg. 147/06, as amended, unless the permission of the Ausable Bayfield Conservation Authority or Upper Thames Region Conservation Authority has been obtained.

3.11. Height Limitation Exceptions

The height limitations of this By-law, [except for the height provisions of Defined Area 1 and 2 \(D.A. 1 and D.A.2\)](#), shall not apply to a church spire, belfry, clock tower, water tower or tank, elevator enclosure, flag pole, television or radio tower or antenna, cell tower, solar collector, electric power facility, ventilator, skylight, chimney, air conditioner duct, windmill, wind turbine, silo or grain elevator.

3.12. Home Industry

A business conducted in whole or in part in an accessory building to a single detached dwelling by the residents, provided:

- a) no external advertising other than a legal sign;
- b) no outside storage of goods, materials or equipment unless fully enclosed by a fence or other enclosure which provides visual screening;
- c) the home industry is not a noxious use;
- d) the home industry is clearly secondary to the main residential or agricultural use and does not change the residential character of the dwelling;
- e) not more than the equivalent of 2 full-time employees, other than the owner, are employed by the business, with the exception that more part-time employees may work on-site during a short period due to a seasonal requirement of the business;
- f) no retailing of items not created on the site except for the minor retail of products which are essential and accessory to the provided service. Retailing of items crafted or fabricated on the site shall be allowed provided that the operation complies with all other requirements;
- g) an accessory home industry (including building and outdoor storage) shall be a maximum of 2% of the property area or 10,000 square metres (1 ha), whichever is less; and
- h) the home industry shall not result in significant volumes of vehicular traffic or on-street parking which cause the disruption of normal activities of adjacent residential properties or negatively impact on the operating viability and safety of the highway.

Examples of home industries include animal kennel, carpentry, day nursery, service and repair shop, electrical, woodworking, window framing, welding, plumbing, machine, farm machinery or motor vehicle repair shop, used vehicle sales (maximum 6 vehicles for sale on site), small scale manufacturing, small engine repair, and blacksmith.

3.13. Home Occupation

A home occupation is permitted in a dwelling unit operated by the occupant(s) of the dwelling, subject to the following conditions:

- a) The home occupation meets all Municipal requirements
- b) the home occupation is clearly secondary to and compatible with the principal use of the dwelling for residential purposes;
- c) no external alteration of the dwelling shall be permitted other than what is required by a dwelling unit as a private residence;
- d) no external display of goods, materials, wares or merchandise, or exterior advertising other than a legal sign to indicate to persons outside that the dwelling, accessory building or property is being used for other than residential purposes;
- e) the home occupation shall not create a significant nuisance or hazard to neighbours by reason of noise emission, vibration, smoke, dust, fumes, odour, heat, humidity, glare, debris, refuse, smoke, fire, lighting, interference with radio or television reception, or hours of operation;
- f) the home occupation shall not result in significant volumes of vehicular traffic or on-street parking which cause the disruption of normal activities of adjacent residential properties or negatively impact on the operating viability and safety of the highway;
- g) no outdoor storage of materials or goods in support of such home occupation;
- h) the total area used for the home occupation cannot exceed 25 % of the total floor area of the dwelling where the total floor area excludes: basement, crawlspace, attic, porch/verandah, carport, attached garage and accessory buildings. A finished habitable basement may be included in the calculation of total floor area if the dwelling is a single storey. Notwithstanding the above area limitation, all of an accessory structure can be used for a home occupation and an accessory structure to be used by the home occupation can be newly constructed provided it satisfies the definition of 'accessory';
- i) an animal kennel, small engine repair and automotive repair are not home occupations;
- j) no use of municipal services such as streets, sanitary and storm services, water supply, utilities such as electricity and natural gas, or the generation of waste and refuse, beyond that normal to the use of property for residential purposes;

- k) no unreasonable use of lights or night-time operations;
- l) no retailing of items not created on the site except for the minor retail of products which are essential and accessory to the provided service. Retailing of items crafted or fabricated on the site shall be allowed provided that the operation complies with all other requirements;
- m) prior to the establishment of a home occupation, the occupant shall deliver to the Municipality a statement indicating their intention to conform with this definition of a home occupation; and
- n) a home occupation may include but is not limited to:
 - a home child care business under the provisions of the Child Care and Early Years Act, 2014, as amended,
 - an office or consulting room for a professional person or agent,
 - an office and shop for a trade such as a builder, painter, plumber or electrician,
 - an office for a charitable organization,
 - a personal service shop such as a hairdresser, dressmaker or tailor,
 - a service and repair shop, or
 - a studio for a teacher of music, art or academic subjects, a photographer, or commercial artists, or a wholly enclosed workshop, and 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~~boarding, lodging or rooming house, ~~convalescent home~~, clinic, retail shop, or any storage yard or plant for any trade

3.14. Loading Space Requirements

The owner or occupant of any property, building or structure in a Commercial, Community Facility or Industrial zone, erected or used for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise and raw materials, shall provide and maintain at the premises loading or unloading facilities.

Loading facilities shall be on the property occupied by the building or structure, not form part of a street or lane, and be in the same zone in which such use is located. A loading space shall be 9 metres long, 3.5 metres wide and have a vertical clearance of at least 4 metres, and in accordance with the following schedule:

Total Floor Area of Building or Structure	Minimum Number of Loading Spaces Required
200 square metres or less	0
Exceeding 200 square metres	1

3.14.1. Access

Access to loading spaces shall be by means of a driveway at least 6 metres wide and lead to a street or lane located within or adjoining the Commercial, Community Facility or Industrial zone.

3.14.2. Surface

The driveways and loading spaces shall be maintained with a stable surface which is treated or finished so as to prevent the raising of dust and shall also have adequate drainage facilities.

3.14.3. Location

The required loading space or spaces shall be located in the interior side yard or rear yard. If set back from the street line a minimum distance of 18 metres the loading space may be located in the exterior side yard or the front yard.

3.15. Main Buildings or Main Uses per Property

No person shall erect more than 1 main building on a property or establish more than 1 main use on a property except permitted buildings and uses in an Agriculture, Commercial, Community Facility, Disposal, Extractive Industrial, Industrial, Parks & Open Space, Recreational Trailer Park and Campground or [the Residential – Medium Density \(R2\) or Residential - High Density \(R3\) 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. Cannabis Production Facility

A Cannabis Production Facility shall be subject to the following provisions:

- a) No lands, building or structure or portion thereof used for Cannabis Production Facility purposes that is equipped with air treatment control situated in the General Industrial Zone (M2), Light Industrial Zone (M1), Agricultural Zones (AG1, AG2, AG3) may be located any closer than 150 metres to a Residential Zone, Community Facility Zone, commercial recreational facility, park or similar recreational use, dwelling, public school, private school, place of worship, community centre, or a day care.
- b) No lands, building or structure or portion thereof used for Cannabis Production Facility purposes that is not equipped with air treatment control situated in the Agricultural Zones (AG1, AG2, AG3) may be located any closer than 300m to a Residential Zone, Community Facility Zone, commercial recreational facility, park or similar recreational use, dwelling, public school, private school, place of worship, community centre, or a day care.
- c) All lands, buildings or structures or portion thereof used for a Cannabis Production Facility in the M1 or M2 zones shall be equipped with air treatment control.

- d) Cannabis Production Facilities must be entirely contained within wholly enclosed buildings or structures or portions thereof in the M1 and M2 zones.
- e) Accessory buildings or structures used for security purposes for Cannabis Production Facilities may be located in any yard provided they are not located in a sight triangle and have a minimum setback from a front, side, or rear lot line of at least 1.5 metres.
- f) Outdoor storage that is part of or accessory to a Cannabis Production Facility is prohibited.

3.17. Minimum Distance Separation (MDS)

Notwithstanding any other provision of this by-law to the contrary, no agricultural, commercial, community facility, industrial, recreational, or residential building or structure shall be constructed, enlarged, extended, or reconstructed unless it complies with the Minimum Distance Separation (MDS) Guidelines as implemented in the South Huron Official Plan and this By-law. This provision does not apply in a settlement area designation.

A dwelling on an AG1, AG3, or AG4 zoned property may be replaced at less than the required MDS 1 distance if the replacement dwelling maintains or reduces the existing MDS deficiency. (as per By-law 29-2022)

3.17.1 MDS and Low Visitation Cemeteries

For calculating MDS I or II, all cemeteries in the CF zone are deemed to be low visitation and shall be treated as a Type A land use. This provision does not apply in or to a settlement area designation.

3.17.2 MDS and Agricultural Commercial Industrial Uses and On Farm Diversified Uses

For calculating MDS I or II, MDS is not applied to or from Agricultural Commercial Industrial (AG3) zones or On Farm Diversified Uses

3.17.3. MDS I setback is exempt for ARU's that are not closer to the livestock facility in question(s) than the existing dwelling unit on the property.

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 "CARL" Conservation Authority Regulated Lands and Adjacent Lands

No development is permitted in Conservation Authority Regulated Lands or adjacent lands, which are defined as lands within 30 ~~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.

For the purpose of this provision, significant natural features shall include Areas of Natural and Scientific Interest (ANSI), locally significant wetland, significant wildlife habitat, significant valley land, significant woodland, and/or habitat area of threatened and endangered species.

In areas zoned AG1 adjacent lands will be 15 metres from all significant natural features, except for Provincially Significant wetlands, which require 30~~120~~ metres.

~~In~~For lake-bank or valley properties the provisions of [Section 3.10](#) 'Hazard Lands' shall also apply.

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

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

3.20. Non-Complying Buildings and Structures

3.20.1. Establishment of Legal Non-Complying Status

Where a building or structure or driveway was legally established and is permitted by the provisions of the zone in which such building or structure or driveway is located but does not meet the zone provisions with respect to yards, zone area, frontage, parking, setback or any other provisions of this By-law applicable to that zone, the said building or structure or driveway shall be deemed to comply with the By-law and may be enlarged, extended, reconstructed, repaired or renovated provided that the enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of that building or structure or driveway, with the provision(s) of the By-law to which it does not comply and all other applicable provisions of this By-law are complied with. In addition, where such a building is reconstructed no enlargements or extensions are permitted to the reconstructed building for a 5 year period after its reconstruction.

3.20.2. Legal Non-Complying Status & Rezoning/Severances

In the case of a rezoning or severance, the permitted and legally established existing building or structure or driveway shall be deemed to comply with any applicable zone provisions, except parking requirements, resulting from such rezoning or severance.

3.20.3. Location of Reconstructed Building

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

3.20.4. Time Limit

Where a non-complying building or structure is removed or destroyed, such building or structure may only be reconstructed within 18 months from the date of destruction. After this period of time, the replacement building or structure may only be built in compliance with the provisions of the By-law.

3.20.5. MDS and Catastrophes

Where a building or structure is destroyed in whole or in part by a catastrophe, Minimum Distance Separation (MDS) formulae requirements will not be applied when the building or structure is rebuilt provided that it is built no closer to livestock facilities than before the catastrophe and it is rebuilt within 18 months.

Where a livestock facility is destroyed in whole or in part by a catastrophe, Minimum Distance Separation (MDS) formulae requirements will not be applied when the livestock facility is rebuilt provided it is built no closer to surrounding land uses and property lines than before the catastrophe, the capacity of the livestock facility (expressed in nutrient units) is not being increased by the replacement livestock facility, and the replacement livestock facility is built within 18 months of the catastrophe.

3.21. Non-Complying Properties

Where an existing property does not meet the zone area and/or frontage and/or property depth requirements of this by-law, these existing conditions are recognized and the existing property is deemed to comply with the zone area, frontage, and property depth requirements.

3.22. Non-Conforming Uses

3.22.1. Continuation of Existing Use

The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully established and used for such purpose on the date of passing of this By-law, and provided that it continues to be used for that purpose and all other applicable provisions of this By-law are complied with.

3.22.2. Building Permit Issued

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

3.22.3. Strengthening, Repairing or Renovating of Buildings or Structures Used for Non-Conforming Uses

Nothing in this By-law shall prevent the strengthening to a safe condition, the repair or renovation of any building or structure or part of any building or structure which use does not conform with the provisions of this By-law, provided such strengthening, repair or renovation:

- a) does not increase the size or volume of such building or structure by more than 10% beyond what existed on the date this By-law was passed,
- b) does not involve any alteration of use and the building or structure continues to be used for the purpose.

3.22.4. Discontinuation, Removal, and/or Replacement of Non-Conforming Uses

Where a non-conforming use has been discontinued for a period of 18 months or longer, the property, building or structure may only be used for a use that conforms with this By-law.

If a building or structure used for a non-conforming use is purposefully removed the subject property can only be used for a purpose permitted by the By-law.

If a building or structure used for a non-conforming use is accidentally destroyed, such building or structure and its non-conforming use may only be re-established or reconstructed for that non-conforming use within 18 months from the date of destruction.

3.22.5. Enlargement or Extension of Non-Conforming Uses

The extension or enlargement (greater than 10% of the existing structure) of a non-conforming use, or building or structure for a non-conforming use, will require an amendment to the Zoning By-law or approval from the Committee of Adjustment under the Planning Act.

3.22.6. Change of Non-Conforming Uses

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

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

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

3.23. On Farm Diversified Uses

- Are secondary to the principal agricultural use of the property, are operated by the persons residing on the farm / small holding and do not interfere with the farm operation and do not conflict with the surrounding uses.
- Do not cause a traffic or safety concern and provide safe access onto an open public road.
- Obtain relevant permits from the Health Unit.
- Agri-tourism uses and Value Added agricultural uses under 1 hectare in size are permitted in the AG1 zone. Uses larger than 1 hectare shall be permitted in the AG3 zone.
- The total area of buildings, structures, outdoor storage, landscaped areas, wells and septic systems, berms, laneways and parking are considered in the area calculation for agri-tourism and value added agricultural uses.
- Buildings can occupy a maximum of 20% of the allowable area calculation.
- 25% of the floor area of a building containing an agri-tourism or value added agricultural uses be used for retailing products grown/produced on the farm and related goods.
- Servicing (e.g. private and/or public water & sewage services) for the agri-tourism and value added agricultural uses must be located within the maximum 1 hectare area.
- Uses shall be serviced through municipal services (e.g. public water and sewage services), where available.
- 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 not apply to on-farm diversified uses.
- Uses are permitted greater than 1ha as an accessory Agricultural Commercial Industrial (AG3) related use subject to AG3 zone provisions and Site Plan Control.

