

# **Municipality of Central Huron**

## **Zoning By-law**

**September 28, 2010**

**Consolidated December, 2024**

**Prepared by:**

- **Municipality of Central Huron**
- **County of Huron Planning and Development Department**

## **MUNICIPALITY OF CENTRAL HURON**

### ***ZONING BY-LAW CONSOLIDATION***

This document is a consolidation of the Municipality of Central Huron Zoning By-law 40-2010 and subsequent amendments made thereto. This compilation is for convenience for administrative purposes and does not represent true copies of the by-laws it contains. Any legal interpretation of this document should be verified with the Municipal Clerk.

This Consolidated Zoning By-law contains: Comprehensive Zoning By-law 40-2010,  
Plus the following amendments to By-law 40-2010 (as of the printing date):

50-2010	75-2015
10-2011	17-2015
11-2011	87-2015 – Temporary exp. 12/18 Wallis
17-2011	94-2015
20-2011	32-2015 - Temporary exp. 06/16
25-2011	B62-2014 – Consent Auto Rezone Hoggarth
33-2011	B49-2015 - Consent Auto Rezone Henderson
34-2011	B41-2015 – Consent Auto Rezone Wilson
37-2011	B32-2015 – Consent Auto Rezone Riley
09-2012	B78-2015 – Consent Auto Rezone Buffinga
25-2012	B70-2015 – Consent Auto Rezone Laithwaite
26-2012	10-2016
29-2012	17-2016
30-2012	19-2016
32-2012	23-2016
35-2012	42-2016
31-2013	65-2016
32-2013	33-2017
OMB Case No. PL020126	63-2017
37-2013	64-2017
39-2013	65-2017
45-2013	B53-2017 – Consent Lot Addition Westerhout
04-2014	B54-2017 – Consent Auto Rezone KBD Farm Ltd
17-2014	05-2018 – Temporary exp. February 5/2020 - Cowbell
24-2014	17-2018
27-2014	B78-2017 – Consent Rezone - Gibson
28-2014	18-2018
41-2014	29-2018
44-2014	16-2019
46-2014	17-2019 – Temporary exp. March 4, 2022 - Jefferson
54-2014	18-2019
56-2014	C70-2018 - Consent Auto Rezone Dykstra
59-2014	C18-2018 – Consent Auto Rezone Van Beets
08-2015	38-2019
11-2015	C17-2019 – Consent Auto Rezone Bos
16-2015	C45-2019 – Consent Auto Rezone Sluys Holsteins Inc
17-2015	C92-2018 – Consent Auto Rezone Brenner
B54-2014-Consent Auto Rezone Pitblado	C57-2019 – Consent Auto Rezone Beier
B57-2014-Consent Auto Rezone Verway	04-2020
B13-2015-Consent Auto Rezone Waanders	05-2020
53-2015	13-2020
55-2015	C76-2019 – Consent Auto Rezone Henderson
61-2015	22-2020 – Temporary exp. March 16, 2022 - Kassies
63-2015	C44-2019 – Consent Auto Rezone Lee

21-2020  
22-2020  
23-2020  
44-2020  
45-2020  
50-2020  
61-2020  
C68-2019 – Consent Auto Rezone Dykstra  
C13-2020 – Consent Auto Rezone Bos  
11-2021  
18-2021  
19-2021  
22-2021  
26-2021  
27-2021  
28-2021  
41-2021  
56-2021  
60-2021  
61-2021 (expires July 5, 2024 – 214 James St., R1-45)  
69-2021  
78-2021  
79-2021  
87-2021  
88-2021  
91-2021  
100-2021  
102-2021  
C05-2021 – Consent Auto rezone Auke/Bylsma  
27-2022  
200-2022  
201-2022  
202-2022  
203-2022  
204-2022 (expires May 9, 2025 – 37524 Telephone Rd, ER1-3-H)  
205-2022  
206-2022  
207-2022  
200-2023  
201-2023  
202-2023  
C14-2023 – Consent Auto Rezone Claussen Farms  
54-2023  
60-2023  
66-2023  
78-2023  
C35-2022 – Consent Auto Rezone Westbrook Dairy Farms Ltd  
C40-2023 – Consent Auto Rezone Wykville Farms Ltd  
C70-2023 – Consent Auto Rezone Brinke  
14-2024  
200-2024 – Temporary expires September 16, 2027 - Wallis  
201-2024  
202-2024  
203-2024 – Temporary use expires November 4, 2027 - Townsend

**MUNICIPALITY OF CENTRAL HURON**  
**Minor Variances**

<b>File #</b>	<b>Name</b>	<b>Property Affected</b>	<b>Date of Decision</b>	<b>Wording of Decision</b>	<b>Conditions</b>
A1/11	Fred & Arlene VanMaar	Lot 28, Conc.8, West Ward	July 7, 2011	To vary Section 4.7 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (Lot 21, Concession 8, West Ward) to decrease the required MDS 1 setback from the hog barn and manure storage on Lot 20, Concession 8, West Ward from the required 542 metres to 421 metres.	None
A2/11	Tom & Dixie Schell	Part Lot 25, Conc. 1, West Ward	Aug. 11, 2011	To vary Section 11.5.4.5 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property to increase the maximum building height from 4.5 metre to 5.6 metres.	None
A3/11	Thor Dingman	Part Lot 17, Conc. 1, West Ward	Aug. 22, 2011	To vary Section 3.30.3 of the Central Huron By-law 40-2010 as it applies to the subject Pace cottage (located on Part Lot 17, Conc. 1, West Ward) to reduce the required top of bank setback to the proposed Pace cottage from the required 30 metres to 19 metres.	The proposed cottage be located within the footprint contained on the revised A1 and A2 sketches included with the application. The proposed cottage be constructed as indicated in the elevation drawings A7, A8, A9 and A10, included with the application; and This variance approval is valid for a period of 18 months from the date of this decision
A2/12	Nick Heykoop	Part Lot 14, Conc. 1, West Ward	Sept. 20, 2012	To vary Section 7.4.4 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Part Lot 14, Concession 1, West Ward) to reduce the required front yard setback from a provincial highway to the proposed addition from the required 25 metres to 16 metres.	None



A1/13	David & Terri Quick	Pt. Lot 26, Conc. 2 East Ward	June 4, 2013	To vary Sections 4.5.4.2 and 3.4 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Part Lot 26, Concession 2, East Ward) to reduce the required front yard setback from a County Road to the proposed residential addition from the required 22.5 metres to 6 metres.	None
A2/13	Ted Lucas	Lot 59 & 60, Plan 547, West Ward		ABANDONED	
A1/14	Jeff Corrie	Lot 371, Pt. Lots 372 & 373, Plan 333, East Ward	March 3, 2014	To vary Section 26.4.3 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Lot 371 and Part Lots 372 and 373, Plan 333, East Ward, Town of Clinton) to reduce the allowed minimum lot depth from 50 metres to a minimum of 40 metres.	None
A2/14	Paul & Lorraine Franken	Pt. Lot 20, Huron Road Conc. West Ward	December 15, 2014	To vary Sections 4.4.3 and 4.6 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Lot 20 Huron Road Concession, West Ward) to reduce the required Minimum Distance Separation distance for the proposed liquid nutrient storage and run off tank from the minimum 549 feet to a minimum of 419 feet to the nearest neighbouring residence.	None
A1/15	Jake & June DeRuyter	Pt. Lot 927 & 935, Plan 331, East Ward	April 20, 2016	To vary Sections 21.6.4.5 and 21.6.4.1 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Part Lot 935 and Part Lot 927, Plan 331, being Parts 1 and 2 of Registered Plan 22R2170, East Ward) to increase the maximum height of an accessory building from 4.5 metres to 6 metres, and increase the maximum lot coverage of an accessory building from 10% of the lot area to 13% of the lot area, and to allow an accessory building to have a greater lot coverage than the main building.	None

A2/15	Mike Falconer	Lot 17, Concession 3, West Ward	June 1, 2015	To vary Section 4.7 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Lot 17 Concession 3, West Ward) to reduce the required Minimum Distance Separation distance for the proposed residence from the nearest neighbouring livestock facility to a minimum of 175.26 metres (575 feet) to the nearest neighbouring livestock facility located on Lot 17, Concession 4, West Ward.	None
A3/15	Greg Aitken	Lot 105, Plan 547, West Ward	July 20, 2015	To vary Section 17.4.4 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Lot 105, Plan 547, West Ward) to reduce the required minimum side yard setback for the main building from 3 metres to a minimum of 2 metres.	None
A1/16	David & Holly Lucas Innisfree Park Goderich Holdings Inc.	Part of Lot 10, Concession 1, Part 4A of Reg. Plan 22R-2205, West Ward	April 4, 2016	To vary Section 17.5.3 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Part Lot 10, Concession 1, being Part 4A of Reg. Plan 22R-2205 West Ward) to reduce the required setback from the street from 7.5 metres to 2.2. metres, and to vary Section 17.5.4.5 as it applies to the proposed accessory building from a maximum building height of 4.5 metres to 4.7 metres.	None
A2/16	Ted Janmaat	Part Lot 13, Concession 1, East Ward	March 21, 2016	To vary Section 4.6 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Part Lot 13, Concession 1, East Ward) to reduce the required minimum distance separation to the nearest neighbouring residence from 149 metres (489 feet) to 129.5 metres (425 feet).	None
A3/16	Susanne Vodden	Pt Lot 40 Concession 1 Pts 1, 2 and 3 RP22R4274	May 16, 2016	To vary Section 8.42 of the Central Huron Zoning By-Law 40-2010 as it applies to the subject property (located on Part of Lot 40, Concession 1, being Parts 1, 2, and 3 of registered plan 22R4274, West Ward) to reduce the required lot frontage from 23 metres to 14.763 metres.	None

A1/17	Steve & Dianielle McInally	Pt Lot 14, RP 22R5222 Pt. 1, Conc 3, Hullett	June 5, 2017	Seek relief for 2.4 metres for the interior yard setback as the applicant requests to build the addition at an interior yard setback of 2.6 metres (8ft. 7 in).	The addition be located within the footprint contained on the sketch that accompanied the application; The addition be as shown in the elevation drawings that accompanied the application; and The variance approval is valid for a period of 18 months from the date of the committee's decision.
A2/17	Paul & Lorraine Franken	Lot 20, Huron Rd., (Goderich Ward)	June 5, 2017	To vary Section 14.4.3 and 4.6 of the Central Huron Zoning By-law as it applies to the subject property (located on Lot 20, Conc. Huron Rd, West Ward) to reduce the required Minimum distance Separation distance for the proposed livestock barn to a minimum of 119 metres (390 ft) to the nearest neighbouring residence located on Pt. Lot 20, Concession Huron Rd. West Ward	The dairy barn be located within the footprint contained on the sketch that accompanied the application; The dairy barn be as shown in the elevation drawings that accompanied the application; and The variance approval is valid for a period of 18 months from the date of the Committee's decision.
A3/17	IBI Group	RP22R-6377, Conc 1 & Pt of Unnamed St known as James St. & Pt of Lots 28 or 467, 29 or 468 and 30 or 469, Clinton East Ward (325 Albert St)	July 6, 2017	To vary from the Central Huron Zoning By-law 40-2010 as it applies to the subject property (Located on RP22R-6377, Conc 1 and Pt of Unnamed St known as James St. and Pt of Lots 28 or 467, 29 or 468 and 30 or 469, Clinton East Ward too seek relief for 3 metres for the front yard setback, 1 metres for the exterior side yard setback and 5% of the required landscaped open space as the applicant requests to build the police detachment at a front yard setback of 16 metres, exterior side yard setback of 5 metres and have 15% of the subject property landscaped.	The footprint of the proposed one-storey Ontario Provincial Police detachment does not exceed 2440 square metres. The variance approval is valid for a period of 36 months from the date of the Committee's decision.

A4/17	A Square Holdings Inc.	Lot 307, Plan 333, Clinton East Ward	Sept. 26/17	To vary from the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Lot 307, Plan 333, Clinton East Ward) to seek relief for 1.5 metres from the front yard setback, 1 metre for the exterior side yard setback and an increase of 0.5% for the lot coverage as the applicant requests to build the quadruplex at a front yard setback of 4.5 metres, exterior side yard setback of 5 metres and a lot coverage of 40.5%	The quadruplex be located within the footprint contained on the sketch that accompanied the application; The variance approval is valid for a period of 18 months from the date of the Committee's decision.
A5/17	1404569 Ont. Ltd. c/o George Land	Plan 331, Part Lots 819 to 821, RP 22R6228, Part 2, Clinton East Ward	November 28/2017	To vary Section 26 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located at 286 Huron Street, East Ward- Clinton) to reduce the required exterior side yard setback from 6 metres to 2.5 metres to accommodate a proposed addition to the existing financial services building.	Variance request is considered to be minor; the development is appropriate for the area; The application is in general conformity with the intent of the zoning by-law and the Central Huron Official Plan.
MV01/18	AMD Farms Ltd. Dykstra	Hullett Wad	March 31/18	To permit replacement of an existing chicken barn closer to a residence than required by MDS with a reduction from 136 metres to 95 metres and to reduce the required front yard setback from 60 metres to 48 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV02/18	Van Maar	West Ward	April 24/18	To vary Section 4.7 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Part Lot 21, Concession 7, West Ward – Goderich Twp) to reduce the required Minimum Distance Separation distance for the proposed residence from a minimum of 2048 feet to 945 feet from one neighbouring barn and from a minimum 1620 feet to a minimum of 580 feet from the second neighbouring barn.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV03/18	Hagarty, Jerome & Judith	Goderich Twp. Ward	May 29/18	To vary Section 11.4.3 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Plan 598, Blocks 8 to 10, Lots 5 and 6, RP 22R2699 Part 5, Pt Part 3 and 4, West Ward – Goderich Twp.) to allow expansion, renovations and winterization of the cottage to the already existing setbacks of the covered deck. This application is to vary the minimum front yard setback from 7.5 metres (24.5 feet) to 4 metres (13 feet), a difference of 3.5 metres (11.5 feet).	The variance approval is valid for a period of 24 months from the date of the Committee's decision.

MV04/18	Groves & Hayter	Pt Lt 814, Lots 815, 816, 817 RP 331 East Ward	Oct 9/18	To vary Section 26.4.7 of the Central Huron Zoning Bylaw 40-2010 as it applies to the subject property (located on 272 Huron St, East Ward) to allow a warehouse expansion to the existing retail store and to vary the rear yard setback to 4 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV05/18	Vanderhaar John	Lot 28, Conc 8 East Ward (Hullett)	Nov 5/18	To vary Section 4.6 and 4.8 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Lot 28, Concession 8, East Ward – Hullett Twp) to reduce the required Minimum Distance Separation by 31 metres for a proposed poultry barn and manure storage.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV06/18	Smith, Everett & Charlene	Pt Lot 9, Conc 3, RP 22R41 East Ward (Hullett)	Nov 5/18	To vary Sections 4.5.4.2 and 4.5.4.4 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Part Lot 9, Concession 3, East Ward – Hullett Twp) to allow for the reduction of the front yard setback to 15 metres and the interior side yard setback to 1.2 metres for the addition of a two story garage to the already existing house.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV07-18	Deken Farms	Lt 37, Conc. 14 (West Ward)	Dec. 11/18	To vary Sections 4.6 and 4.8 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Lt 37, Conc. 14, 77626 Fish and Game Line, West Ward to reduce the required Minimum Distance Separation of 21 metres (69 feet) for a proposed swine barn storage.	The variance approval is valid for a period of 18 months from the date of the Committee's decision
MV08-18	Ibrahim/ Klein	Pt Lt 48, Pt Lts 73 & 74, Plan 327 East Ward	January 8/19	To vary Section 27.4.8. of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on 46 King St, East Ward to allow expansion of an existing store (pharmacy) to a rear yard setback of 1 metre	The variance approval is valid for a period of 18 months from the date of the Committee's decision
MV01-19	Hayter/Stoll/ Leppington	Plan 343, Block B, Part Lots 14-Part Lots 16, East Ward	May 28/19	To vary Section 21.4.5., 21.4.8., and 21.4.9 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on 18 Joseph St., East Ward) to complete Consent File 75-18 condition to recognize the reduction of lot depth to 29 metres, exterior side yard setback to 5.75 metres and rear yard setback to 5 metres	The variance approval is valid for a period of 18 months from the date of the Committee's decision