3.24. Outdoor Solid Fuel Combustion Appliances

No outdoor solid fuel combustion applicants 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.~~

3.25. Outdoor Storage of Waste

Where waste intended for landfill is stored outdoors (excluding manure), it shall be contained in a receptacle specifically designed for such reason and having walls and sides and a lid. The receptacle shall be located in the rear yard no closer than 2 metres from a side property line or rear property line. An inground installed waste receptacle may be located in any yard no closer than 2 metres to a property line.

3.26. Parking Requirements

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

3.26.1. Number of Parking Spaces Required

The minimum number of parking spaces required for the uses and purposes set out in this By-law are provided as follows:

Type of Use	Minimum Parking Requirements
Accessory dwelling	1 per dwelling unit
Additional Residential Unit (ARU)	1 per ARU
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
Dwelling with Supports	<u>The greater of</u> 2 per dwelling with supports <u>or 1 per 5 resident beds</u>
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
Hospital	3 per 4 beds
Hotel or Motel	2 plus 1 per guest room
Hospice	2 spaces, plus one per patient bed

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

Type of Use	Minimum Parking Requirements
Huron County Housing Corporation owned and operated dwelling units	0.25 spaces per dwelling unit
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 for the commercial use and 1 space per dwelling unit
Motor vehicle repair shop, Motor vehicle sales and/or service establishment	4 plus 1 per repair bay
Multiple Unit Dwelling	1.25 per dwelling unit
Personal Services shop	1 per 20 sq. m. of total floor area
Public building except where specifically identified	1 per 30 sq. m. of total floor area
Quadruplex	1 per dwelling unit
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
Rowhouse Dwelling	1 unenclosed parking space
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
Triplex	1 per dwelling unit
Warehouse	1 per 185 sq. m. of total floor area
Wholesale establishment	1 per 90 sq. m. of retail floor area

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

Type of Use	Minimum Parking Requirements
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
<u>Visitor Parking</u>	<u>0.25 per dwelling unit for properties with 11 or more dwelling units</u>

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).

3.26.2. More Than One Use in a Building

Where a building or structure accommodates more than 1 type of use, the parking space requirement for the whole building shall be the sum of the requirements of the separate parts of the building occupied by the separate types of use.

3.26.3. Multiple Use of Parking Area

Where 2 or more uses utilizing the same parking area will never occur simultaneously, the parking requirements of the use having the highest parking requirements shall govern.

3.26.4. Core Commercial Zone Parking Space Requirements

The provisions of the Parking Requirements section shall not apply to require the establishment of parking spaces for a non-residential use in the Core Commercial (C4) Zone, other than for a motel or hotel.

3.26.5. Existing Buildings and Changes in Use

The parking area requirement referred to in this By-law shall not apply to any building lawfully in existence at the date of passing of this By-law so long as:

- a) the building is used for a permitted use;
- b) any change of occupancy is to a use having the same or a lesser parking requirement according to this By-law;
- c) the floor area is not increased, and
- d) all parking spaces existing at the date of passing of the By-law are retained.

3.26.6. Additions to an Existing Building

If an addition is made to a building or structure lawfully existing at the date of passing of this By-law, then parking spaces in addition to those already existing shall be provided to the number required for such addition or change of use. This section shall not apply to an addition to a single detached dwelling.

3.26.7. Accessible Parking

Accessible parking spaces shall be provided to accommodate a varying range of abilities including those in wheelchairs, limited mobility and those caring for small children. Accessible parking spaces shall be provided in all zones except:

Residential – Low Density Zone (R1), ~~and Residential – Medium Density Zone (R2) zones.~~

3.26.7.1. Type A and B Barrier Free Parking Spaces

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

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
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;
- e) a minimum vertical clearance of 3.4 metres shall be provided at accessible parking spaces, passenger loading zones, and along access aisles;
- f) barrier free parking spaces shall be the spaces located closest to the nearest accessible entrance(s) of the building on an accessible route;
- g) curb ramps, where required, shall be provided to permit access from the parking area to the sidewalk;
- h) access aisles and barrier free parking spaces are required to be paved with asphalt or concrete.
- i) where there is a conflict between the provisions of this By-law and any other standards or guidelines relating to barrier free parking in the Municipality of South Huron, the higher requirement shall apply.

3.26.8. Use of Parking Areas and Spaces

Any area where off-street parking is required under this By-law shall be used for no other parking purpose than for the parking of operative passenger vehicles and commercial vehicles used in operations incidental to the permitted uses on the property, all bearing currently valid license plates. For the purpose of this subsection "commercial motor vehicle" shall mean any commercial vehicles as defined in the Highway Traffic Act.

3.26.9. Commercial Motor Vehicles and Tractor Trailers in Residential Zones

No person shall use any property, building or structure in a residential zone for the parking or storage of any commercial motor vehicle unless the person is the owner or occupant of such property, building or structure, the vehicle does not exceed 4,000 kilograms per axle, and provided no more than 1 commercial vehicle is stored in accordance with this section.

No person shall use any property, building or structure in a residential zone for the parking or storage of any truck trailer or van body or part thereof.

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

This provision shall not include commercial motor vehicles or tractor trailers while they attend a residential premise for the purposes of delivery and service.

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

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

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

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

3.26.11. Occupancy of Travel Trailers

No person shall, in any zone, use any travel trailer or park model trailer for the purpose of primary residential, permanent living.

In addition to permitted uses, the occasional short-term, temporary, non-commercial use of a travel trailer or park model trailer is permitted for a cumulative maximum of 2 weeks annually provided there is a main building on the same property and the setbacks for an accessory structure are maintained.

3.26.12. Parking Area Location on a Lot

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

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

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 <ins>1</ins> metre from any property line abutting a residential zone and 1 metre from the street line .

3.26.13. Off-Site Parking

All required parking spaces are to be provided on the same property as the use for which they are provided. Off-site parking 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.

3.26.14. Access to Parking Area Through Residential Zones

No person shall use any land in a residential zone for motor vehicle access to any parking space or parking area located in any other zone.

3.26.15. Parking Area Design Standards

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

3.26.15.1. 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

3.26.15.2. Parking Space Width

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

3.26.15.3. 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

Angle of Parking	In perpendicular width, the parking space depth shall not be less than
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

3.26.15.4. Parking Area Surface and Drainage

All parking areas are to be constructed so as to be usable in all seasons and shall have a granular base and surface of crushed stone, concrete, asphalt pavement or other similar hard and dust inhibiting surface. All parking areas shall be so graded and drained so as to ensure that surface water will not escape to neighbouring lands as a result of the construction or use of such parking areas.

3.26.15.5. Driveways, 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.

Maximum Entrances off a municipal roadway, per Zone:

<u>Agricultural</u>	<u>2 entrances.</u>
<u>Commercial/Industrial/Institutional</u>	<u>2 entrances.</u>
<u>Residential</u>	<u>1 entrance</u>

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 1 metre, except for a shared driveway which will have no minimum:

- ~~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.

3.26.15.6. Tandem parking

Tandem parking spaces are permitted for additional residential units and residential dwellings with ~~less than five~~ three or less dwelling units.

3.27. Permitted Uses, One or More

Where 1 or more uses are listed as permitted in any zone, land may be used and buildings may be erected and used thereon for 1 or more of the uses so permitted, provided the requirements of this By-law are satisfied for each such use.

3.28. Planting Strips and Privacy Fences

3.28.1 A planting strip or privacy fence shall be provided:

- a) on ~~lands~~ properties zoned residential high density (R3) or used for ~~multiple dwellings~~ five or more dwelling units where they abut lands ~~zoned or~~ used for single detached dwellings or ~~duplex/semi-detached dwellings~~ vacant lands zoned residential low density (R1).
- 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.

3.28.2 Where a planting strip or privacy fence is required, a solid fence or wall is preferred. In any site plan agreement under Section 40 of the Planning Act, the following aspects shall be considered: location, height, porosity, materials, and finishing.

3.28.2.1 Such planting strip or privacy fence shall be ~~planted~~ installed and maintained by the owner(s) of the land on which the planting strip or privacy fence ~~is~~ are required.

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

3.28.2.2 Such planting strip or privacy fence 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.

3.28.2.3 A required privacy fence must be maintained at a minimum height of not less than 1.8 metres and a maximum height of 2.2 metres and may be included as part of a required yard.

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

~~Such~~3.28.2.5 A required planting strip shall consist of a continuous planting of trees or shrubs, established at a minimum of 1 metre and shall be maintained at an ultimate height of not less than 1.5 metres.

~~Such planting strip shall be planted and maintained by the owner(s) of the land on which the planting strips are required.~~

~~Subject to site plan approval, a fence or wall may be considered as an alternative to a planting strip. The following shall be considered: location, height, porosity, materials and finishing.~~

3.29. Prohibited Uses

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

3.29.1. Dangerous Uses

No land, building or structure, unless licensed, is permitted to be used for the storage or manufacture of dangerous products for commercial or industrial purposes.

3.29.2. Derelict Motor Vehicles

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

3.29.3. Livestock in Settlement Areas

The keeping of livestock in a settlement area is prohibited except at a veterinary clinic or abattoir.

The regulations, restrictions and prohibitions of all the other applicable By-laws continue to apply. ~~The keeping of animals as pets or for personal use is controlled by the Municipality of South Huron's Domestic Birds, Animals and Exotic Animals By-law 29-2014 and By-law 21-2018 (A By-law to put in place regulations associated with the control, licensing and registration of animals within the Municipality of South Huron) Keeping of Animals By-law (By-law 5-2004 or subsequent versions).~~

3.29.5. Mobile Homes

The location or use of a mobile home in any zone is prohibited unless specifically provided for in that zone. The prohibition on mobile homes does not apply to a mobile home utilized as an Additional Residential Unit (ARU) in any zone where an ARU is permitted.

3.29.6. Noxious Uses

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

3.29.7. Salvage Yards & Solid Waste Landfills

The use of any land or the erection or use of any building or structure for the purposes of a salvage yards or solid waste landfill shall be prohibited in all zones in a settlement area.

3.29.8. Vending From a Vehicle

No lands, streets, or lanes in the Municipality shall be used by a portable food outlet or for the sale of food, goods or wares from the confines of a motor vehicle unless the necessary permission has been obtained from the Municipality.

3.29.9. Exotic Animals

No person shall use a building, structure or land for the purpose of raising or keeping reptiles or exotic animals within the Municipality except in compliance with and where specifically permitted by all applicable By-laws regulating raising or keeping reptiles or exotic animals~~in accordance with the Municipality's Domestic Birds, Animals and Exotic Animals By-law 29-2014.~~

3.30. Properties to Front on a Street

Unless otherwise specified by this by-law, a building or structure shall not be erected nor any land, building, or structure used unless the property abuts or fronts on a street, except in the Lakeshore Residential Settlement Area.

3.30.1 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.

3.30.2. Plan of Condominium

For a Plan of Condominium, only the development as a whole must front on a street provided all the units within the condominium plan have legally enforceable access to a street.

3.33.1. 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.

3.3432. 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.

3.3633. Setbacks from an Abattoir, Residential

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

3.3734. Setbacks of Buildings and Structures along Watercourses, Closed Municipal Drains and Conservation Authority Regulations

3.3734.1. Setbacks from a Closed Municipal Drain

No building or structure shall be erected closer to the centerline of a closed municipal drain then:

within a settlement area: 4 metres

outside a settlement area: 7.5 metres

3.3734.2. Setback from an Open Municipal Drain or a Watercourse

No building or structure shall be erected closer than 10 metres to the top-of-bank of the working side of an open municipal drain or a watercourse.

3.3734.3. Conservation Authority Regulations

No development is permitted on lands regulated by a local Conservation Authority until it has been determined that the proposed development meets the requirements of all applicable laws regulated by the pertinent Conservation Authority (Usable Bayfield Conservation Authority or Upper Thames River Conservation Authority)

(As amended by By-law 60-2020)

3.3835. 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	<u>15 metres</u> 50 metre flow path
<u>Open Ditch</u>	50 metre flow path
<u>Open or</u> Closed Municipal Drain	15 metres
Field Tile	15 metres

3.3936. Setback from Established Commercial Scale Wind Energy Facilities

No dwelling, hotel, motel, long-term care home, retirement home, hospital, campground, school, or place of worship on a separately titled property shall be established closer to a wind energy facility than the distance established in obtaining the Ministry of Environment's Renewable Energy Approval.

3.37. Setbacks for Commercial Scale Wind Energy Facilities

No commercial scale wind energy facilities shall be established within 1km of a settlement area boundary. Setbacks to surrounding sensitive uses on separately titled properties shall be established in obtaining a Renewable Energy Approval from the Ministry of Environment, Conservation and Parks.

3.4138. 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.

3.3942. Stacking Lanes

3.4239.1. 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.

3.4239.2. 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.

3.4340. 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.

3.4441. 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.
- d) Storage containers must be located a minimum of 7.5 metres from all lot lines
- e) Storage on top of the storage container is prohibited.
- f) Storage containers accessory to the main use shall be a maximum of 3 metres in height.
- g) Storage containers shall not be stacked

3.45442. 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.

3.4643. 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.

3.4744. Utility Services for the Public

3.4744.1. 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, roads, trails, 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) ~~c)~~ no goods, material, or equipment shall be stored in the open in a Residential zone;
- e) ~~any building or structure shall be designed and maintained in general harmony with buildings of the type permitted in the zone, and~~

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

3.~~47~~44.2. 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.~~47~~44.3. Notwithstanding any other provision of this by-law, wind energy facilities are not considered a utility service for the public.

3.~~48~~45. 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.

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
- cannabis production facility
- conservation
- dwelling with supports
- exploration, drilling for and production of oil and natural gas
- forestry uses, not including commercial forestry processing uses
- temporary wayside pit
- uses accessory to the permitted uses

4.2. Accessory Uses

- Additional Residential Units (total of 2) with a maximum of one (1) within a detached accessory building, structure or as a modular or mobile home
- 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)
- boarding, rooming or lodging house for on-farm labour, accessory to agriculture
- commercial greenhouse operation less than 0.8 hectares covered by greenhouse
- dwelling units for on-farm labour, accessory to agriculture, in a single building containing a maximum of 6 dwelling units.
- farm produce sales outlet
- on-farm diversified uses
- single detached dwelling, mobile home 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 and accessory uses;
- 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

4.4.1. Buildings and structures used for livestock and waste storage

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

4.4.2. Other permitted buildings and 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

4.4.3 In addition, an Additional Residential Unit (ARU) in an accessory structure must also:

- be located at a maximum separation of 60 metres from the main dwelling;
- use the same laneway as the main dwelling;
- comply with the front yard setback for the main dwelling; and
- comply with the Minimum Distance Separation Formulae to barns on separately titled lots.

In addition, dwelling units for on-farm labour must also:

- be located at a maximum separation of 60 metres from the main dwelling or if no main dwelling exists, a maximum separation of 60 metres from the largest building (eg. livestock barn, greenhouse, etc);
- use the same laneway as the dwelling and/or largest building; and
- comply with Minimum Distance Separation Formulae to barns on separately titled lots.

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

- 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.

4.10.5. AG1 – 5

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

4.10.6. AG1 – 6

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

4.10.7. AG1 – 7

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

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

All other provisions of this By-law shall apply.

4.10.8. AG1 – 8

Made redundant as a result of consent B37-14.

4.10.9. AG1 – 9

Made redundant as a result of consent B37-14.

4.10.10. AG1 – 10

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

- Property area (minimum) 18 hectares

All other provisions of this By-law shall apply.

4.10.11. AG1 – 11

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

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

All other provisions of this By-law shall apply.

4.10.12. AG1 – 12

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

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. (Removed)~~

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.

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.

4.10.22. 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.

4.10.23. 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.

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

4.10.24. AG1 – 24

Notwithstanding the provisions of Section 4 to the contrary, the minimum property area for the property zoned AG1-24 is 18 hectares. This minimum includes lands zoned Natural Environment. All other provisions of the By-law shall apply (As amended by By-law No. 40 – 2019)

4.10.25. AG1 – 25

Notwithstanding the provisions to the contrary, the lands zoned AG1-25 may also be used for an agricultural storage shed containing an accessory dwelling unit and office related to the agricultural operation. All other provisions of the By-law shall apply (As amended by By-law No. 05-2021)

4.10.26 AG1-26 (As amended by By-law 70-2022)

The area zoned AG1-26 may also be used for five (5) permanent dwelling units for farm employees in addition to the other permitted AG1 uses and structures.

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
- cannabis production facility
- 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
- 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
Interior side yard (minimum)	30 metres

Exterior Side Yard (minimum)	60 metres
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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:

- as it existed on the date of the passing of this by-law.
- 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.

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
- cannabis production facility
- commercial greenhouse operation greater than 0.8 hectares covered by greenhouse
- 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
- dwelling units for on-farm labour, accessory to agriculture, in a single building containing a maximum of 6 dwelling units as per the AG1 zone's on-farm labour provisions
- 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
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Frontage (minimum)	30 metres
Front yard (minimum)	20 metres
Interior side yard (minimum)	15 metres or $\frac{1}{2}$ 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 square metres
- attached dwelling unit: 350 square metres

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.

6.8. 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.

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.

AG3	Municipality of South Huron Zoning By-law Section 6 Agricultural Commercial Industrial	AG3
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6.10.2. AG3 – 2

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

6.10.3. AG3 – 3

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

6.10.4. AG3 – 4

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

6.10.5. AG3 – 5

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

Rear yard (minimum)	3 metres
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All other provisions of this By-law shall apply.

6.10.6. AG3 – 6

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

6.10.7. AG3 - 7

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

- 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);

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

6.10.8 AG3-8

Notwithstanding the provisions to the contrary, in the area zoned AG3-8, seasonal worker housing may be built on a permanent platform and occupied on a year round basis. In addition, the maximum zone coverage in the AG3-8 zone is 40%. All other provisions of By-law No. 69-2018 shall apply. (As amended by By-law 59-2020)

6.10.9 AG3-9-H

Notwithstanding the provisions to the contrary, on the lands zoned AG3-9, no residential dwelling shall be erected within 60 metres of an abattoir located on the same property.

The –H holding zone symbol attached to the AG3-9 zoned lands may be removed once all Municipal conditions related to the associated severance application for those lands have been met. (As amended by By-law 50-2022)

6.10.10 AG3-10

Notwithstanding the provisions to the contrary, an accessory retail use with a maximum floor area equal to 10% of the floor area of the entire building is permitted. (As amended by By-law 30-2023)

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

- dwelling with supports 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

- Additional Residential Unit (maximum of 1)
- agricultural use, limited
- bed and breakfast establishment (maximum of 4 guest rooms)
- farm produce sales outlet
- home industry
- home occupation
- livestock use
- uses accessory to the permitted uses

7.3. Permitted Structures

- 1 Additional Residential Unit within or attached to main dwelling, within a detached accessory building not containing livestock, or as a modular or mobile home
- 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. Accessory Structures

7.5.1. Accessory Structure Containing Livestock – or manure

Notwithstanding any provision of this by-law to the contrary, an accessory building containing livestock may be established subject to the following:

- Front Yard (minimum): 17 metres
- Exterior Side Yard (minimum): 17 metres
- Interior Side Yard (minimum): 10 metres
- Rear Yard (minimum): 10 metres
- Building height (maximum): 9-10 metres
- Must be located in rear or interior side yard.
- Minimum Distance Separation Formula. Where the yard setbacks as required by MDS are not the same as above, the larger of the two setbacks applies.

7.5.2. Accessory Structure containing Additional Residential Unit

A single Additional Residential Unit is permitted within an accessory building provided the accessory building:

- is located a maximum distance of 60 metres measured from the main dwelling;
- is located to the rear or in the interior side yard of the main dwelling;
- uses the same laneway as the main dwelling; and
- Complies with the AG4 main building setbacks.

7.5.3. General Accessory Structures (Not Containing Livestock or Additional Residential Unit)

Notwithstanding any provision of this by-law to the contrary, a general accessory structure may be established subject to the AG4 main building minimum side yard and rear yard setbacks, and must be established no closer to the front yard property line than the main building.

~~Accessory buildings not containing livestock or an ARU are required to meet the AG4 main building minimum side yard and rear yard setbacks.~~

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.~~

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
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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 and [Section 3.29.3 \(Livestock in Settlement Areas\)](#) 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;

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:

- 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.

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:~~

- ~~Minimum property area – 6 hectares (14.8 acres)~~
- ~~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. [\(Removed\)](#)~~

7.7.10. AG4 – 10

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

- 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)c)~~ 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.

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)c)~~ 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.

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

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
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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 homedwelling with supports. The provisions 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.

AG4	Municipality of South Huron Zoning By-law Section 7 Agricultural Small Holding	AG4
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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 210 metres. All other provisions of this By-law shall apply.

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.

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

7.7.30. AG4 – 30 (As amended by By-law 81-2019)

Notwithstanding any provisions of Section 3.2.6 Servicing to the contrary, lands zoned AG4-30 are permitted one accessory structure with plumbing that also services a washroom, shop sink and drinking fountain. All other provisions of this By-law shall apply.

AL1	Municipality of South Huron Zoning By-law Section 8 - Airport Lands – Essential Facilities	AL1
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8. Airport Lands – Essential Facilities (AL1)

8.1. 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.

8.2. Structures

- buildings and structures for permitted uses;
- buildings and structures accessory to a permitted use

9. Airport Lands – Airport Related Uses (AL2)

9.1. 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.

9.2. Permitted Structures

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

9.3. Zone Provisions

9.3.1. Yards (minimum)

No building or structure will be located closer than 10 metres from any property line.

9.4. Building Provisions

9.4.1. 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).

9.4.2. 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.

9.5. 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.

9.6. Off Street Parking

All parking facilities shall be located off street.

9.7. Open Storage

No open storage will be allowed in any yard.

9.8. Special Zones

9.8.1 AL2-1 Zone

(As per By-law 36-1998)

Permitted Uses

Notwithstanding any other provisions of this By-law to the contrary, within the area zoned AL2-1 the following uses are permitted:

- All uses permitted in the AL2 zone;
- Recreational parachuting facilities and activities, including a clubhouse and training facilities, as well as equipment storage and repair facilities;
- Motor vehicle racing facilities, including race tracks, drag strips, spectator seating, vehicle storage, servicing and testing facilities;
- Motor vehicle sales, rental, service and repair establishments, including an automotive sales and service establishment, and establishments for the sales, rental, service and repair of off-road and recreational vehicles;
- Restaurants, including drive-in restaurants, and accessory retail outlets for the sale of personal convenience items and supplies;
- Places of entertainment, including outdoor public entertainment facilities and an assembly hall;
- Camping facilities for the overnight accommodation of participants and spectators on a short-term basis, utilizing tents, travel trailers, motor homes or other similar transportable accommodation;
- Sports fields and outdoor active recreation uses;
- Uses accessory to the permitted uses.

Permitted Structures

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

AL2	Municipality of South Huron Zoning By-law Section 9 - Airport Lands – Airport Related Uses	AL2
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Zone Provisions

Unless stated otherwise, all zone provisions for the AL2 zone shall also apply in the AL2-1 zone;

- Notwithstanding any other provisions of this By-law, within the AL2-1 zone there shall be no minimum yard requirements for buildings and structures in existence on the date of passing of this by-law;
- Within the AL2-1 zone the minimum yard depth in any yard shall be 4.5 metres for new buildings and structures;
- The area for a camping space shall be not less than 55.0 square metres;
- Open storage is permitted in any yard within the AL2-1 zone for goods, materials and equipment accessory to permitted uses;
- All activities within the AL2-1 zone shall be in compliance with the Township Noise By-law; and shall be in compliance with any required approval from the Ministry of Environment;
- The lands zoned AL2-1 are subject to site plan control, the completion of a development agreement and all other requirements of the Municipality of South Huron;
- The use of jet vehicles shall be limited to 3 weekend events per year.

9.8.2 AL2-2 Zone

(As per By-law 76-2022)

In addition to the uses permitted by the Airport Lands – Airport Related Uses (AL2) zone, in the area zoned AL2-2, a “commercial storage warehouse (rental units)” is a permitted use with the required minimum number of parking spaces calculated at 1 space per 500 square metres of total floor area. In addition, the property is not required to abut or front on a street.

10. 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:

10.1. 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

- grocery store
- ~~group home~~[dwelling with supports](#), 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 ~~1000-700~~ 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

- 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
 - rowhouse 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.
- 10.1.1 Notwithstanding the foregoing list of permitted uses, C3 lands shall not contain more than two units or uses per parcel of land to be developed. A unit or use is defined as a separate tenant or business which is operated independently from another tenant or business on the same parcel; a unit or use may contain one or more "permitted uses" provided such grouping of uses is operated together as a single business or tenant; a parcel of land to be developed is defined as one or more lots which are used or intended to be used as a single development.

10.2. Permitted Structures

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

10.3. 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.	

10.4. General Commercial Provisions

10.4.1. 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.

10.4.2. 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.

10.4.3. 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.

10.5. Provisions for Accessory Dwellings, Residential Uses and Uses Accessory to Residential Uses where Permitted

Floor area (minimum)	Fully detached dwelling: 84 sq. m. per dwelling unit Dwelling unit located within a non-residential building: see General Commercial provisions
Front yard (minimum)	7.5 metres
Side yards (minimum)	1.2 metres
Rear yard (minimum)	1.2 metres
Property coverage (maximum)	10 %
Height of dwelling unit component (maximum)	8 metres
Dwellings must not be located in a basement or cellar.	
Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling.	

10.6. Front Yard Planting Area

A planting area of not less than 3 metres in depth abutting the front property line and running the entire width of the property shall be required. The ground surface shall be planted with any combination of shrubs, flower beds or grass. Such planting area shall be maintained at all times, consistent with the season.

Where interrupted by walkways or driveways, a planting area need not be provided closer than 1 metre to a walkway or to a driveway.

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.

10.7. Existing Use Provisions

For the uses permitted that are lawfully existing on the date of passage of this By-law, the minimum property area, property frontage, minimum yards, minimum gross floor area, and maximum building height and maximum zone coverage shall be as they lawfully existed on the date of passing of this By-law.

10.8. Additional Zone Provisions for Automobile Sales, Automobile Service and Car Wash

Front yard (minimum)	15 metres
Rear yard (minimum)	4 metres
Side yard	Interior: 4 metres Exterior: 8 metres
Zone area coverage (maximum)	25 %
Building height (maximum)	9 metres
Landscaped open space (minimum)	10 %
Gasoline service pump islands:	<ul style="list-style-type: none"> - 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	<p>No portion of any ingress or egress ramp shall be located closer than 4.5 metres to a property boundary along any street;</p> <p>No portion of any ingress or egress ramp along any street shall be located closer than 3 metres to any side property line which abuts any other property</p> <p>The minimum distance between 2 ramps shall not be less than 9 metres.</p>

On a corner lot, side yard requirements may be used instead of rear yard requirements.

10.8.1. Automobile Storage Area

A minimum of 5 stacking spaces for each bay for a self-service car wash on private property and a minimum of 10 stacking spaces in sequence for an automatic car wash on private property plus 5 further spaces for employee car storage, dry off areas and extra storage areas for cars awaiting a wash.

10.9. Special Zones

10.9.1. C3-1 (As per By-law 51-1987)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary, a business or professional office is permitted in the area zoned C3-2. All other provisions of this By-law shall apply.

10.9.2. C3-2 (As per By-laws 48-1988 and 54-1987):

In addition to provisions of the Highway Commercial (C3) Zone, a business or professional office is an additional permitted use within the area zoned C3-2.

In the area zoned C3-2, the north side yard shall be a minimum of 0.45 metres, and within this yard any planting strip requirements shall be reduced accordingly; the minimum rear yard setback adjacent to Lots 968 and 969, Plan 376 shall be 3.05 metres, and the minimum separation distance from residential uses shall be reduced accordingly.

That a planting strip or fence in accordance with this By-law be provided, along the entire rear of the subject property.

All other provisions of this By-law shall apply.

10.9.3. C3-3 (As per By-law 65-1988)

Within the area identified as C5-3, in addition to the permitted uses set out in the C3 zone, the sales and rental, and the accessory minor repair and maintenance of motor homes, travel trailers and mobile homes shall be permitted. All other provisions of this By-law shall apply.

10.9.4. C3-4 (As per By-law 71-2003)

Within the area zoned C3-4, the installation of one propane tank and pump is permitted within 0 metres of the south side lot line. All other provisions of this By-law shall apply.

10.9.5. C3-5 (As per By-law 54-1984)

Notwithstanding the provisions of Highway Commercial (C3) Zone to the contrary, the area zoned C3-5 includes a mobile home as a permitted use. The

lot frontage minimum for the area zoned C3-5 is 28.5 metres. All other provisions of this By-law shall apply.

10.9.6. C3-6 (removed as per By-law 54-2021)

10.9.7. C3-7 (As per By-laws 37-1988 and 56-1995)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary, the permitted uses on the property zoned C3-7 will be limited to the following:

- an electrical heating and plumbing supply service shop;
- an automotive sales and service establishment;
- an automotive washing establishment;
- related accessory uses.