MV02-19	Hayter/Stoll/ Leppington	Plan 343, Block B, Prt Lots 14-Part Lots 16, East Ward	May 28/19	To vary Section 21.4.5., 21.4.8., and 21.4.9 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Fulton St., East Ward) to complete Consent File 75-18 condition to recognize the reduction of lot depth to 24.98 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision and a 3 metre setback will be required from the South lot line.
MV03-19	Armstrong	Pt Lot 6, Conc Maitland, RP R52130A West Ward	May 28/19	To vary Section 4.4.3.1. of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on 80330 Orchard Line, West Ward) to allow for a proposed storage shed with a minimum front yard setback of 15 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision
MV04-19	Bos	Lt 30,Con5, West Ward	June 24/19	To vary Section 5.10 of BL40-2010 as it applies to the subject property (78251 Porter's Hill Ln) to fulfill condition of Consent C17-19 & recognize the reduced lot area of retained parcel of 15.64 hectares	The variance approval is valid for a period of 18 months from the date of the Committee's decision
MV05-19	Gill	Pt Lt 845, Pt Lt 846 & Pt Lt 858, Plan 331 East Ward	July 9/19	To vary Section 21.4.9 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on 225 Alma St., East Ward) to allow for the addition of an attached garage to the already existing residence with a rear yard setback of 6 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV06-19	Miller, Doug & Lori	Lot 37, Conc 8, West Ward	Oct. 9/19	To vary Section 4.7 as it applies to the subject property (located on 77676 Whys Line, West Ward to allow for a new residence with a reduced minimum distance separation setback of 16 metres	The variance approval is valid for a period of 18 months form the date of the Committees decision.
MV07-19	Bushey, Rob & Vicky	Pt Lt 10, Conc. 10, West Ward	Oct 28/19	To vary Section 21.4.8 and 21.6.4.5 of the central Huron Zoning by-law 30-2010 as it applies to the subject property (located on 33604 black's Point Rd, West Ward) to allow for the proposed new residence and shed/workshop to a side yard setback of 3 metres and accessory building height 6 metres respectively.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV08-19	Langendoen & Mann	Pt Lt 53, Bayfield Conc., West Ward	Oct 28/19	To vary Section 7.4.5 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on 37904 Bayfield Rd, West Ward) to allow for the addition of an attached garage to the existing house with a interior side yard setback of 1.5 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.

MV-09-19	Sunny D Farms Devon & Sonya Dykstra	Pt Lt 23 & Pt Lt 24, Conc 13, East Ward	Oct 28/19	To vary Section 4.4.3.2 of the central Huron Zoning By-law 40-2010 as it applies to the subject property (located on 40198 Hullett-McKillop Rd, East Ward) to allow for an egg-room addition to an existing barn with an interior side yard setback of 17 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV01-20	Can. Tire Real Estate	Lts 3 & 4, Maitland Conc. West Ward	May 27/20	To vary Section 26.7 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Lts 3 & 4, Maitland Conc., Part 2, West Ward) to allow expansion of the existing Canadian Tire store. This application is to vary the minimum rear yard setback from 8 metres (26 ft) to 3 metres (10 ft), a difference of 5 metres (16 ft.)	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV02-20	Huron Plastics	240 Isaac St., Clinton	May 27/20	To vary Section 3.47 Cannabis Production Facility of the Central Huron ZBL 40-2010 to allow for a cannabis production facility. The application is to vary the minimum distance setback from the facility to any dwelling from 150 metres (492 ft) to 125 metres (410 ft), a difference of 25 metres (82 ft)	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV03-20	Bosma Farms	Pt Lt 26, Conc 13, East Ward	July 8/20	To vary section 4.4.3.4 of the Central Huron Zoning by-law 40-2010 as it applies to the subject property (located on Pt Lt 26, East Ward) to allow expansion to an already existing agricultural structure. This application is to vary the minimum rear yard setback from 30 metres (98 ft) to 15 metres (49 ft) a difference of 15 metres (49 ft).	The variance approval is valid for a period of 18 months from the date of the Committee's decision.

MV04-20	Caira, Deborah	Pt Lt 5, Conc 12, East Ward	July 8/20	To vary section 7.4.4, 7.4.6 and 7.7.3 of the Central Huron Zoning by-law 40-2010 as it applies to the subject property (located on Pt Lt 5, Conc. 12, East Ward) to allow for a new garage and greenhouse. This application is to allow the construction of a new detached garage closer to the front lot line than the existing house and vary the minimum front yard setback for the garage from 17 metres (56 ft) to 4.7 metres (15 ft), a difference of 12.3 metres (40 ft). As well as varying the minimum exterior side yard setback from 17 metres (56 ft) to 5 metres (16 ft), a difference of 12 metres (39 ft).	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV05-20	Van Wyk, Jeff & Linda	S Pt Lt 26, Conc 10, West Ward	July 8/20	To vary Section 4.6 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on S Pt Lt 26, Conc 10, West Ward) to allow for the establishment of a new broiler barn with a reduced minimum distance separation (MDSII) setback of 141 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV06-20	432398 Ont Ltd/Groves	Plan 331, Lts 815-816, Pt Ltd 814 & 817, RP22R3190 Pt 4, East Ward	Aug 25/20	To vary Sections 26.4.7 and 26.1.36 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on 272 Huron St., East Ward) to allow for an addition to the existing retail appliance store with a rear yard setback of 4 metres and to recognize the minimum gross floor area of 775 metres of the retail appliance store.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV01-21	O'Reilly, Ryan	Pt Lt 11, Conc 1, West Ward	Mar 1/21	To vary Section 3.30.4 and Section 18.5.4.5 of the Central Huron ZBL 40-2010 as it applies to the subject property to allow for the erection of an accessory building. This application is to vary the provision to allow for the erection of an accessory building within the 100 year erosion hazard and to vary the height of an accessory building from 4.5 metres (15 ft) to 8 metres (26 ft) a difference of 3.5 metres (11ft).	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV02-21	Million, Jason & Heather	Pt Blk B, RP 508, Lane of Pines	April 9/21	To vary Section 17.5.4.5 and Section 17.10.5 of the Central Huron ZBL 40-2010 as it applies to the subject property to allow for the construction of an accessory building with a maximum height of 6 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.



MV03-21	Schooderwoerd	Pt. Lt 79, Bayfield	March 15/22	To vary section 3.30.3 as it applies to the subject property to allow the replacement of an existing cottage on the property with the new cottage having a top of bank setback of 10 metres from the top of bank of the ravine to the south	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV04-21	Alexander, Joshua	Lt 2, Conc BYFD 76578 Bluewater Hey	April 29/21	To vary Section 21.6.3 and Section 21.6.4.1 of the Central Huron ZBL 40-2010 to allow an accessory building to be located in the front yard as well as the accessory building to have a larger footprint 260 square metres (2800 square feet) than that of the permitted residence 147 square metres (1216 sq ft)	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV05-21	Veenstra	Pt Lt 36, Conc 1, West Ward	April 29/21	To vary Section 17.5.4.5 of the Central Huron ZBL 40-2010 to allow for the construction of an accessory building with a maximum height of 7 metres. The application is to vary the maximum height of an accessory building from 4.5 metres (14.8 ft) to 7 metres (23 ft) a difference of 2.5 metres (8.2 ft)	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV06-21	Hagarty	Blk 8-10 & Lts 5 & 6, RP598 & Pt 5 & Pts 3 & 4	June 29/21	To vary Section 11.5.4.2. of the Central Huron ZBL 40-2010 to allow for the proposed cottage deck roof extension to be constructed adjacent to a freestanding garage. This application is to vary the minimum distance between main and accessory buildings setback from 2 metres (6.5 ft) to 0.25 metres (0.8 ft) a difference of 1.75 metres (5.7 ft)	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV07-21	Miller	Pt Lt 45, Conc 14 Hulletter	July 29/21	To vary Section 21.4.9 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on Pt Lt 45, Conc 14, East Ward-Hullett) to allow for an addition to the existing residence. This application is to vary the minimum rear yard setback from 8 metres (26 ft) to 3.5 metres (11.5 ft), a difference of 4.5 metres (14.5 ft)	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV08-21	Holt	Pt Lt 14, Pt 2 West Ward 33587 Rowcliffe Drive	June 21/21	To vary Section 21.6.4.5 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property to allow the construction of a garage with an increased building height of 6 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.