All other provisions of this By-law shall apply.

10.9.8. C3-8 (As per By-law 29-1991 and 36-1991)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary the following uses will be permitted on the property zoned C3-8:

- a shopping centre, with uses limited to those permitted in the C3 zone;
- automotive parts distribution;
- automotive body shop, provided that a fenced compound no larger than 9.1 metres by 9.1 metres (30 by 30 ft) be located to the north of the main building for all vehicles to be serviced, and that hours of operation be limited to 7 a.m. to 6 p.m., Monday to Saturday;
- storage industry or warehouse;
- automotive sales and service establishment, limited to 10 vehicles on display, provided that the commercial sale of fuels is not permitted;
- office accessory to a permitted use;
- uses accessory to the permitted uses, although this does not permit the establishment of a residence accessory to the permitted uses.

Notwithstanding the provisions of this by-law to the contrary no vehicles shall be stored on the property in a wrecked, dismantled, or inoperable state unless they are present for the specific and immediate purpose of automotive body work.

Notwithstanding the provisions of this by-law to the contrary a planting strip will not be required along the west property line between the highway commercial use and the residential use.

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.

10.9.9. C3-9 (As per By-law 44-1991 and 66-2016)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary the following additional uses will be allowed on the property zoned C3-9:

- light manufacturing involving the fabrication, manufacture, repair and sale of signs;
- an automobile washing establishment;
- a boat or motorized recreational vehicles sales establishment
- one dwelling unit within the rear portion or second storey of a commercial building;
- a contractor ~~trademan~~'s shop or yard, Type "A";
- storage industry or warehouse
- uses accessory to the permitted uses

Pursuant to provisions of Section 40 of the Planning Act Council shall regulate night time flood lighting.

Where the lands zoned C3-9 abut the rear lot line of adjacent lands zoned Residential – Low Density (R1) a fence shall be established. This fence shall be subject to Site Plan Approval under Section 40 of the Planning Act.

Notwithstanding the provisions of the Highway Commercial (C3) zone the minimum setback for open storage from the rear lot line of adjacent properties zoned Residential – Low Density (R1) shall be no less than 3 metres. This 3 metre setback shall include a planning strip as required under General Provisions Planting Strips.

Further to the provisions of the Highway Commercial (C3) zone the minimum setback for areas of open storage from the rear lot line of the subject lands shall be no less than 3 metres.

A buffer strip is required 5 metres from the front property line of the subject lands running the length of yards abutting properties zoned or used for residential purposes. This buffer strip must be in accordance with General Provisions Planting Strips.

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.

10.9.10. C3-10 (As per By-law 20-1999 and 44-2001)

Notwithstanding the provisions of this By-law to the contrary, the permitted uses on the property zoned C3-10 will be limited to:

- a boat storage shed;
- the manufacturing, display and sale of precast concrete products; outdoor storage of any other material, product, or item is not permitted.
- construction on the lands zoned C3-10 is regulated by the Ausable Bayfield Conservation Authority (ABC) and development will not occur until ABC approval is obtained.

The uses permitted on the property zoned C3-10 shall be established in accordance with the following provisions:

- a) the minimum side yard depth on the north side shall not be less than 3.6 metres;
- b) the maximum building height is 7.5 metres;
- c) the minimum rear yard setback is 110 metres;
- d) access to the building for the purposes of egress and access shall be restricted to the west side of the building;
- e) the west face of the building shall be within 110 metres of the front property line;
- f) the total size of the buildings on the lands zoned C3-10 shall not exceed 2790 square metres.

All other provisions of this By-law shall apply.

10.9.11. C3-11 (Removed as per By-law 54-2021)

10.9.12. 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 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.

10.9.13. C3-13 (As per By-law 37-2010 and By-law 15-2012)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary, the lot frontage minimum for the property zoned C3-13 is 15.85 metres.

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary, the area zoned C3-13 shall be limited to the following permitted uses:

- A contractor's yard Type A;
- Office space as accessory to the permitted use, to a maximum of 35% of the total floor area of the main building;
- Storage containers for the purpose of storing building materials and equipment are permitted accessory to a contractor's yard; and
- 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.

10.9.14. C3-14 (As per by-law 65-2011)

Notwithstanding the provisions of the Highway Commercial (C3) Zone to the contrary, the area zoned C3-14 shall include the following additional permitted use: a home improvement centre.

Notwithstanding the storage container provisions of this By-law, storage containers for the purpose of temporarily storing building materials for sale are permitted accessory to a home improvement centre use in the area zoned C3-14.

All other provisions of this By-law shall apply.

10.9.15. C3-15 (As per by-law 24-1984, 9-1996 and 29-1996)

Contrary to the provisions of the Highway Commercial (C3) Zone, the permitted uses of those areas zoned C3-15 shall be limited to an automotive sales and service establishment. All other provisions of this By-law shall apply.

10.9.16. C3-16 (As per by-law 53-2020)

Notwithstanding the provisions to the contrary, in the area zoned C3-16 a multiple unit dwelling with or without a C3 use is also a permitted use with the following requirements:

- a) Interior side yard (minimum): 0 metres
- b) Exterior side yard (minimum): 1 metres
- c) Rear yard (minimum): 0.9 metres
- d) Building height (maximum): 15 metres
- e) Balcony setback from a property line (minimum): 0 metres
- f) Maximum dwelling unit density: 136 units per hectare
- g) Parking for multiple unit dwellings (minimum): 1.25 spaces per dwelling unit
- h) Minimum required vertical clearance for accessible parking spaces, passenger loading zones, and along access aisles: 2.4 metres

All other provisions of By-law 69-2018 shall apply.

10.9.17. C3-17 (As per by-law 38-2023)

Notwithstanding the provisions to the contrary, in the C3-17 zone, the following special provisions apply:

- a) Front yard (minimum): 5.5 metres
- b) Exterior side yard (minimum): 6.5 metres
- c) A single detached dwelling accessory to a contractor's shop is permitted.

11. 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:

11.1. 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~~[dwelling with supports](#) 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

- 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
 - rowhouse 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

11.2. Permitted Structures

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

11.3. 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

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 <ins>6</ins> storeys (16-21 metres)

11.4. General Commercial Provisions

11.4.1. 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.

11.4.2. 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.

11.4.3. 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.

11.5. Special Provisions Defined Area 3

Defined Area 3 is an overlay zone that applies additional provisions as a layer on top of the underlying zone(s). See Schedule C for the boundaries of Defined Area 3. Except for the following provisions, zone provisions in Defined Area 3 are in accordance with the underlying zone(s).

- Within Defined Area 3, corner lots are exempt from the Sight Triangle General Provisions of this By-law. a

- Notwithstanding the Parking General Provisions of this By-law, off-street parking spaces or loading areas are not required within Defined Area 3.

11.6. Prohibited Uses

- drive-through establishments, lanes and windows;
- any retail store with a floor area exceeding 1000 square metres per storey;
- automotive oriented uses (e.g. gas stations, sales and service); and,
- residential uses at/below grade in commercial or other non-residential buildings fronting onto Main Street.

11.7. Existing Dwellings Combined with a Commercial Use – Zone Provisions

The R2 zone provisions apply to an existing dwelling and an existing dwelling that is being converted to create 1 or more additional dwelling units.

A ~~group home~~dwelling with supports 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.

11.8. Accessory Dwelling Units Combined with a Commercial Use – Zone Provisions

The foregoing shall not apply to prevent the erection of buildings accessory to a single-detached dwelling subject to the General Provisions Section.

11.9. Core Area Parking

Off-street parking areas are prohibited from occupying any street frontage so as not to create a void in the built-up streetscape.

11.10. Special Zones

11.10.1. C4-1

In addition to the uses permitted by the Core Commercial (C4) zone, a car wash and gasoline station shall be permitted subject to the provisions of the C3 zone. All other provisions of this by-law shall apply.

11.10.2. C4-2 (As per By-law 65-2014)

Notwithstanding the provisions of the Core Commercial (C4) zone to the contrary, the following provisions shall apply to an area zoned C4-2:

- a 2-storey dwelling is permitted to a maximum height of 8 metres;
- maximum property coverage of 35%;
- 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
- 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.

11.10.3. C4-3 (As per By-law 75-2022 and By-law 32-2023)

In addition to the uses permitted by the Core Commercial (C4) zone, a multiple unit dwelling or rowhouse dwelling consisting entirely of residential uses, including at grade, is a permitted use subject to the following:

- a) Rear yard (minimum): 2.5 metres
- b) Landscaped open space (minimum): 20%
- c) Parking area setback from a property line: 0.7 metres
- d) In lieu of a planting strip, a minimum 1.8 metre high solid fence along the south property line from the front of the building to the rear of the property shall be provided.
- e) An outdoor waste storage receptacle may be in the north interior side if located within 7 metres of the rear property line.

12. 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:

12.1. Permitted Uses

- adult day centre
- artist, dance, exercise, music and/or photography studio
- assembly hall
- automated bank machine
- bake shop
- bed and breakfast establishment (max 4 rooms)
- ~~boarding/rooming/lodging home~~boarding, lodging or rooming house
- brewing establishment
- brewers retail store
- business and/or professional office
- clinic
- convenience store
- converted dwelling
- day nursery
- dwelling units in combination with any other permitted ~~retail~~ use
- dwelling with supports
- 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
- long-term care home
- meeting and/or assembly hall
- motel
- multiple unit dwelling
- ~~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
- quadruplex
- religious institution
- research facility
- restaurant
- retail store with individual gross floor area under ~~1000-500~~ square metres
- retirement home
- rowhouse
- 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
 - ~~rowhouse dwelling~~
 - ~~financial service~~
 - buildings and structures accessory to the foregoing uses, including an Additional Residential Unit (ARU) subject to the provisions of Section 30.4.2 (Additional Residential Units)
- travel agency
- triplex
- vocational training centre
- Additional Residential Unit(s) in a semi-detached dwelling, rowhouse dwelling, or a structure accessory to those dwellings subject to the provisions of Section 30.4.2 (Additional Residential Units)

12.2. Permitted Structures

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

12.3. 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)	42 metres
Interior side yard (minimum)	41 metres
Exterior side yard (minimum)	6.2 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)	4.6 storeys (14.21 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.

12.4. General Commercial Provisions

12.4.1. 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.

12.4.2. 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.

12.4.3. 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.

12.5. Residential Units in the C5 Zone

Residential units may be located in combination with any permitted commercial use provided such dwelling units are:

- located entirely above the ground floor; or
- at the rear of the main commercial use and the commercial use is a minimum 50% of the area of the ground floor and runs across the front of the building excluding stairway accesses.

Rowhouses, quadruplexes, and triplexes are permitted as standalone buildings subject to the R2 zone provisions.

Long-term care homes, multiple unit dwellings, and retirement homes are permitted as standalone buildings subject to the R3 zone provisions.

12.6. Special Provisions Defined Area 3

Defined Area 3 is an overlay zone that applies additional provisions as a layer on top of the underlying zone(s). See Schedule C for the boundaries of Defined Area 3. Except for the following provisions, zone provisions in Defined Area 3 are in accordance with the underlying zone(s).

- Within Defined Area 3, corner lots are exempt from the Sight Triangle General Provisions of this By-law. a

Notwithstanding the Parking General Provisions of this By-law, off-street parking spaces or loading areas are not required within Defined Area 3

12.7 Special Provisions

12.7.1 C5-1 (as per By-law 36-2023)

Notwithstanding the provisions to the contrary, in the C5-1 zone the following special provisions apply for a boutique hotel (a hotel with guest rooms that may contain private cooking facilities):

- a) Front yard (maximum): 15.2 metres
- b) Exterior side yard (minimum): 3.4 metres
- c) Minimum driveway and parking access aisle setback from an interior property line abutting a residential zone: 0 metres
- d) Parking area setback from a rear property line abutting a residential zone: 0 metres
- e) Outdoor garbage storage is permitted in an interior side yard within 15 metres of the east property line.
- f) A planting strip/fence is required in the following locations:
 - a. Along the north property line except within 17.5 metres of the west property line.
 - b. Along the east property line except within 3.5 metres of the south property line.

13. 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:

13.1. Permitted Uses

- accessory wholesale or warehouse uses
- adult day centre
- agricultural service establishment
- agricultural supply establishment
- amusement arcade
- animal and poultry health and breeding clinic
- artist, dance, exercise, music and/or photography studio
- assembly hall
- auction sale facility excluding the sale of livestock
- auto body shop
- automated bank machine
- bake shop
- bottle return depot
- brewers retail store
- brewing establishment
- bus depot
- business and/or professional office
- car wash establishment
- clinic
- 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 institution
- financial service or institution
- flea market
- funeral home/crematorium
- gasoline station

- greenhouse, commercial
- grocery store
- ~~group home~~[dwelling with supports](#), in an existing single detached dwelling
- hairdresser ~~ad and~~ 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

- 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
 - rowhouse 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

13.2. Permitted Structures

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

13.3. 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

13.4. General Commercial Provisions

13.4.1. 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.

13.4.2. 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.

13.4.3. 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.

13.5. 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

	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.	

13.5.1. 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.

13.5.2. 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~~retirement home, long-term care home, or hospital.

14. 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:

14.1. 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~~boarding, lodging or rooming house with full services
- bottle depot
- brewers retail outlet
- clinic
- convenience store
- day nursery
- dwelling units or a dwelling with supports 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 with full services~~
- 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 with full services
- landscaping and garden supply establishment
- laundromat or dry cleaning establishment

- live-work unit with full services
- liquor store
- 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
- residential uses permitted in the R2 zone with full services
- 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~~
 - ~~rowhouse dwelling~~
 - ~~financial service~~
 - ~~buildings and structures accessory to the foregoing uses~~
- travel agency
- veterinary clinic
- vocational training centre

14.2. Permitted Structures

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

14.3. 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
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

14.4. General Commercial Provisions

14.4.1. 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.

14.4.2. 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.

14.4.3. 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.

14.4.4. Residential Units in the C8 Zone

Residential units may be located in combination with any permitted commercial use provided such dwelling units are:

- On full municipal services
- located entirely above the ground floor; or
- at the rear of the main commercial use and the commercial use is a minimum 50% of the area of the ground floor and runs across the front of the building excluding stairway accesses.

Residential uses permitted in the R2 zone are also permitted as standalone buildings subject to the R2 zone provisions on full municipal services.