MV09-21	Melnyk	Lot 307, Plan 333 180 Victoria St., Clinton	July 19/21	To vary Section 22.6.2., Section 22.6.8, Section 22.6.9 and Section 3.22.13.5 of the Central Huron Zoning By-law 40-2010 as they apply to the subject property to allow the erection of a triplex. This application is to vary the minimum lot area from 1080 square metres to 1015.5 square metres, the minimum rear yard setback from 8 metres (26 ft) to 6 metres (19.5 ft), a difference of 2 metres (6.5 ft). This application is also to grant relief from the maximum lot coverage from 40% to 45.1% and to allow a reduction in the minimum distance of 7.5 metres between driveways to permit a 0 metres setback between driveways.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV10-21	Meidinger	Plan 335, Pt Lot 1 & Part Lot 2, 12 Isaac St.	Sept 27, 2021	To vary Section 3.22.1 and 27.4.13 of the Central Huron Zoning By-law 40-2010 as they apply to the subject property (located on Plan 335, Part Lot 1 and Part Lot 2, East Ward – Clinton) to allow for no parking spaces and allow a reduced minimum dwelling unit area. This application is to vary the minimum number of parking spaces required from 3 spaces to 0 spaces, a difference of 3 spaces. This application is also to vary the minimum dwelling unit area from 55 square metres (592 square feet) to 37 square metres (400 square feet), a difference of 18 square metres (192 square feet)	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV11-21	Hoogendoorn	Lot 17, Conc Huron, 37800 Huron Rd	Dec. 6, 2021	To vary Section 4.6 of the Central Huron Zoning By-law 40-2010 as it applies to the subject property (located on 37800 Huron Rd, West Ward) to allow the construction of a broiler barn with a reduced Minimum Distance Separation (MDS) 126 metres (412 feet).	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV01-22	Ashby	Plan 563, Lot 7, 34180 Melena Beach Sideroad	March 7, 2022	To vary Section 18.4.4 as it applies to the subject property (located on Plan 563, Lot 7, West Ward) to allow for the construction of a single-detached dwelling with an attached garage with a reduced side yard setback of 2.25 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.

MV02-22	Canadian Tire Real Estate	Con MTLND, Pt Lots 3 & 4, 35430 Huron Rd	March 7, 2022	To vary Section 26.4.9 as it applies to the subject property (located on Part of Lots 3 & 4 As RP 22R3927 PART 2, Maitland Concession, West Ward, 35430 Huron Rd) to reduce the open space provisions for the installation of eight (8) electric vehicle (EV) charging stations and ancillary equipment from 20% to 13.5%. Currently the site has 14.8% therefore the difference of relief being 1.3%.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV03-22	79681 Bluewater Investments Inc.	Con 1 Pt Lot 9, 79681 Bluewater Highway	March 16, 2022	To vary Section 19.3.10 and Section 19.5 to allow for 5% recreational open space and for 1 visitor parking space per 5 trailers sites respectively to the subject property.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV04-22	Sustainable Ag Ltd.	Con 12, N Pt Lot 25, 82328 London Road	June 7, 2021	To vary Section 4.6 as it applies to the subject property (located on Con 12, N Pt Lot 25 – East Ward) minimum distance separation formulae to allow the erection of a livestock barn.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV05-22	Madsen	Plan 349, Lot 39, West Ward, 112 Joseph Street	July 4, 2022	To vary Section 21.4.5 for a rear yard depth of 20.1 metres from the required 30 metres, for a difference of 9.9 metres. To vary Section 21.4.6 for a front yard setback of 5.5 metres from the required 6 metres, for a difference of 0.5 metres. To vary Section 21.4.9 for a rear yard setback of 3 metres from the required 8 metres, for a difference of 5 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV06-22	LeMay	Plan 331, Lot 901 88 Osborne Street, Clinton	October 10, 2022	To vary Section 22.5.7 and Section 22.5.9 to allow for construction of a semi-detached dwelling with a reduced rear yard setback of 5.42 meters from the required 8 meters for a difference of 2.58 meters; in addition to vary the side yard setback to 1.3 meters from the required 1.5 meters for a difference of 0.2 metres	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV07-22	Fleet	Conc Bayfield, Pt Lot 74, 77202 Orchard Line	November 7, 2022	To vary Section 10.5.4.2 to allow for a reduced distance between the main building and the residential addition to encroach on the residential accessory structure to a distance of 1.22 metres where the By-law requires a setback of 2 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.

MV01-23	Ibrahim	14 Albert Street; Plan 327, Part Lots 178 & 179	March 20, 2023	To vary section 27.1.14 to allow for dwellings on the third story, to vary the minimum rear yard setback from 8 metres (26 feet) to 5.5 metres (18 feet), and to vary the set back from a lane or right-of-way from 3 metres (9.5 feet) to 0 metres.	The variance approval is valid for a period of 24 months from the date of the Committee's decision.
MV02-23	Withdrawn				
MV03-23	Postma	7 & 8 North Street; Plan 22M20 Lots 7 & *	May 8, 2023	To vary Sections 21.1.14 and 21.4.9 to allow for a single detached dwelling, to vary the minimum rear yard setback from 8 metres (26 feet) to 3 meters (9.8 feet), and to vary the set back from the front yard from 6 metres (19.7 feet) to 5.5 metres (18 feet).	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV04-23	Dwyer	41487 Londesboro Road; Conc 10, Part Lot 7	June 19, 2023	To vary the front yard setback from 17 metres (55 feet) to 8 metres (26 feet).	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV01-24	Van de Bruinhorst	Part lot 88, Maitland Concession, West Ward; Kitchigami Road	September 20, 2024	To vary Section 4.6 to allow the construction of a livestock barn (2,800 weaner swine) at a reduced setback of 34 metres (112 feet) from a road allowance (Kitchigami Road).	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV02-24	Hart	Lots 911 & 919, Plan 331, East Ward; 120 Erie St.	September 20, 2024	To vary Section 21.11.A.4 to allow the construction of a detached Additional Residential Unit (ARU) with a height of 6.4 metres (21 feet) and setback 1.8 metres (6 feet) from the south lot line.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.
MV03-24	Corfield	Concession 2, Part Lot 7, West Ward	October 21, 2024	To vary Section 4.4.2 to reduce the minimum required lot frontage from 150 metres to 80 metres.	The variance approval is valid for a period of 18 months from the date of the Committee's decision.

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL HURON

BY-LAW NUMBER 40 -2010

BEING A BY-LAW TO ADOPT A COMPREHENSIVE ZONING BY-LAW FOR THE  
CORPORATION OF THE MUNICIPALITY OF CENTAL HURON

WHEREAS the Planning Act, R.S.O. 1990 Section 34(1) as amended provides that zoning by-laws may be passed by the Councils of local municipalities for prohibition of the use of land and the erecting and using of buildings, for and except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of highway.

NOW THEREFORE the Council of the Corporation of the Municipality of Central Huron in accordance with Section 34 of the Planning Act, R.S.O 1990 hereby enacts as follows:

1. A Comprehensive Zoning By-law consisting of the attached zone provisions and zoning maps is hereby adopted.
2. The Municipality of Central Huron hereby repeals the following zoning by-laws when this by-law comes into force and takes effect:
  - The former Township of Goderich Zoning By-law 6-1984 and all amendments thereto,
  - The former Town of Clinton Zoning By-law 7-1985 and all amendments thereto,
  - The former Township of Hullett Zoning By-law 16-1987 and all amendments thereto.
3. This by-law shall come into force and take effect on the day of final passing thereof.