14.5. Existing Buildings, Structures and Properties

The lot area, lot frontage, all yards, landscaped open space, ~~or~~ 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.

14.6. Special Zones

14.6.1. 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.

14.6.2. 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:

- 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.

14.6.3. 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.

14.6.4. 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.

14.6.5. 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.

14.6.6. C8-6

Notwithstanding the provisions of the Village Commercial (C8) Zone to the contrary, permitted uses on lands zoned C8-6 are limited to an auto body shop and motor vehicle repair shop.

14.6.7. C8-7 (As amended by By-law 37-2021)

In addition to the uses permitted in the C8 zone, a motor vehicle sales and/or service establishment is also a permitted use in the area zoned C8-7 with a maximum of five vehicles offered for sale on the property at any one time. All other provisions of By-law #69-2018 shall apply.

14.6.8 C8-8 (As amended by Bylaw 42-2023)

Notwithstanding the provisions to the contrary, in the C8-8 zone the following special provisions apply:

- a) The entire building may be used for a residential use.
- b) Number of required parking spaces: 1 space.

15. 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:

15.1. 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;
- dwelling with supports;
- 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;
- 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

15.2. Permitted Structures

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

15.3. Zone Provisions

Zone area (minimum)	600 square metres
Property frontage (minimum)	20 metres
Zone coverage (maximum)	40 %
Front yard (minimum)	
In settlement area:	<u>7.56</u> metres
In other areas:	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:	<u>7.56</u> metres
In other areas:	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

15.4. 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.

15.5. Setback from Railway

Where a Community Facility use abuts a railway, a 15 metre minimum setback from the railway right-of-way is required.

15.6. Special Zones

15.6.1. 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.

15.6.2. 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.

15.6.3. CF-3 (As per By-law 16-1999)

Notwithstanding the Permitted Uses of the Community Facility (CF) zone, uses permitted within the CF-3 zone are limited to:

- church (place of worship);
- living quarters for a parish priest;
- parish hall;
- childcare facility;
- buildings and structures accessory to the foregoing uses.

Zone Provisions

Lot area (minimum)	7500 square metres
Lot frontage (minimum)	50 metres
Setback (minimum)	7 metres
Rear yard (minimum)	7 metres
Setback from the railroad property (minimum)	15 metres

CF	Municipality of South Huron Zoning By-law Section 15 – Community Facility	CF
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Side yard requirement (minimum)	6 metres
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All other provisions of this By-law shall apply.

15.6.4. CF-4 (As per By-law 19-1998)

Notwithstanding the provisions of the Community Facility (CF) zone to the contrary, the existing building on the property zoned CF-4 may also be used for auction sales; antique sales; hardware and building material sales and storage warehousing. All other provisions of this By-law shall apply.

15.6.5. CF-5 (As per By-law 2-2009)

Notwithstanding the provisions of the Community Facility (CF) zone to the contrary, the property zoned CF-5 shall have a maximum lot coverage of 45%.

Notwithstanding the General Parking Provisions of this By-law, provided the property zoned CF-5 continues to be used as a religious institution, parking can continue to be provided through on-street parking. All other provisions of this By-law shall apply.

15.6.6. CF-6 (As per By-law 44-2009)

Notwithstanding the Minimum Distance Separation provisions and the provisions of the Community Facility (CF) zone, the minimum distance from an odour receptor in the CF-6 zone to the nearest livestock barn is 205 metres. All other provisions of this By-law shall apply.

15.6.7. CF-7 (As per By-law 59-2010)

Further to the provisions of the Community Facility (CF) zone, the property zoned CF-7 may be used as an impound yard by the Corporation for the temporary storage of any goods or materials acquired as a result of by-law enforcement. All other provisions of this By-law shall apply.

15.6.8. CF-8 (As per By-law 03-2020)

Notwithstanding the provisions of Section 15.3 to the contrary, the maximum zone coverage shall be 45%. The provisions of Section 3.26 (Parking Requirements) and 3.28 (Planting Strip) shall not apply to a permitted CF use on the subject lands. All other provisions of this By-law shall apply.

16. 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:

16.1. Permitted Uses

- uses existing on the date of the passing of this By-law;
- uses accessory to the permitted uses.

16.2. 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

16.3. 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

16.4. 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 re-establish provided that the provisions of the Residential Medium Density (R2) Zone are complied with and the number of dwelling units is not increased.

17. 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.

17.1. Defined Area 1 (D.A. 1)

In Defined Area 1 (D.A. 1) no building, ~~or 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.

17.2. Defined Area 2 (D.A. 2)

In Defined Area 2 (D.A. 2), no building, ~~or 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.

18. 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:

18.1. 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.

18.2. Permitted Structures

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

18.3. 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.

18.5. 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~~.

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, uses listed in the R1, R2, R3, R4, and R5 zones;
- Recreational uses including trailer parks, campgrounds, golf courses, parks and picnic areas;
- Institutional uses including **nursing homes****long-term care 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.

19. 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:

19.1. 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

19.2. 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.

19.3. Zone Provisions

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

19.4. Special Provisions

19.4.1. 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.

19.4.2. 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

19.4.4. 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.

19.4.5. 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.

20. 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:

20.1. 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;

20.2. Permitted Structures

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

20.3. 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

20.4. Special Provisions

20.4.1. 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.

20.4.2. 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

20.4.3. 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.

20.4.4. 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 20 Extractive Industrial	ER2
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20.4.5. 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

20.4.6. 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.

FF	Municipality of South Huron Zoning By-law Section 21 Flood Fringe Overlay	FF
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21. 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:

21.1. Permitted Uses

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

21.2. Permitted Structures

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

21.3. 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.

22. 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:

22.1. Permitted Uses

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

22.2. 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.

22.3. 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.

23. Holding (-H) (as per By-law 29-2022)

Within zones with the Holding symbol (-H) appended to the zone symbol, 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

- uses legally existing on the date of the passing of this By-law;
- uses accessory to the permitted uses.

23.2 Permitted Structures

- buildings and structures legally existing on the date of passing of this By-law;
- buildings and structures accessory to the permitted uses

23.1 Special Provisions

23.1.1 New Development

No new development of land will be permitted in a zone with a Holding (-H) symbol, until such time as the Holding symbol has been removed.

23.1.2 Existing Residences

Existing residences will be allowed to expand, enlarge or re-establish provided the provisions of the Residential Medium Density (R2) zone are complied with and the number of dwelling units is not increased.

24. 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:

24.1. Permitted Uses

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

24.2. Accessory Uses

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

24.3. Permitted Structures

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

24.4. 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

24.5 Lakefront Front Yard

For properties fronting on Lake Huron and for properties abutting or including the top-of-bank of Lake Huron, the property frontage and the front yard may be deemed to abut either the street or lake.

24.6. Storage Sheds on Vacant Properties

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

- a) maximum size of 10 sq. metres;
- 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.

24.7. Special Provisions

24.7.1. LR1-1 (Maple Grove)

Notwithstanding the requirement of this by-law that only 1 main building per property is allowed, the area zoned LR1-1 may be used for more than 1 dwelling unit, subject to the following provisions:

- An area equal to not less than 50% of the total of the area zoned LR1-1 and the abutting area zoned NE1 shall be retained in a conservation, forestry, natural environment or passive recreation use;
- An area equal to not more than 50% of the total of the area zoned LR1-1 and the abutting area zoned NE1 may develop at a net density of 1 dwelling unit per 796 sq. metres;
- Separation distance between dwelling units (minimum) - 6 metres.

All other provisions of this By-law shall apply.

24.7.2. LR1-2 (Oakwood Park)

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

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

All other provisions of this By-law shall apply.

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

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

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

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

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

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

24.7.5. 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;

LR1	Municipality of South Huron Zoning By-law Section 24 Lakeshore Residential	LR1
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All other provisions of this By-law shall apply.

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

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

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

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

24.7.8. LR1-6 (As per By-law 55-2023)

Notwithstanding the provisions to the contrary, in the area zoned LR1-6, a septic system is also a permitted main use. This septic system shall be located so that sufficient area remains for a potential single detached dwelling and its septic system to also be constructed on the property.

25. 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:

25.1. 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
- cannabis production facility
- 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
- machine shop
- microbrewery
- 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:
 - 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

25.2. Permitted Structures

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

25.3. Zone Provisions

Lot area (minimum)	1,400 square metres
Lot frontage (minimum)	25 metres
<u>Lot depth (minimum)</u>	<u>40 metres</u>
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.

25.4. General Industrial Provisions

25.4.1. Main Buildings and Uses

More than 1 main building and more than 1 main use are permitted in Industrial (M1, M2) zones.

25.4.2. 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.

25.4.3. 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

25.4.4. 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.

25.4.5. 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

25.4.6. 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

25.4.7. 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.

25.4.8. 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.

25.4.9. 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.

25.4.10. Servicing Limitations

All industrial uses locating in the Light Industrial (M1) zone shall be dry industries.

25.4.11. 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.

25.5. Special Zones

25.5.1. M1-1 (As per By-law 36-1989 and By-law 34-1991)

In addition to the permitted uses set out in the Light Industrial (M1) Zone, the following uses shall be permitted in the M1-1 zone:

- a business or professional office, except medical or dental offices;
- an automotive supply retail outlet;
- a building supply outlet;
- an equipment sales, rental and servicing establishment, excluding sale and rental of home entertainment equipment;
- a catering service;
- a motorcycle, snowmobile or small implement sales and service establishment;

- 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.

25.5.2. 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.

25.5.3. 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 upholstering;
- accessory retail;
- light manufacturing and assembly and/or light fabrication.
- A detached dwelling containing a single dwelling unit as an accessory use.

Notwithstanding the Light Industrial (M1) Zone, the following special provisions apply to an industrial building in the M1-3 zone:

- Permitted industrial buildings/structures shall not exceed 200 sq. m. in ground floor area;
- Minimum Setback: 20 metres;
- Interior Side Yard: 5 metres;
- A pylon sign and a wall-mounted sign are permitted, provided a maximum sign height of 3 metres and maximum total sign area of 4

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.

25.5.4. 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 upholstering;
- small engine repair and service;
- retail accessory to a cottage industry use;
- light manufacturing and assembly and/or light fabrication;
- a detached dwelling containing a single dwelling unit as an accessory use.

Notwithstanding the Light Industrial (M1) Zone provisions of this By-law, the following special provisions apply to an industrial building in the M1-4 zone:

- permitted industrial buildings/structures shall not exceed 250 square metres. in ground floor area;
- minimum Setback from a residential zone – 20 metres;
- minimum Interior Side Yard – 5 metres.
- minimum exterior side yard – 5 metres

In all other ways, the provisions of the M1 zone apply.

25.5.5. 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.

25.5.6. 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.

25.5.7. 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.

25.5.8. M1-8 (As per By-law 11-1987, 13-1997 and 29-2023)

All uses permitted in the Light Industrial (M1) Zone are permitted in the M1-8 zone.

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.
- An accessory residential use contained in a mobile home for the exclusive use of an on-site caretaker.

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.

25.5.9. 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.

25.5.10. M1-10

All uses permitted in the Light Industrial (M1) Zone are permitted in the M1-10 zone.

Notwithstanding the permitted uses in the Light Industrial (M1) zone, the following additional uses are permitted in the M1-10 zone:

- service industry including, but not limited to, establishments for the service and repair of all types of motor vehicles, aircraft, boats, recreational vehicles and other marine crafts, as well as related equipment and accessories.

M1	Municipality of South Huron Zoning By-law Section 25 Light Industrial	M1
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25.5.11. M1-11

In addition to the permitted uses listed in the M1 zone, a veterinary clinic is also a permitted use in the M1-11 zone. All other provisions of By-law 69-2018 shall apply. (As amended by By-law 58-2020)

25.5.12. M1-12-H

Notwithstanding the provisions to the contrary, on the lands zoned M1-12, the permitted uses include outdoor storage of manufactured products, a precast manufacturing facility, and all M1 uses with the exception of a dry cleaning establishment, medical marihuana production facility, mushroom growing facility, or sewage and solid waste management.

In place of a required planting strip, on the lands zoned M1-12, a minimum 20 metres wide landscaped buffer containing a minimum 3 metres high berm and/or sound wall shall be established adjacent to the north and west property lines.

In addition to any other lighting requirements or restrictions that may apply, on the lands zoned M1-12, within areas devoted or used for outdoor (outside) storage, no lighting shall be placed or affixed or mounted upon a pole or light standard.

The -H symbol attached to the M1-12 zone may be removed once an acceptable study addressing off-site impacts of the proposed use has been prepared. The outdoor storage of manufactured products and related accessory uses are permitted while the zone has the -H symbol.

(As amended by By-law 85-2022)

25.5.13. M1-13

Notwithstanding the M1 provisions to the contrary, in the area zoned M1-13 the only permitting use is an electric motor manufacturing and repair/refurbishment workshop involving the disassembly of motor housing and motor core assemblies, electrical interconnection of new coils on the motor (iron) core, reassembly of the rebuilt motor core assembly into the housing assembly, and the sealing of the housing and pressure testing, as well as accessory uses related to the workshop. Industrial storage is also permitted. Within the M1-13 zone, a minimum 1.5 metre high solid fence may be provided instead of a planting strip.

(As amended by By-law 75-2023)

26. 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:

26.1. 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
- brewery
- cannabis production facility
- 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
- lumber yard
- machine shop
- motor vehicle service and/or repair shop

- mushroom growing facility
- 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

26.2. Permitted Structures

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

26.3. Zone Provisions

Lot area (minimum)	1,400 square metres
Lot frontage (minimum)	25 metres
<u>Lot depth (minimum)</u>	<u>40 metres</u>
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 <u>(grain elevators – 30 metres)</u>
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. The exterior side yards for corner lots shall be 6 metres.
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26.4. General Industrial Provisions

26.4.1. Main Buildings and Uses

More than 1 main building and more than 1 main use are permitted in Industrial (M1, M2) zones.

26.4.2. 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.

26.4.3. 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

26.4.4. 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.

26.4.5. 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

M2	Municipality of South Huron Zoning By-law Section 26 General Industrial	M2
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26.4.6. 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

26.4.7. 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.

26.5. 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.

26.6. 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.

26.7. 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.

26.8. 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.

26.9. Thames Road Corridor

M2	Municipality of South Huron Zoning By-law Section 26 General Industrial	M2
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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;
- 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.

26.10. Special Zones

26.10.1. 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.

26.10.2. 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.

26.10.3. 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.

26.10.4. M2-4 (As per By-law 33-1991)

In addition to the uses permitted by the General Industrial (M2) zone, a nursery stock and landscaping supply dealership will be permitted in the M2-4 zone.