READ a FIRST, SECOND AND THIRD TIME and FINALLY PASSED this 28<sup>th</sup> DAY OF SEPTEMBER 2010.



John Bezaire, Deputy Reeve



Brenda MacIsaac, Clerk

**EXPLANATORY NOTE**  
**ZONING BY- LAW NO. 40 - 2010**  
**OF THE**  
**CORPORATION OF THE MUNICIPALITY OF CENTRAL HURON**

**Preamble**

The Zoning By-law was passed on September 28th, 2010 under Section 34 of The Planning Act. It implements the Official Plan for the Municipality of Central Huron which was adopted by the Council of the Municipality of Central Huron on November 23rd, 2003.

The Zoning By-law comprises both text and zoning maps on which is delineated the various zones created in the By-law.

**Purpose**

The purpose of this By-law is to provide the Corporation of the Municipality of Central Huron with regulations which will affect control over 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 local Council in order that possible conflicts between existing and proposed land uses can be minimized or reduced in the future.

**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 Central 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 Central 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 Municipal Council 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.

**THE ZONING BY-LAW  
OF THE CORPORATION  
OF THE MUNICIPALITY OF CENTRAL HURON**

**BY-LAW NO. 40 - 2010**

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 CENTRAL HURON.

WHEREAS the Council of the Corporation of the Municipality of Central Huron considers it advisable to 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 Central Huron ENACTS as follows

# CENTRAL HURON Zoning By-law

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**SECTION 1**

**APPLICATION, ADMINISTRATION, ENFORCEMENT, INTERPRETATION & SCHEDULES**

**1.1      TITLE**

This By-law shall be known as the Zoning By-law of the Corporation of the Municipality of Central Huron.

**1.2      ACTS**

All Acts as stated in this By-law are in accordance with the most recent Revised Statutes of Ontario (R.S.O.)

**1.3      APPLICATION**

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

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

1.3.3      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.

1.3.4      No lot 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 lot and any building or structure thereon shall not thereafter be used by any person unless and until the said yard or requirements of this By-law are complied with.

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

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

1.3.7      In addition to all the applicable municipal requirements, all proposed development located along or beside a provincial highway within the Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act will also be subject to the approval of the Ministry of Transportation. New or upgraded access connections, buildings or structures and signs located adjacent to or in the vicinity of a provincial highway or intersection within the Ministry of Transportation's permit control area will be subject to the Ministry of Transportation's policies, standards and requirements. In addition, Ministry of Transportation Entrance Permits, Building and Land Use Permits and Sign Permits may be required.

**1.4      ADMINISTRATION AND ENFORCEMENT**

This By-law shall be administered and enforced by such person or persons as shall be appointed from time to time by By-law of the Corporation of the Municipality of Central Huron, and no permit for the use of any land, building or structure or approval of any application for any municipal license within the jurisdiction of the Council shall be issued where the proposed building, structure or use would be in violation of any provisions of this By-law.

**1.5      ZONING COMPLIANCE OR BUILDING INSPECTION**

The Zoning Administrator, Building Inspector, or any employee of the Municipality acting under the direction of the Zoning Administrator or any peace officer having jurisdiction in the Municipality is hereby authorized to enter, with prior notification and the consent of the owner, between the hours of 8:00 o'clock a.m. and 6:00 o'clock p.m. on any day but Sunday upon any property or premises or structure for the purpose of discharging his duties and obligations under this By-law, or if there is reason to believe that the provisions of the By-law are not complied with

in whole or in part. Where the owner or occupier refuses consent, entry may be made under the authority of a search warrant issued under *The Provincial Offences Act*.

#### **1.6      LICENCES AND PERMITS**

No Municipal permit, certificate, or license shall be issued where the said permit is required for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in violation of any provisions of this By-law.

#### **1.7      CERTIFICATE OF ZONING COMPLIANCE**

No change may be made in the type of use of any land covered by this By-law or any building or structure on any such land until a Certificate of Zoning Compliance has been issued by the Municipality to the effect that the proposed use is not contrary to the By-law.

#### **1.8      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. No building, residential or otherwise, shall be moved within the limits of the Municipality or shall be moved into the Municipality from outside, without a permit from the Chief Building Official.

#### **1.9      SIGN PERMITS**

A sign permit shall be required for the erection of any sign upon private or public property which shall only be issued if such sign is in conformity with the Municipal Sign By-law.

#### **1.10 APPLICATIONS FOR BUILDING PERMITS**

##### **1.10.1      APPLICATION IN ALL ZONES**

Within all zones, every applicant for a building permit for a new building or an addition to a building shall, in addition to all the requirements of the Ontario Building Code, include a site plan drawn to scale showing:

- the dimensions of the lot
- the location and dimensions of all existing and proposed buildings and storage facilities
- the dimensions of all yards, drives, and parking areas
- the location of all easements which may be located on the property
- any application for the establishment of a private outdoor swimming pool will be required to submit additional information as set out in the Municipal Swimming Pool By-law
- a statement signed by the owner of the property giving the exact nature of the proposed use of all buildings and lands

In addition, the Chief Building Official may require any or all of the following information:

- the type and size of livestock buildings and manure storage and lot area of farms within 1000 metres
- information concerning curbing, retaining wall, or alteration to natural drainage, if applicable
- the location of any municipal or private tile drainage which may drain any neighbouring property
- the location of any municipal services which are available on this property (water, sewage, telephone and gas)
- a permit from the Ministry of Transportation may be required for lands adjacent to a Provincial Highway
- a permit from the County of Huron Public Works Department may be required for lands adjacent to a County Highway
- a permit may be required from the Conservation Authority for proposals within Conservation Authority Notification Areas
- approval may be required from the Huron County Health Unit for private sewage facilities if land is not municipally serviced
- other information as required.

##### **1.10.2      APPLICATIONS IN AG1 ZONES**

In addition to the above, applications for all buildings for livestock and all structures for manure storage will provide the following additional information:

- distances to all lot lines, proposed buildings, and/or storage facilities;

## **Municipality of Central Huron Zoning By-law**

### **Section 1 Application, Administration, Enforcement, Interpretation and Schedules**

- the location, distance and use of all buildings within 1000 metres (in a "General Agriculture (AG1)" zone) of the proposed building and/or storage facility;
- type of livestock, livestock capacity, and the type of manure disposal;
- will be required to submit additional information as set out in the Nutrient Management Act; and
- A statement signed by the owner of the property giving the exact nature of the proposed use of all buildings and land.

#### **1.11 APPLICATION FOR REZONING, MINOR VARIANCE AND EXPANSION OF LEGAL NON-CONFORMING USE**

Applications for rezoning, minor variance and expansion of legal non-conforming use are available at the Municipal Office.

#### **1.12 INFORMATION AS TO CONFORMITY**

- 1.12.1 Any person requiring written information as to whether a lot or any building erected thereon is situated in conformity with the provisions of this By-law, shall present to the Zoning Administrator 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 lot and the location of all buildings and structures thereon
  - any other information as the Zoning Administrator or the authorized alternate may require.
- 1.12.2 Information as to conformity issued hereunder is subject to the condition that the Corporation of the Municipality of Central Huron shall not be bound by any information issued in error.
- 1.12.3 Where information as to conformity is issued with respect to a non-conforming use such information shall so state.
- 1.12.4 If an application for information as to conformity does not comply with the above Section 1.12.1, the Zoning Administrator or the authorized alternate may issue such information notwithstanding such non-compliance, if he/she is satisfied as to the correctness and adequacy of the application made.

#### **1.13 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.

#### **1.14 VIOLATION AND PENALTY**

Every person who uses or alters the use of any land or lot 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*, as amended, 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, as amended from time to time.

#### **1.15 SEVERABILITY**

If any provision of this By-law, including any part of the zoning as shown on the zoning maps, is for any reason held to be invalid, it is hereby declared to be the intention, that all the remaining provisions shall remain in full force and effect until repealed, notwithstanding that one or more provisions shall have been declared to be invalid.

#### **1.16 REMEDIES**

- 1.16.1 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 Huron County Planning Committee, or of the Municipality pursuant to the provisions of The Planning Act, The Municipal Act, or The Administration of Justice Act, as amended from time to time.
- 1.16.2 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 his expense.
- 1.16.3 Where a person has refused or neglected to reimburse the Corporation for the cost of such work, thing or matter done, the same may be recovered by the Corporation in like manner as municipal taxes.