Notwithstanding the provisions of the General Industrial (M2) zone, a front yard planting area of not less than 3 metres in depth abutting the front lot line and running the entire width of the lot shall be required. The ground surface shall be planted with any combination of shrubs, flower beds or grass.

Notwithstanding the General Provisions for parking of this by-law, a minimum of 12 parking spaces will be provided for a nursery stock and landscaping supply dealership in the M2-4 Zone.

26. 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.

26. 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.

26. 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

26.10.8. M2-8 (As per by-laws 32-2015)

In the area zoned M2-8 the requirements of the General Industrial (M2) and Airport Lands – Airport Related Uses (AL2) Zones shall apply in addition to the following special provisions:

- Notwithstanding the provisions of General Industrial (M2) zone to the contrary, the area zoned M2-8 may include an aircraft runway
- Storage must be covered and/or contained in buildings and/or structures

- The existing number of parking spaces being 69 (including two (2) limited mobility spaces and two (2) accessible parking spaces) shall be maintained, and no additional spaces are required. Where an industrial use is proposed other than the uses existing on the date of passing of 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.

26. 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.

26.10.10. M2-10 (As per by-laws 36-2018)

In the area zoned M2-10 the following special provisions shall apply:

26.10.10.1. 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.

26.10.10.2 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.

26.10.10.3. 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.

26.10.10.4. 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.

26.10.10.5. Notwithstanding the provision of the General Industrial (M2) zone to the contrary, front yard depth of 2 metres (minimum) is permitted.

26.10.10.6. Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, lot coverage is permitted at 75% (maximum).

26.10.10.7. Notwithstanding the provisions of the General Industrial (M2) zone to the contrary, main building height is permitted at 20 metres (maximum).

26.10.10.8. Notwithstanding the Accessory Structure General Provisions of this by-law to the contrary, accessory building and structure height is permitted at 12 metres (maximum).

26.10.10.9. 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.

26.10.10.10. 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.

NE1	Municipality of South Huron Zoning By-law Section 27 – Natural Environment Zone 1	NE1
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27. 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:

27.1. 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

27.2. Permitted Structures

- accessory buildings and structures (50 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.

27.3. 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.

NE1	Municipality of South Huron Zoning By-law Section 27 – Natural Environment Zone 1	NE1
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27.4. Special Zones

27.4.1. NE1-1 (Not used)

27.4.2. 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 28 – Natural Environment Zone 2	NE2
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28. 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:

28.1. 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

28.2. 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.

28.3. 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.

28.4. 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 28 – Natural Environment Zone 2	NE2
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28.4.1. 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 28.4 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.

28.5. Special Zones

28.5.1. 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.

28.5.2. 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 28 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 28 – Natural Environment Zone 2	NE2
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and construction regulations of the Conservation Authority. All other provisions of this By-law shall apply.

28.6.3. 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.

29. 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:

29.1. Permitted Uses

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

29.2. 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.

29.3. 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

29.4. Special Zones

29.4.1. 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.

29.4.2. 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.

30. 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:

30.1. Permitted Uses

- boarding, lodging or rooming house with full services
- converted dwelling with full services
- duplex dwelling with full services
- dwelling with supports in a single detached dwelling
- semi-detached dwelling with full services
- single detached dwelling
- triplex dwelling with full services
- three unit rowhouse with full services
- educational institutions or school, subject to the CF zone provisions, except that the maximum building height is 14 metres.

30.2. Accessory Uses

- Additional Residential Unit(s) in a single detached dwelling, semi-detached dwelling, rowhouse dwelling, or a structure accessory to those dwellings
- bed and breakfast (max 4 guests)
- home occupation
- uses accessory to the permitted uses

30.3. Permitted Structures

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

30.4. Zone Provisions

30.4.1 A semi-detached, duplex, ~~or triplex, or rowhouse~~ dwelling which is further subdivided is deemed to comply with the provisions of the R1 zone.

30.4.2 Additional Residential Units (ARU)

a) For all additional residential units, the following provisions apply:

- One (1) additional on-site parking space is provided for the ARU in addition to the parking requirements for the main dwelling.

a)b) Where connected to full services, the following provisions apply:

- i. A maximum of two (2) ARUs shall be permitted per fully serviced lot with the ARUs either being located:
 - Both within or attached to the main dwelling or
 - One (1) within or attached to the main dwelling and one (1) within a detached accessory structure;

- ii. A maximum of one (1) ARU is permitted in a ~~single, detached accessory building structure; and~~
- iii. ~~The maximum total zone coverage of the main building and any accessory structures shall be 45%, unless there is a higher lot coverage set by another provision of this By-law; and~~
- iv. The ARU must use the same entrance/driveway as the main dwelling.

iii. ~~—~~

~~b)c)~~ Where partially or privately serviced, the following provisions apply:

- i. A single (1) ARU is permitted either within the main dwelling or in an accessory building provided:
 - The property is a minimum of 4,000 square meters; and
 - The ARU uses the same well and/or septic.
 - ~~The ARU uses the same driveway as the main dwelling; and~~

~~e)d)~~ Where an ARU is contained within an accessory building, notwithstanding the provisions to the contrary, the following provisions apply:

- i. The ARU shall be located:
 - In either the rear or interior side yard;
 - No closer than 1.5 metres to a property line; and
 - No closer to a street than the setback required for the main building;
- ii. ~~The ARU shall comply with the size restrictions for accessory buildings and structures;~~
- iii. ~~One (1) additional on-site parking space is provided for the ARU in addition to the parking requirements for the main dwelling;~~
- iv. ~~ii. The ARU must use the same entrance/driveway as the main dwelling;~~
- v. ~~iii. A pathway to the principal entrance of the ARU from its parking area is required and shall be a minimum of 1.5 metres in width with a clear height of 2.1 metres;~~
- vi. ~~A minimum 3 metres between the existing dwelling and the ARU;~~
- vii. ~~Beginning from a height of 4 metres, an ARU may not penetrate a 45-degree angular plane located as follows:~~
 - ~~From the minimum 1.5 metres rear yard setback, projected towards the front lot line,~~

~~From the minimum 1.5 metres side yard setback, projected towards opposite side lot line;~~

viii.iv. The ~~maximum building~~total floor area shall not exceed ~~75~~100% of the ~~ground~~total floor area of the dwelling including an attached garage.

30.5 Single Detached Dwelling, Converted Dwelling, & Dwelling with Supports

	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)	main dwelling: 4.5 metres attached garage: 6 metres		7.5 metres
Interior side yard (minimum)		1.5 metres	
Exterior side yard (minimum)		6-4.5 metres <u>attached garage: 6 metres</u>	
Rear yard (minimum)		7 metres	
Zone coverage (maximum)	all structures: 45%, main building: 40%		40%
Landscaped open space (minimum)		30%	
Building height (maximum)		14 metres	

30.6. Semi-Detached Dwelling and ~~Duplex~~Rowhouse Dwelling

	Semi-Detached	Rowhouse <u>Duplex</u>
Zone area (minimum) Interior property	270 square metres per unit 540 square metres	
Zone area (minimum) Corner property	315 square metres per unit	
Frontage (minimum) Interior property	15 metres	<u>7 metres for each interior unit</u>
Frontage (minimum) Corner property	18 metres	

	Semi-Detached	Rowhouse Duplex
		<u>11 metres for each end unit</u> 23 metres 23 metres
Property depth (minimum)	<u>30 metres</u>	
Front yard (minimum)	main dwelling: 4.5 metres attached garage: 6 metres	
Interior side yard (minimum)	Unattached side: 1.5 metres Attached side: 0 metres <u>1.5 metres</u>	
Exterior side yard (minimum)	<u>4.5 metres</u> attached garage: 6 metres	
Rear yard (minimum)	7 metres	
Zone coverage (maximum)	<u>all structures: 42%</u> <u>main building: 40%</u>	
Landscaped open space (minimum)	30%	
Building height (maximum)	14 metres	

Each dwelling unit in a rowhouse 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 3 metres.
- within the private amenity area there shall not be a public pedestrian walkway.

30.7. Duplex & Triplex Dwelling

	Duplex & Triplex
Zone area (minimum) Interior property	<u>810</u> 450 square metres
Zone area (minimum) Corner property	<u>1,080</u> 540 square metres
Property frontage (minimum) <u>interior property</u>	<u>20</u> 15 metres
<u>Property frontage (minimum) corner property</u>	<u>18</u> metres
Property depth (minimum)	<u>34</u> metres
Front yard (minimum)	<u>4.5</u> metres attached garage: 6 metres 7 metres from a Municipal street
Interior side yard (minimum) Unattached Side Attached side	1.5 metres 0 metres
Exterior side yard (minimum)	<u>4.5</u> metres attached garage: 6 metres from a Municipal street
Rear yard (minimum)	7 metres
Zone coverage (maximum)	<u>40</u> 45 %

Duplex & Triplex	
Landscaped open space (minimum)	30%
Building height (maximum)	14 metres

30.8. Special Zones

30.8.1. R1-1

In addition to the uses permitted in the R1 zone, within the areas zoned R1-1 the following uses shall be included:

- boarding, lodging or rooming house ~~dwelling~~
- business office
- clinic
- commercial or private school
- day nursery
- personal services shop
- professional office
- studio

Any of the aforementioned permitted uses shall:

- a) not change the external residential character of the dwelling;
- b) not use the front yard or exterior side yard for parking, other than a driveway;
- c) with the exception of a boarding, lodging or rooming house 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.

30.8.2. R1-2 (as per By-law 34-1996)

Notwithstanding the definition of “rear property line” in Section 2 Definitions, for the purpose of the Residential - Low Density R1-2 zone, “rear property line” shall mean a line parallel with the front property line 68.5 metres opposite the front property line. All other provisions of this By-law shall apply.

30.8.3. R1-3 (as per By-law 22-1997)

Notwithstanding the definition of “rear property line” in Section 2 Definitions, for the purpose of the Residential - Low Density R1-2 zone, “rear property line” shall mean a line parallel with the front property line 50.3 metres opposite the front property line. All other provisions of this By-law shall apply.

30.8.4. R1-4 (as per By-law 7-2004)

Notwithstanding the Zone Provisions of the Residential - Low Density Zone (R1) in Section 30 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.

30.8.5. R1-5 (as per By-law 20-2007 & 52-2007)

Notwithstanding the Zone Provisions of the Residential - Low Density Zone (R1) in Section 30 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.

30.8.6. R1-6 (as per By-law 12-1984)

Notwithstanding the Permitted Uses of the Residential - Low Density Zone (R1) in Section 30 to the contrary, the area zoned R1-6 may include a small engine repair business. All other provisions of this By-law shall apply.

30.8.7. R1-7 (as per By-law 22-2000)

Notwithstanding the Permitted Uses provisions of the Residential - Low Density Zone (R1) to the contrary, the area zoned R1-7 may be used for the following:

- All uses permitted under the Permitted Uses provisions of the Residential - Low Density Zone;
- A second dwelling unit;
- An office and a personal services shop, subject to the R1-1 provisions;

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.

30.8.8. R1-8 (as per By-law 47-1995)

Notwithstanding the Building Provisions of the Residential - Low Density Zone (R1) in Section 30 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.

30.8.9. R1-9 (as per By-law 19-1993)

Notwithstanding the provisions of the South Huron Zoning By-law to the contrary, the following special provisions apply to the lands zoned Residential - Low Density R1-9:

- a) Notwithstanding the Permitted Uses provisions of the Residential - Low Density Zone (R1) to the contrary, the permitted uses for the property zoned R1-9 are limited to: a single detached dwelling, home occupation, and uses accessory to the permitted uses;
- b) The property zoned R1-9 does not front on a public road and therefore the R1 Zone Provisions concerning minimum property frontage do not apply;

- c) For the lands zoned R1-9, given the absence of frontage on a public road, the front property line shall be deemed to be the southerly property line; and
- d) Notwithstanding the General Provisions in Section 3 to the contrary, the property zoned R1-9 may be serviced by a right-of-way which provides access to an open public road.

All other provisions of this By-law shall apply.

30.8.10. R1-10 (as per By-law 14-1997)

Notwithstanding the Permitted Uses provisions of the Residential - Low Density Zone (R1) in Section 30, the area zoned R1-10 includes the following additional accessory uses: hairdressing shop and fireplace sales and service shop.

Notwithstanding the General Provisions of Section 3 to the contrary, the top-of-bank setback is established by the location of the south corner of the existing accessory building, including the porch. Further construction will be permitted based on this setback subject to the requirements of the Ausable Bayfield Conservation Authority and no further reduction in the setback.

Notwithstanding section 3 General Provisions, to the contrary, the maximum height for an accessory building is 9 metres. All other provisions of this By-law shall apply.

30.8.11. R1-11 (as per By-law 27-2005)

Notwithstanding the Permitted Uses provisions of the Residential - Low Density Zone (R1) in Section 30 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.

30.8.12. R1-12 (as per By-law 4-2016)

Notwithstanding the Residential – Low Density (R1) Zone to the contrary the following provisions apply in the R1-12 zone:

- Minimum lot depth: 21.885 metres
- Maximum building height: 6 metres

30.8.13. R1-13 (as per By-law 4-2016)

Notwithstanding the Residential – Low Density (R1) Zone to the contrary the following provisions apply in the R1-12 zone:

- Minimum lot depth: 23.65 metres
- Minimum lot area: 517.5 square metres

30.8.14. R1-14 (as per By-law 85-2021)

Notwithstanding the provisions to the contrary, on the lands zoned R1-14, the following provisions apply for a single detached dwelling:

- Zone area (minimum) interior property: 410 square metres
- Zone area (minimum) corner property: 495 square metres
- Frontage (minimum) interior property: 12 metres
- Frontage (minimum) corner property: 15 metres
- Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- Interior side yard (minimum): 1.2 metres on both sides when there is a garage attached to the main building
- Exterior side yard (minimum): 4.5 metres
- Zone coverage (maximum): 50%

All other provisions of By-law No. 69-2018 shall apply.

30.8.15. R1-15 (as per By-law 33-2019)

Notwithstanding the provisions of Section 3.2.6 Servicing to the contrary, lands zoned R1-15 are permitted one accessory structure with plumbing that services a washroom with related facilities, wet bar areas, and shop sink. All other provisions of this By-law shall apply.

30.8.16. R1-16 (as per By-law 65-2019)

Notwithstanding the provisions of Section 30.4 to the contrary a minimum front yard setback of 4.75 metres is permitted for a single detached residential dwelling under the R1-16 zone.