## Municipality of Central Huron Zoning By-law

### Section 1 Application, Administration, Enforcement, Interpretation and Schedules

#### 1.17 LITIGATION

This By-law shall not affect the rights of any party or any land concerned in any action, litigation or other proceeding pending on the date of the final passage thereof, except to the extent to be determined in the final adjudication of such action, litigation or other proceedings.

#### 1.18 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.

#### 1.19 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.

#### 1.20 MEANING OF TERMS

##### 1.20.1 USE

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

##### 1.20.2 TENSE, PLURALITY AND GENDER

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

##### 1.20.3 SHALL

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

##### 1.20.4 ALTER

For the purposes of this By-law, the word "alter" when used in reference to a building or part thereof, means to change any one or more of the internal or external dimensions of such building or to change the type of construction of the exterior walls or roof thereof. When used in reference to a lot, the word "alter" means to decrease/increase the width, depth or area thereof 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 lot with respect to a public highway or laneway, whether such alteration is made by conveyance or alienation of any portion of said lot, or otherwise; the words "altered" and "alteration" shall have the same corresponding meaning.

##### 1.20.5 PERSON

The word "person" means any human being, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executors, or other legal representatives of an individual to whom the context can apply according to law.

#### 1.21 ZONES, SYMBOLS, SECTION NUMBERS

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

<u>Class</u>	<u>Zone</u>	<u>Symbol</u>	<u>Section No.</u>
Agriculture	General Agricultural	(AG1)	4
	Restricted Agricultural	(AG2)	5
	Agricultural- Commercial Industrial	(AG3)	6
	Agricultural- Small Holding	(AG4)	7
Natural Environment	Natural Environment - Full Protection	(NE1)	8
	Natural Environment - Limited Protection	(NE2)	9
	Natural Environment - Small Holding	(NE3)	10
	Natural Environment- Recreational Residential	(NE4)	11
Urban	Open Space and Parkland	(OS)	12
Natural Environment	Floodway	(FW)	13

## Municipality of Central Huron Zoning By-law

### Section 1 Application, Administration, Enforcement, Interpretation and Schedules

<u>Class</u>	<u>Zone</u>	<u>Symbol</u>	<u>Section No.</u>
Extractive	Extractive Resource	(ER1)	15
	Extractive Industrial	(ER2)	16
Recreation	Recreational Residential-Seasonal	(RC1)	17
	Lakeshore Residential- Year Round	(LR1)	18
	Recreational Trailer Park and Campground	(RC2)	19
	Recreational - Commercial	(RC3)	20
Urban	Residential- Low Density	(R1)	21
	Residential- Medium Density	(R2)	22
	Residential- High Density	(R3)	23
	Mobile Home Park	(R4)	24
Commercial	Village Commercial- Hamlets	(VC1)	25
	Highway Commercial	(C3)	26
	Core Commercial – Clinton	(C4)	27
	Fringe Commercial	(C5)	28
Industrial	Light Industrial	(M1)	29
	General Industrial	(M2)	30
	Harbour Industrial	(M3)	36
Community Facility	Community Facility	(CF1)	31
Special	Salvage Yard	(SY)	32
	Disposal	(DS)	33
Development	Development	(D)	34
Holding	Holding	(-h)	35

- 1.21.1 The permitted uses, the minimum size and dimensions of lots, the minimum size of yards, the maximum lot 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.
- 1.21.2 The extent and boundaries of all the said zones are shown on Schedule "A" (Key Maps) which forms part of this By-law and is attached hereto.
- 1.21.3 The symbols/zones listed in the subsection above may be used to refer to buildings and structures, the uses of lots, 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 Corporation within the scope of this By-law, delineated on Schedule "A" (Key Maps) and designated thereon by the said symbol.
- 1.21.4 Where the Zone symbol designating certain lands as shown on Schedule "A" (Key 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.

#### 1.22 ZONING MAP SCHEDULES

The Zones set out above and the boundaries of such zones are shown upon the maps attached hereto, marked 'Schedule "A" (Key Maps)' and are designated as the Zoning Maps. The zones, boundaries and maps form part of this By-law.

#### 1.23 BOUNDARIES OF ZONES

Zone boundaries, are construed to be property lines, lot lines, street lines, railway right-of-way, or boundaries of Registered Plans as interpreted in accordance with Schedule "A", Key Map Legend.

Where uncertainty exists with respect to the boundaries of the various zones as shown on the Schedule “A” (Key Maps) the following rules shall apply:

- **Right-of-way Limits** – Unless otherwise indicated, the boundaries of a zone as shown on the Schedule “A” (Key Maps) are the street right-of-way lines or lane right-of-way lines. Any street rights-of-way wholly within the boundary of a zone as shown on the Schedule “A” (Key Maps) are deemed not to be zoned but are to be used for public highway purposes.
- **Centreline Limits** – Where any zone boundary is shown as approximately the centre line of a street, lane, watercourse or any other right-of-way, such zone boundary shall be construed to follow the centre line of the street, lane, watercourse or other right-of-way.
- **Lot Lines** – Where the zone boundaries are not shown to be streets, roads or lanes, and where indicated boundaries on the Schedule “A” (Key Maps) are approximately lot lines, the said lot lines shall be construed to be the zone boundaries unless the said boundaries are otherwise indicated on the maps.
- **Schedule Limits** – The limit of any map forming part of this By-law as shown on the Schedule “A” (Key Maps) shall be deemed to be the boundary of the zone adjoining such limit.
- **Symbol of Zones** – Where one symbol is used on the Schedule “A” (Key Maps) to indicate the zone classification of an area divided by a street, road or lane, the said symbol shall establish the classification of the whole of such area.
- **Closed Street, Road, Lane, Railway or Highway Right-of-Way** – In the event a street, lane, railway or highway right-of-way, shown on the Schedule “A” (Key Maps) is closed, the property formerly in said street, lane, railway or highway right-of-way shall be included within the zone of the adjoining property on either side of the said closed street, lane, railway or highway right-of-way.

In the event the said street, lane, railway or highway right-of-way shown on Schedule “A” (Key Maps) was a zone boundary between two or more different zones, the new zone boundary shall be the former centreline of the said closed road, lane or right-of-way.

Where the land formerly included in such street, lane, railway or highway right-of-way is purchased in its entirety by an abutting landowner, the said land shall be included in the same zone as that of the abutting landowner purchasing said land; or

Where the land formerly included in such street, lane, and railway or highway right-of-way is purchased in its entirety by a person or persons other than an abutting landowner, the said land shall be included in the abutting zone which is the most restrictive in terms of use or density.

- **Boundaries Other Than Streets, Roads or Lot Lines** – Where a zone boundary is not a street, road or lane, nor a lot line, and a specific measurement indicating the position of the said boundary is not shown on the Key Map, or indicated in the text of the By-law, the person or persons authorized by Council to enforce this by-law shall determine such zone boundary by reference to the zone limits as shown on this by-law and by a site inspection of the subject property in consultation with the local Conservation Authority or Stewardship Co-ordination/ Biologist.
- **Zone Abuts Natural Watercourse** – Where any zone on the Schedule “A” (Key Maps) abuts a natural watercourse, such zone shall be deemed to apply to the natural watercourse and any islands within the watercourse.

#### **1.24      ADDITIONAL INFORMATION SHOWN ON SCHEDULE “A” (KEY MAPS)**

- **Conservation Authority Notification Areas/ Adjacent Lands**  
The Provincial Policy Statement and Conservation Authorities Act require that development on adjacent lands to natural environment areas, and land which may be subject to natural environment hazards, such as erosion or flooding, be reviewed by the Conservation Authority or County or Huron Stewardship Co-

ordinator. In some cases an Environmental Impact Study or Conservation Authority permit is required prior to development.

▪ **Potential Influence Area of Municipal Landfills**

The potential influence area of closed and open municipal landfills as identified by the Central Huron Official Plan is a 500 metre radius around the landfill site. This distance is calculated from the boundaries of the site certified to receive waste including areas which have already received waste. This area is shown on Appendix 11 to the map schedules. It is not a zone.