Notwithstanding the General Provisions of Section 3.26.12 to the contrary parking is permitted in the exterior side yard for a single detached residential dwelling under the R1-16 zone. All other provisions of this By-law shall apply.

30.8.17 R1-17-H (as per By-law 72-2021 and By-law 69-2024)

Notwithstanding the provisions to the contrary, on the lands zoned R1-17 the following provisions apply to a single detached dwelling on full services (public water and public sewer):

- Zone area (minimum) interior property: 410 square metres
- Frontage (minimum) interior property: 13.7 metres
- Property depth (minimum): as per the draft plan dated October 23, 2023
- Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- Interior side yard (minimum): 1.2 metres on both sides when there is an attached garage attached to the main building; 1.5 metres on both sides where there is not an attached garage attached to the main building.
- Exterior side yard (minimum): 4.5 metres
- Rear yard (minimum) for Lots 16 through 43: 6 metres
- Minimum setback from a residential property line to an existing wind turbine of 450 metres

- Zone coverage maximum for main building, including any decks, porches and balconies: 45%
- Zone coverage maximum for all structures: 50%

The -H holding zone symbol may be removed when the conditions of draft plan of subdivision approval for the R1-17-H lands have been met. Prior to the -H symbol being removed, one single detached dwelling may be constructed within the R1-17-H zone. The single detached dwelling may be constructed notwithstanding Section 3.26.15.5 (maximum driveway width) of the by-law. It must be built within lot 3 as identified in the draft plan dated October 23, 2023. Occupancy of the single detached dwelling is not permitted until final approval of the subdivision is granted.

30.8.18 R1-18 (as per By-law 33-2020)

Notwithstanding the provisions of Section 30.4 to the contrary, the minimum property depth of the lands zoned R1-18 shall be 25.7 metres.

30.8.19 R1-19 (as per By-law 39-2021)

In the area zoned R1-19, the following special provisions apply:

- Section 3.21 (Existing Non-Complying Properties) applies to the lot/block as it existed on the day of registration of Plan of Subdivision 40T20001(22M-XX).
- Section 3.20 (Legal Non-Complying) applies to the structure as it existed on the day of adoption of By-law 39-2021.
- Where a lot/block zoned R1-19 is further subdivided, any non-complying lot depth is deemed to comply.
- The minimum distance setback between a parking area and driveway as stated in Section 3.26.15.5. do not apply.

30.8.20 R1-20 (as per By-law 39-2021)

In the area zoned R1-20, a single detached dwelling is permitted subject to the requirements of the R1 zone. ~~Section 3.37 (Setbacks from Lanes and Easements) does not apply to the sanitary sewer easement on the east side of the subject parcel.~~

30.8.21 R1-21 (as per By-law 86-2021)

Notwithstanding the provisions to the contrary, on the lands zoned R1-21, the R1-1 zone provisions apply and a food bank with two (2) existing off-street parking spaces is a permitted use as an additional use.

30.8.22 R1-22-H (as per By-law 34-2022 and By-law 63-2024)

Notwithstanding the provisions to the contrary, on the lands zoned R1-22, a side yard abutting a condominium shall be considered an interior side yard and the following provisions shall apply:

- Zone area (minimum) interior property: 350 square metres
- Zone area (minimum) corner property: 430 square metres
- Frontage (minimum) interior property for

lots 25 through 29 and lot 88 as shown in the draft plan dated March 22, 2024: 11.5 metres

- Frontage (minimum) interior property for all other lots in the draft plan dated March 22, 2024: 11.8 metres
- Frontage (minimum) corner property: 14 metres
- Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- Interior side yard (minimum): 1.2 metres on both sides when there is an attached garage
- Exterior side yard (minimum): 4.5 metres
- Zone coverage (maximum): 50% all structures, 48% main building

30.8.23 R1-23-H (as per By-law 34-2022)

Notwithstanding the provisions to the contrary, on the lands zone R1-23, the following provisions shall apply:

- Zone area (minimum) interior property: 420 square metres
- Zone area (minimum) corner property: 535 square metres
- Frontage (minimum) interior property: 12 metres
- Frontage (minimum) corner property: 15 metres
- Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- Interior side yard (minimum): 1.2 metres on both sides when there is an attached garage
- Exterior side yard (minimum): 4.5 metres
- Rear yard (minimum): 9.5 metres
- Zone coverage (maximum): 50% all structures, 48% main building

30.8.24 R1-24 (as per By-law 28-2022 & By-law 16-2024)

Notwithstanding the provisions to the contrary, on the lands zoned R1-24, a side yard abutting land zoned D (Future Development) shall be considered an exterior side yard and property frontage shall be measured as the minimum horizontal distance between the side property lines measured at a distance of 7.5 metres back from the front property line.

30.8.25 R1-25 (as per By-law 37-2023)

Notwithstanding the provisions to the contrary, in the R1-25 zone, two single detached dwellings using the existing separate driveways are permitted as a main use.

31. 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:

31.1. Permitted Uses

- multiple unit dwelling
- quadruplex dwelling
- rowhouse dwelling
- uses in the R1 zone subject to the R1 zone provisions
- educational institutions or school, subject to the CF zone provisions

31.2. Accessory Uses

- Additional Residential Unit (ARU) in a rowhouse dwelling, in the rear yard of a rowhouse dwelling, or as permitted in the R1 zone with the unit(s) subject to the ARU zone provisions of the R1 zone.
- bed and breakfast establishment (maximum of two guest rooms)
- home occupation
- uses accessory to the permitted uses

31.3. Permitted Structures

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

31.4 Zone Provisions

31.4.1 A quadruplex, rowhouse ~~and/or~~ multiple unit dwelling which is further subdivided is deemed to comply with the provisions of the R2 zone.

31.5. Quadruplex Dwelling

Quadruplex	
Zone area (minimum) Interior property	940-730 square metres
Zone area (minimum) Corner property	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 Attached side	3-1.5 metres 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

31.6. Rowhouse Dwellings

Property frontage for each dwelling unit (minimum): interior unit end unit (not a corner unit) end unit abutting a side street	8.7 metres 11 metres 14 metres
Zone area for each dwelling unit (minimum): end unit abutting a side street all other units	400 <u>315</u> square metres 350 <u>270</u> square metres
Property depth (minimum)	38 metres
Zone coverage (maximum)	all structures: 42% main building: 40%
Front yard (minimum); difference between front yards of adjoining units (minimum)	main dwelling: 4.5 metres attached garage: 6 metres 1 metre
Rear yard (minimum)	10 <u>7</u> metres
Interior side yard (minimum) unattached side (end unit) attached side	1.5 metres 0 metres
Exterior side yard (minimum)	<u>4.5</u> metres <u>attached garage: 6</u> metres
Landscaped open space (minimum)	30 %
Building height (maximum)	14 metres
Attached private garage recess from front of unit (minimum) width as % of unit width (maximum)	1 metre 40 %
Number of Rowhouse Dwellings on a Property	no maximum

Each dwelling unit in a rowhouse 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.

31.7. Multiple Unit Dwelling

<u>Zone area (minimum)</u>	<u>730</u> square metres
<u>Property frontage (minimum)</u>	<u>20</u> metres
<u>Front yard (minimum)</u>	<u>6</u> metres
<u>Interior side yard (minimum)</u>	<u>6</u> metres
<u>Exterior side yard (minimum)</u>	<u>6</u> metres
<u>Rear yard (minimum)</u>	<u>10</u> metres

Zone coverage (maximum)	40 %
Landscaped open space (minimum)	35%
Building Height (maximum)	3 storeys and 14 metres

An outdoor communal amenity area of no less than 100 square metres with a square or rectangular orientation shall be provided.

More than 1 multiple unit dwelling may be established on a property provided the multiple unit dwellings also have the following minimum separation between the buildings:

- an exterior wall having a habitable room: 6 metres
- all other exterior walls: 3 metres

~~The R3 zone provisions for Multiple Unit Dwelling apply except for Maximum Building Height which shall be 3 storeys in the R2 zone.~~

31.8 Special Zones

31.8.1 R2-1

In addition to the uses permitted in the R2 zone, within the areas zoned R2-1 the following uses shall be included:

- adult day centre
- boarding, rooming, or lodging house-dwelling
- business office
- clinic or medical office
- commercial or private school
- day nursery
- personal services shop
- professional office
- specialized medical office and professional office
- studio

31.8.2. 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.

31.8.3. R2-3 (As amended by By-law 15-2021)

Notwithstanding the provisions to the contrary, on the area zoned R2-3, the following provisions apply for a single detached dwelling:

- a) Zone Area (minimum) Interior Property – 420 square metres
- b) Zone Frontage (minimum): Interior Property – 12 m
Lot 19, Plan 22M-15 only – 11.5 m
- c) Front yard (minimum) – 6 m
- d) Interior side yard – 1.5 m (both sides with attached garage)
- e) Zone Coverage – 40%

All other provisions of this By-law shall apply.

31.8.4. R2-4 (As amended by By-law 34-2021)

Notwithstanding the Zone Provisions of Section 20.7 to the contrary, in the area zoned R2-4, the following special provisions apply:

- a) Minimum Property Frontage (Interior Unit) – 7.8 m
- b) Minimum Property Frontage (End Unit) – 7.8 m
- c) Minimum Zone Area (Interior Dwelling Units) – 276 sq. m
- d) Minimum Property Depth – 35 m
- e) Minimum Rear Yard Setback – 7.5 m
- f) Number of Dwelling Units per Building – 6
- g) Minimum side yard setback adjacent to Hydro easement (specific to Lots 11, 12, and 31) – 1 m
- h) ~~The regulations of Section 3.37 Setbacks from Lanes and Easements does not apply to the lands zoned R2-4.~~
- i) ~~h) Maximum Zone Coverage – 51%~~
- j) ~~h) Minimum Interior Side Yard (unattached side) – 1.5 m~~
- k) ~~j) Difference between front yards of adjoining units – 0 m minimum~~
- l) ~~Attached garage recess from front of unit – 0 minimum~~
- m) ~~Attached garage widths as % of unit – 55% maximum~~
- n) ~~k) The only accessory building permitted is a single 2.44 metres by 2.44 metre (maximum dimensions) accessory shed.~~

All other provisions of this By-law shall apply.

31.8.5. R2-5 (As amended by By-law 56-2020)

Notwithstanding the provisions to the contrary, in the area zoned R2-5, the following provisions apply to single detached dwellings:

- a) Front yard (minimum): dwelling: 5 metres; garage: 6.5 metres
- b) Rear yard (minimum): 6 metres
- c) Zone coverage (maximum): 48%

31.8.6 R2-6-H (as per By-law 34-2022)

In the area zoned R2-6-h, a multiple unit dwelling, long-term care home, retirement home, and rowhouse dwelling exceeding 4 dwelling units are also permitted uses subject to the requirements of the R3 zone.

Notwithstanding the provisions to the contrary, on the lands zoned R2-6, the following provisions shall apply for permitted uses containing one or two dwelling units:

- a) Frontage (minimum) interior property: 12 metres
- b) Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- c) Interior side yard (minimum): 1.2 metres on both sides when there is an attached garage

31.8.7 R2-7 (as per By-law 86-2021)

Notwithstanding the provisions to the contrary, on the lands zoned R1-21, the R2-1 zone provisions apply and a food bank with two (2) existing off-street parking spaces is a permitted use as an additional use.

32. 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:

32.1. Permitted Uses

- dwelling with supports subject to the provisions of the R1 zone
- long term care home
- multiple unit dwelling
- retirement home
- rowhouse dwelling subject to the provisions of the R2 zone
- educational institutions or school, subject to the CF zone provisions

32.2. Accessory Uses

- Additional Residential Unit(s) accessory to a rowhouse dwelling subject to the R2 zone provisions
- home occupation
- uses accessory to the permitted uses

32.3. Permitted Structures

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

More than one main building may be established on a property.

32.4 Zone Provisions

32.4.1 A rowhouse or multiple unit dwelling which is further subdivided is deemed to comply with the provisions of the R3 zone.

32.5. Multiple Unit Dwelling

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%
Building Height (maximum)	15.21 metres

~~Balconies for above grade multiple unit 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.~~

An outdoor communal amenity area of no less than 100 square metres with a square or rectangular orientation shall be provided.

More than 1 multiple unit dwelling may be established on a property provided the multiple unit dwellings also have the following minimum separation between the buildings:

- an exterior wall having a habitable room: ~~18~~6 metres
- all other exterior walls: 3 metres

32.6. 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 <ins>6</ins> 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

32.7. Special Zones

32.7.1. 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:

32.7.1.1. 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:

- rowhouse dwelling not having more than 4 dwelling units;
- semi-detached dwelling;
- home occupation; and
- buildings or structures accessory to a rowhouse dwelling or semi-detached dwelling.

32.7.1.2. Zone Provisions (As amended by By-law 56-2020)

Property area (minimum)	200 square metres per dwelling unit
Property frontage (minimum)	6.5 metres per dwelling unit
Property depth (minimum)	30 metres
Zone coverage (maximum)	48%
Height (maximum)	Main building: 10 metres;

	Accessory building: 4.5 metres
Front yard setback	6.5 metres
Rear yard setback	7.5 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 rowhouse dwelling units share a common wall
Exterior side yard (minimum)	6 metres

32.7.1.3. Yard Requirements

Notwithstanding the additional yard requirements specific to rowhouse 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 rowhouse 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.

32.7.1.4. Planting Strip

A planting strip shall be provided where rowhouse 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.

32.7.2. 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.

32.7.3. 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 multiple unit dwellings that include a maximum of 18 units. All other provisions of this By-law shall apply.

32.7.4. 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 rowhouse 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.

32.7.5. 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 rowhouse dwellings and those for yards between buildings where 2 or more rowhouse dwellings are on a single lot, shall not apply to properties zoned R3-5.	
The additional Site Regulations for rowhouse 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.

32.7.6. R3-6 (as per By-law 4-1990)

Notwithstanding the additional yard requirements specific to rowhouse dwellings in the South Huron Zoning By-law to the contrary, a private amenity area is not required for each dwelling unit in a rowhouse 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.

32.7.7. 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:

32.7.7.1. 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:

- rowhouse 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.

32.7.7.2. Zone Provisions

Property area (minimum)	3.6 hectares
Property coverage (minimum)	45 % for all structures
Landscaped open space (minimum)	15 %

32.7.7.3. 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 rowhouse dwelling units share a common wall;	
No part of a rowhouse dwelling shall be closer than 8 metres to the lands zoned R1.	

32.7.7.4. 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.

R3	Municipality of South Huron Zoning By-law Section 32 Residential – High Density	R3
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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.

32.7.7.5. 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.

32.7.7.6. 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.

32.7.8. 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 a multiple unit dwelling 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.
- 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.

32.7.9 R3-9 (as per by By-law No.55-2019)

Notwithstanding any provision of By-law 69-2018 to the contrary, in the area zoned R3-9, a stacked/cluster townhouse development is permitted subject to the following:

- a) A Stacked/Cluster Townhouse Dwelling is defined as: a residential building divided vertically and/or horizontally into three or more dwelling units by common walls which prevent internal access between dwelling units and is not considered to be a multiple attached unit for the purposes of the By-law.

- b) The property fronts onto Simcoe Street and has a minimum frontage requirement of 15.10 metres. There is no lot frontage requirement for each dwelling unit. The units are provided access to a public road (Simcoe Street) via a privately owned, internal road.
- c) The whole of the lands zoned R3-9 shall be a lot for the purposes of the By-law.
- d) The setbacks to property lines for proposed buildings are as follows:
 - o North Property Line – 6.8 metres (front yard /interior side yard)
 - o South Property Line – 6.5 metres (rear yard)
 - o East Property Line – 6.9 metres (interior side yard)
 - o West Property Line – 3.1 metres (interior side yard)
- e) One accessory building or structure may be permitted to serve the overall site in accordance with the requirements of Section 3.2.
- f) A minimum of 1.5 parking spaces per dwelling unit are required permitting a maximum unit count to 34, and a total of 50 parking spaces in accordance with Section 3.26. Section 3.26.12 does not apply.
- g) A planting strip is required in accordance with Section 3.28. along the north, west and south property lines.
- h) The 18 metre minimum required separation distance between buildings does not apply on lands zoned R3-9
- i) Minimum amenity area for the lands zoned R3-9 shall be 355 square metres
- j) Landscaped Open Space (minimum) – 30%
- k) Lot Coverage (maximum) – 40%
- l) Building Height (maximum) – 12 metres
- m) All other applicable provisions of this By-law, as amended, shall apply.

32.7.10. R3-H-1 (as per By-law No. 41-2019)

Notwithstanding the provisions of Section 32 to the contrary, the lands under R3-H-1 are subject to a holding provision. Development of this area for R3 Residential High Density use is not permitted until the (-h) Holding zone is removed. The removal of this holding zone is contingent on a concept plan that illustrates proposed future development of this area. All other provision of the By-law shall apply.

32.7.11. R3-11 (as per By-law No. 64-2019)

Notwithstanding the provisions of Section 32.4 to the contrary, the following provisions shall apply to the lands zoned R3-11:

- a) Lands zoned R3-11 are permitted a minimum interior unit property frontage for each dwelling unit of 5.79 metres
- b) Lands zoned R3-11 are permitted a minimum exterior unit property frontage for each dwelling unit of 8.97 metres
- c) The requirement for a difference between front yards of adjoining units does not apply on lands zoned R3-11
- d) All other provisions of this By-law shall apply.

32.7.12. R3-12 (as per By-law No. 56-2020)

Notwithstanding the provisions to the contrary, in the area zoned R3-12 the maximum building height of a multiple unit dwelling shall be 3 storeys. All other provisions of By-law #69-2018 shall apply.

32.7.13. R3-13 (as per By-law No. 67-2020)

Notwithstanding the provisions to the contrary, in the area zoned R3-13 the following zone provisions apply:

- a) Zone area for each interior dwelling unit (minimum): 230 square metres
- b) Property depth (minimum): 26.7 metres
- c) Zone coverage (maximum): 50%
- d) Front yard (minimum): 6 metres
- e) Difference between front yards of adjoining units (minimum): 0 metres
- f) Rear yard (minimum): 8.1 metres
- g) Number of dwelling units per building (maximum): 6
- h) ~~Attached private garage recess from front of unit (minimum): 0 metres~~
- i) ~~Attached private garage width as % of unit width (maximum): 57.2%~~

-All other provisions of By-law #69-2018 shall apply.

32.7.14 R3-14-H (as per By-law 72-2021)

Notwithstanding the provisions to the contrary, on the lands zoned R3-14 the only permitted use is a rowhouse dwelling containing up to 7 dwelling units and the following provisions apply:

- Property frontage for an end dwelling unit that is not a corner unit (minimum): 10.5 metres
- Zone area (minimum) interior dwelling unit: 285 square metres
- Zone area (minimum), end dwelling unit not abutting a side street: 315 square metres
- Property depth (minimum): 30 metres
- Zone coverage (maximum): 50%
- Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- Rear yard (minimum): 7.5 metres
- Interior side yard (minimum), unattached side of end dwelling unit: 1.5 metres
- Exterior side yard (minimum): 4.5 metres
- Unenclosed porch or deck encroachment into the required rear yard (maximum): 3.5 metres
- ~~Attached private garage recess from front of the unit (maximum): 0 metres~~
- ~~Attached private garage width as percentage of unit width (maximum): 60%~~

The -H holding zone symbol may be removed when the conditions of draft plan or subdivision approval for the R3-14-H lands have been met.

32.7.15 R3-15-H (as per Bylaw-72-2021)

Notwithstanding the provisions to the contrary, on the lands zoned R3-15, the following special zone provisions apply:

32.9.15.1 Permitted Uses

No person shall, within the R3-15 zone use any property or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Rowhouse Dwelling
- Stacked Townhouse Dwelling

A stacked Townhouse Dwelling is defined as: a residential building divided vertically and horizontally into three or more dwelling units by common walls which prevent internal access between dwelling units and is not considered to be a multiple attached unit for the purposes of the By-law.

32.9.15.2 General Zone Provisions

- a) Building Height (maximum): 14 metres
- b) Density (maximum): 40 units per hectare
- c) Dwelling units per building (maximum): 10
- d) Front Yard from a private street (minimum): 4.5 metres
- e) Front Yard from a public street (minimum): 7 metres
- f) ~~Garage width (maximum): 60% of front façade width~~
- g) ~~f~~ Landscaped Open Space (minimum): 30%
- h) ~~g~~ Off-street parking spaces per dwelling unit (minimum): 1.5 spaces
- i) ~~h~~ Property Depth (minimum): 30 metres
- j) ~~i~~ Setback between end units (minimum): 3 metres
- k) ~~j~~ Zone coverage (maximum): 40%
- l) ~~k~~ Common outdoor amenity area (minimum): 10 square metres per dwelling unit
- m) ~~l~~ Private outdoor amenity area, (minimum):
 - i. Ground floor unit: 20 square metres per dwelling
 - ii. Upper unit: 10 square metres per dwelling, including patios and terraces
- n) ~~m~~ No part of a private outdoor amenity area shall be located within 10.5 metres of a wall in another building containing windows of habitable rooms which face the private outdoor amenity area.
- o) ~~n~~ The distance between the front, exterior side and rear face of one building and the front, exterior side and rear face of another building, each of which contains windows to habitable rooms shall in no case be less than 15 metres.

32.9.15.3 Holding Zone Symbol Removal

The -H holding zone symbol may be removed when the conditions of draft plan of subdivision approval for the R3-15-H lands have been met.

32.7.16 R3-16-H (as per By-law 34-2022)

Notwithstanding the provisions to the contrary, on the lands zoned R3-16, the following provisions shall apply:

a) For rowhouse dwellings:

- Zone area (minimum) interior property: 260 square metres per dwelling unit
- Frontage (minimum) interior property: 6 metres
- Frontage (minimum) corner property: 9 metres
- Property depth (minimum): 26 metres
- Minimum distance between front yards of adjoining units: 0 metres
- Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- Rear yard (minimum): 7.5 metres

b) For rowhouse dwellings and a multiple unit dwelling, the minimum separation between an exterior wall with a habitable room and another main building shall be 7.5 metres.

32.7.17 R3-17 – reserved for OPZ02-2022

32.7.18 R3-18 (as per By-law 31-2023)

Notwithstanding the provisions to the contrary, in the R3-18 zone the following special provisions apply:

- a) The only permitted main use is a Long-term Care Home.
- b) The front property line is the southern property line of the property zoned R3-18.
- c) The property shall abut a street or have an agreement with the Municipality for access.
- d) Front yard (minimum): 6m
- e) A minimum of 1.8m high solid fence is required along the east property line abutting the R1 zone.

33. 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:

33.1. Permitted Uses

- mobile home park

33.2. Accessory Uses

- home occupation
- active recreation
- passive recreation
- uses accessory to the permitted uses

33.3. 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.

33.4. 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

33.5. 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

33.6. General Zone Provisions for Mobile Home Parks

33.6.1. 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.

33.6.2. 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.

33.6.3. 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.

33.6.4. 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.

33.6.5. Municipal Services

Any new or expanding mobile home development shall connect to municipal services.

33.6.6. 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.

33.6.7. Recreation Area

Not less than 10% of the mobile home park's R4 zoned area shall be amenity area for recreation purposes.

33.7. Special Zones

33.7.1. 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.

34. 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:

34.1. Permitted Uses

- residential park

34.2. Accessory Uses

- home occupation
- active recreation
- passive recreation
- uses accessory to the permitted uses

34.3. 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

34.4. 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

34.5. 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

Site Coverage (maximum)	40 %
Unit Height (maximum)	7 metres
Maximum number of storeys	1

34.6. General Zone Provisions for Residential Parks

34.6.1. Density

The maximum density of residential units in a Residential park shall be 20 units per gross hectare.

34.6.2. 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.

34.6.3. 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.

34.6.4. Unit Per Site

Not more than one residential unit shall be placed on any residential site.

34.6.5. 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.

34.6.6. 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.

34.6.7. 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.

34.6.8. 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

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.

34.6.9. 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.

34.6.10. 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.

34.6.11. 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)

34.6.12. 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)

35. 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:

35.1. Permitted Uses

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

35.2. 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.

35.3. Permitted Structures

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

35.4. 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

35.5. 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:

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

35.6. 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.

35.7. 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.

35.8. Site Area

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

35.9. 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.

35.10. 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.

35.11. Density of Development

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

35.12. 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.

35.13. 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.

35.14. 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.

35.15. 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.

35.16. Special Provisions

35.16.1. 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:

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

In addition to the permitted structures listed in section 35.3 Permitted Structures, the trailer park and campground zoned RC2-1 may also include park model trailers (as defined in Section 2 Definitions).

35.16.1.2. Development Ration

Notwithstanding the development ratio outlined in Section 35.6, 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.

35.16.1.3. 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.

35.16.1.4. 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.

35.16.1.5. 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.

35.16.1.6. 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)

36. 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:

36.1. 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.

36.2. 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.

36.3. 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

36.5. 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

36.6. Provisions for Golf Courses and Associated Uses

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

Setbacks for buildings or structures (minimum):

Front yard	30 metres (98 ft.)
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.

36.7. Special Zones

36.7.1. 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:

36.7.1.1. 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

36.7.1.2. 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

36.7.2 Temporary Use By-law 19-2024 (As per by By-law 19-2024)

In addition to the permitted uses within the RC3 zone, the following use shall be permitted for a period of not more than three (3) years, effective from the date of passing of this bylaw:

A cropping agricultural use that does not include:

- The use of buildings and/or structures,
- The use of land for livestock purposes,
- The storage of manure on-site, or
- The application of manure.

Notwithstanding the restrictions above, the application of herbicides and pesticides shall be permitted in accordance with normal farm practices.

37. Huron Country 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:

37.1. Permitted Uses

- theatre
- accessory uses to a theatre

37.2. Permitted Structures

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

37.3. Zone Provisions

Subject to provisions of the Highway Commercial Zone (C3)

37.4. Building Provisions

Subject to provisions of the Highway Commercial Zone (C3)

37.5. Special Provisions

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

Notwithstanding provisions of the Highway Commercial (C3) zone and General Provisions Accessory Buildings, Structures & Uses Section 3.2 one accessory building is permitted with human habitation and associated plumbing for a dormitory residential use associated with the Huron Country Playhouse. This accessory building is permitted at a height of 11 metres. All other provisions of this By-law shall apply. (As amended by By-law 73-2019)

38. Residential Greenfield (RG1)

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 legally existing on the date of the passing of this By-law
- Uses permitted by the R2 Zone
- Uses permitted by the R3 Zone
- uses accessory to the permitted uses

38.2 Permitted Structures

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

38.3 Zone Provisions

The minimum residential density within the RG1 zone shall be 15 main dwelling units per hectare

38.4. Special Zones

38.3.1 RG1-1

Notwithstanding the provisions to the contrary, on the lands zoned RG1-1, all R3 uses not already permitted by the R2 zone shall be located a minimum of 50 metres from all R1 and R2 zoned properties.

38.3.2 RG1-2-H

Notwithstanding the provisions to the contrary, on the lands zoned RG1-2, the minimum residential density shall be 40 main dwelling units per hectare.

Holding Provision: No development is permitted on the lands zoned RG1-2-H until certain criteria have been met to the satisfaction of the Municipality of South Huron, including draft plan approval and entering into a development agreement with the Municipality and submitting the following studies based on approved terms of reference: an archaeological impact assessment; a servicing plan; a traffic impact study; a study addressing land use compatibility with surrounding commercial / industrial uses including air, noise and vibration; and any other required materials identified by the Municipality of South Huron.

39. 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:

39.1. Permitted Uses

- salvage yard;
- uses accessory to the permitted uses, including the sale of motor vehicles and a motor vehicle repair shop.

39.2. 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

39.3. 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	

39.4. Outdoor Storage & Display

All outdoor storage shall be surrounded by a solid fence or a planting strip with a minimum height of 3 metres or be in accordance with a site plan for the outdoor storage approved under the Planning Act. No outdoor storage shall be permitted higher than the planting strip or fence.

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.

39.5. 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.

39.6. Special Zones

39.6.1 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:

39.6.1.1 The rear yard of the lands zoned SY-1 are limited to an area of 94 square metres wide and 206 metres deep (an area equal to 1.9 hectares). (As amended by By-law 17-2021)

39.6.1.2 Vehicle storage and stacking will be permitted in the designated rear yard to a maximum height of 3 metres.

39.6.1.3 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.
- An 18 metre opening for access will be allowed where the existing shop acts as a visual screen. (As amended by By-law 17-2021)

39.6.1.4 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.

39.6.1.5 All lighting and illuminating signs shall be arranged so as to deflect light away from adjacent properties.

39.6.2 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.

39.6.3 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.

40. 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:

40.1. 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.

40.2. Permitted Structures

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