**1.25      LOT ENLARGMENT**

This provision applies only where a severance is granted for the purpose of lot enlargement. The zoning shall extend to incorporate the lands which are severed and merged. For example, where lands zoned AG1 are severed and merged on title with abutting lands zoned AG3 or AG4, the zoning of the receiving AG3 or AG4 property shall extend to incorporate the lands previously AG1.

**1.26      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.

**1.27      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 Section 3.19 Non-Conforming Uses of this By-law.

**1.28      USE OF EXAMPLES**

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

**1.29      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*, as amended from time to time.



**Municipality of Central Huron Zoning By-law**  
**Section 2     Definitions**

**SECTION 2 - DEFINITIONS**

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

**100 YEAR EROSION HAZARD** – See Erosion Hazard, 100 year.

**ABATTOIR** - means a building, structure or lot or part thereof used for the slaughter of livestock or other animals for the purpose of processing or rendering.

**ACCESSORY** – means a use, building or structure, 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 lot therewith. Accessory buildings shall not be attached to the main building above grade in any way. This does not include an accessory residence unless otherwise specified.

**ADJACENT LANDS** - Adjacent lands are defined as: 120 metres from a significant wetland, 30 metres from fish habitat, and 50 metres from all other natural environment features, except in the AG1 one zone where the adjacent lands are 15 metres from natural environment features other than a significant wetland.

**ADULT DAY CENTRE** - See 'DAY CENTRE, ADULT'

**AGGREGATE** - means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other prescribed material under the Aggregate Resources Act.

**AGRICULTURAL INDUSTRIAL ESTABLISHMENT** – means the use of land and/or building or structures for the manufacturing and wholesale and/or retail sales of goods that are necessary to support agricultural uses and the retail sales of produce from one or more farms. Goods that are necessary to support agricultural uses include but are not limited to 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** – means the use of land and/or buildings or structures for the processing of products derived from agricultural uses in Huron County as defined in this By-law. These shall include but are not limited to 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, a brewery/distillery winery, an egg grading station, a saw mill, an abattoir and a dead stock removal facility.

**AGRICULTURAL SERVICE ESTABLISHMENT** – means the use of land and/or buildings or structures for the purposes of buying or selling commodities and services that are necessary to support agricultural uses as defined in this By-law. These shall include but are not limited to such sales and services as welding and machinery repairs, 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 and agriculturally related trucking.

**AGRICULTURAL SUPPLY ESTABLISHMENT** – means 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 by this By-law. These shall include but are not limited to such goods and services as 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** – means 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 and nursery stock and the selling of such produced on the premises, the breeding and care of livestock, fowl, fur-bearing animals and bees, and the selling of such stock or the product of such stock raised on the premises, and the management of forest, and the sale of forest products, including fuel wood, pulp wood, timber, Christmas trees, and maple products, and includes a farm dwelling and accessory buildings and uses.

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**AGRICULTURAL USE, LIMITED** – means the harvesting of field, bush, vine, forest, or tree crops grazing and trapping.

**AIR FIELD** – any land, lot or building used for the purpose of landing, storing, taxiing or taking off of private aircraft as an accessory use, but not an airport under the regulations of the Ministry of Transport.

**AIR TREATMENT CONTROL** – means the functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility it serves as designed by a qualified person. (as amended by By-law 38-2019)

**AIRPORT** – means land used for the purpose of the landing, storing, taxiing or taking-off of private or commercial aircraft, pursuant to the regulations of Transport Canada.

**ALTER** – means any alteration in a bearing wall or partition or column, beam, girder or other supporting member of a building or structure or any increase in the area or volume of a building or structure. When used in reference to a lot, the word 'alter' means to decrease 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 lot with respect to a street or lane, whether such alteration is made by conveyance or severance of any portion of said lot, or otherwise. The words "altered" and "alteration" shall have a corresponding meaning.

**AMBULANCE STATION** – means the use of land, buildings or structures for the storage, maintenance and dispatching of ambulance vehicles and which may include amenities for staff.

**AMENITY AREA** – means the area situated within the boundaries of a multiple dwelling project and 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 and driveways.

**ANTENNA, FREE STANDING** – means 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.

**ARENA** – means a building used for the purpose of active leisure activities and may include an ice rink, spectator seating, community centre, a concession stand and accessory uses.

**ART GALLERY** – means a building or part thereof where works of art such as paintings, sculpture, pottery, glass and weaving are displayed for public viewing and may include sales of art and/or art supplies and art instruction.

**ARTISTIC, DANCE OR PHOTOGRAPHIC STUDIO** – means a building or part thereof where dance or photography classes are offered and includes the exhibition and sale of artwork.

**ASPHALT (OR CONCRETE) PLANT** – means an industrial facility used for the production of concrete (or asphalt) products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

**ASPHALT PLANT, PORTABLE** – means a temporary asphalt batching plant established for a public road project.

**ASSEMBLY HALL** – means 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 center.

**ATTACHED** – means a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings.

**AUTOMOTIVE SALES FACILITY** – See 'MOTOR VEHICLE SALES AND/OR SERVICE ESTABLISHMENT'

**AUTOMOTIVE** – See 'MOTOR VEHICLE'

<p style="text-align: center;"><b>Municipality of Central Huron Zoning By-law</b> <b>Section 2     Definitions</b></p>
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**AUCTION SALE FACILITY** – means a building or land used for the occasional sale of items excluding livestock.

**AUCTION SALES FACILITY, LIVESTOCK** – means a building or land used for the occasional sale of livestock and related agricultural items.

**BED AND BREAKFAST ESTABLISHMENT** - means a single detached dwelling in which the proprietor resides. No more than four guest rooms are made available by the residents of the dwelling to travelers or vacationers for temporary accommodation and their guest's meals. Parking requirements are noted in the General Provisions Section of this By-law. This definition does not include a hotel, motel, or restaurant. Huron County Health Unit certificate approvals will be required prior to the establishment of a bed and breakfast on a septic system.

**BELFRY** – a tower containing one or more bells, attached to a city hall or other civic buildings.

**BREWERY/ DISTILLERY/ WINERY** – means the manufacturing of alcoholic or non-alcoholic beverages.

**BUILDING** – includes any structure whether temporary or permanent occupying an area greater than ten square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems, or a structure occupying an area of ten square metres or less that contains plumbing, including the plumbing or plumbing not located in a structure, or a sewage system or structures designated in the building code used or built for any purpose other than a lawful boundary, wall or fence. Any enclosure, 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 BY-LAW** – means any building By-law within the meaning of the Ontario Building Code Act, as amended from time to time.

**BUILDING ENVELOPE** – means the buildable area on a lot, 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** – means the vertical distance from the finished grade level to:

- a) in the case of a flat roof, the highest point of the roof surface or parapet, whichever is the higher;
- b) in the case of a mansard roof, the roof deck line; or,
- c) in the case of any other roof, the mean height between the eaves and the ridge; 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. (See Appendix 2)

**BUILDING INSPECTOR** – means an employee of the Municipality for the time being charged with the duty of enforcing the regulations of the Ontario Building Code and the provisions of the Building By-law, which means any By-law of the Municipality from time to time in force regulating the erection, alteration or repair of building.

**BUILDING LINE** – means a line, the purpose of which is to establish the closest points to a street at which the building or structure may be located. The location of the building line shall be such that it is parallel to the centre line of the street and offset from the lot line, a distance equal to the minimum front yard setback.

**BUILDING LINE, ESTABLISHED** - Means the setback of an existing main building on a lot, measured between the street line of the said lot and the nearest part of such building, excluding any stoops, decks, porches, verandahs, sun rooms, balconies, exterior steps or architectural adornments. (As amended by By-law 27-2022)

**BUILDING, MAIN OR PRINCIPAL** – means the building designed and/or intended to accommodate the principal use(s) permitted by this By-law.

**BUILDING SETBACK** – means the minimum required horizontal distance between the lot line and the nearest part of any building or structure.

**BUILDING SUPPLY AND SALES ESTABLISHMENT** – See 'LUMBER YARD'

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**BULK SALES ESTABLISHMENT** – means the use of land, a structure or a building for the purposes of buying and selling fuel, oil, wood, coal, lumber, building materials, metal and steel products, nursery stock, but does not include manufacturing, assembling or processing uses.

**BUS DEPOT** – means a facility for the boarding and debarking of passengers from buses and may include a public washroom or rest area, bus ticket sales and ancillary office.

**BUSINESS OFFICE** – See 'OFFICE, BUSINESS'

**BY-LAW ENFORCEMENT OFFICER** – means an employee of the Corporation charged with the duty of administering and enforcing the provisions of this By-law.

**CAMPGROUND** – means a recreational establishment operated by a private or public organization where children and adults are temporarily accommodated in tents, cabins, cottages or lodges and shall include a day camp or scout camp, but does not include a trailer park or a mobile home park.

**CANNABIS** – means the marijuana plant in the family Cannabaceae, or parts of the plant. (as amended by By-law 38-2019)

**CANNABIS PRODUCTION FACILITY** – means lands, buildings or structures used for producing, processing, testing, destroying, packaging and/or shipping of cannabis authorized by an issued license or registration by the federal Minister of Health, pursuant to the Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, to the Controlled Drugs and Substances Act, SC 1996, c 19, as amended from time to time, or any successors thereto. (as amended by By-law 38-2019)

**CANOPY** – means a roof free of enclosing walls over an entrance to a building, structure or gasoline pump island.

**CARPORT** – means a parking space that is partially enclosed and has a roof, and is for the purpose of storing one or more private vehicles.

**CARWASH** – See 'MOTOR VEHICLE WASHING ESTABLISHMENT'

**CATASTROPHE**—means an unanticipated, disastrous loss of part or all of a livestock facility, dwelling or other use due to fire, collapse, flood, wind or other such event.

**CEMETERY** – means a cemetery, columbarium or mausoleum within the meaning of The Cemetery Act of Ontario.

**CHIEF BUILDING OFFICIAL (CBO)** – means a chief building official appointed by the Municipality under Section 3 or 4 of the Building Code Act. The CBO may also be the Municipal Building Inspector.

**CHURCH OR RELIGIOUS INSTITUTION** – means a building commonly used by any recognized religious organization for public worship, and may include a rectory or manse, church hall, auditorium, monastery, synagogue, convent, day nursery or religious school associated with or accessory thereto.

**CLINIC** – means a building or part thereof, used exclusively by physicians, dentists, drugless 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 or operating rooms.

**CLOCK TOWER** – means a tower built with one or more clock faces.

**COMMERCIAL STORAGE WAREHOUSE (Rental units)** – means 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.

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**CONCRETE (OR ASPHALT) PLANT** – means an industrial facility used for the production of concrete (or asphalt) products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

**CONDOMINIUM** – means a building in which each individual unit is held in separate private ownership and all floor space, facilities and outdoor areas used in common by all tenants, are owned, administered and maintained by a corporation created pursuant to the provisions of the appropriate statute.

**CONSERVATION** – means the use of land and/or water for the purpose of planned management of natural resources.

**CONSERVATION AREA** – means an area of land owned or leased by a public authority and used for flood and erosion control purposes and/or day use recreational purposes.

**CONTRACTORS' YARD** – means a lot, building or structure where mechanical, electrical, structural, plumbing, landscaping or general contractors conduct their business and may include office space and outdoor storage of heavy equipment and building materials.

**CONSTRUCT** – means to do anything in the erecting, installation or extension or material alteration or repair of a building and includes the installation of a building fabricated and moved from another location.

**CORPORATION** – means the corporation of the Municipality of Central Huron.

**COTTAGE**- See 'RECREATIONAL RESIDENCE'

**COUNCIL** – means the Municipal Council of the Corporation of the Municipality of Central Huron.

**COUNTY** – means the Corporation of the County of Huron.

**COVERAGE** – See 'LOT COVERAGE'

**DANGEROUS GOODS** – means explosives, flammable or combustible liquids or gases, toxic substances, radioactive material, corrosive or any other product or substance that is considered dangerous to life when handled or transported.

**DAY NURSERY OR DAYCARE** – as defined in the Child Care and Early Years Act means a premise that receives more than five children who are not of common parentage, primarily for the purpose of providing temporary care, and/or guidance, for a continuous period not exceeding twenty-four hours, where the children are:

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

**DAY CENTRE, ADULT** – means a facility providing activities, programs and services for adults not including residential accommodation.

**DECK** – means a structure with no roof or walls except for visual partitions and railings which is constructed on piers or a foundation above-grade for use as an outdoor living area

**DERELICT MOTOR VEHICLE** – See 'MOTOR VEHICLE, DERELICT'

**DETACHED** – means totally separate and in no way connected.

**DRIVEWAY** – means a vehicular passageway having at least one end thereof connected to a public thoroughfare, and providing ingress to and/or egress from a lot.

**DRY CLEANING ESTABLISHMENT** – means 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-

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inflammable solvents are used, which emits no odors, fumes, noise, or vibration causing a nuisance or inconvenience within or outside the premises. A dry cleaning establishment may include a self-service dry cleaning establishment.

**DWELLING** – means a building or part thereof, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, constructed on-site, or off-site in parts designed to be transported to a lot where they are joined as integral units and placed on a permanent foundation may include a cellar or basement, but shall not include travel trailers, park model trailers, camper and motor vehicles, hotels, motels, or institutions. (Amended by By-law 37-2011)

- a) **ACCESSORY DWELLING** – means a dwelling which is accessory to a building and/or use as permitted by this By-law.
- b) **ADDITIONAL RESIDENTIAL UNIT** – shall mean an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area in a single detached dwelling or accessory building to a single detached dwelling, semi-detached dwelling, or row house that meets the following requirements:  
  
Any additional exterior stairways provided for the additional unit leading to a full floor above the first storey in a single detached dwelling shall not be located in the front yard.  
  
One additional on-site parking space shall be provided for the additional unit in addition to the parking for the main dwelling. (as amended by By-law 27-2022)
- c) **MULTIPLE UNIT DWELLING** – means a residential building divided horizontal and/or vertically into five (5) or more dwelling units which may have shared entrances, halls, stairs and/or elevators or may feature private entrances, and is not considered to be a rowhouse dwelling for the purpose of this bylaw (as amended by By-law 27-2022)
- d) **CONVERTED DWELLING** – means 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 one or more additional dwelling units.
- e) **DETACHED DWELLING** – means a completely detached permanent dwelling to which entrance is gained only by a private entrance outside the building, and containing only one dwelling.
- f) **DUPLEX DWELLING** – means the whole of a dwelling that is divided into two separate dwelling units one above the other each of which has an independent entrance either directly from the outside or through a common vestibule.
- g) **DWELLING WITH SUPPORTS** - means 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. (as amended by By-law 27-2022)
- h) **FARM DWELLING** – means a dwelling that is naturally and normally incidental and subordinate and exclusively used in conjunction with a farm and is situated on the same lot.
- i) **GROUP HOME** – means premises used to provide supervised living accommodation, licensed or funded under Province of Ontario or Government of Canada legislation, for up to ten persons, exclusive of staff, living together in a single housekeeping unit because they require a supervised group living arrangement.
- j) **HOME FOR THE AGED** – means a long term care home, as defined by the Long Term Care Homes Act, as amended from time to time.
- k) **MOBILE HOME** – means a pre-fabricated, transportable, single or multiple section single detached dwelling constructed in conformity with CSA Z240 MH Series. Mobile Homes shall have a floor area of not less than fifty square metres, are designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), placed or designed to be placed on permanent foundations, but shall not include a travel trailer, tent trailer or a trailer otherwise designed.
- l) **MODULAR HOME** – means a pre-fabricated single detached dwelling built in a factory for transport to a permanent location for installation and constructed in conformity with CSA Standard A277.
- m) **NURSING HOME DWELLING** – means any building maintained and operated where lodging, meals and nursing care and provided for two or more persons, licensed under the Nursing Home Act.

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- n) **QUADRUPLEX DWELLING** – means a pair of two attached duplex dwellings or four attached single dwelling units.
- o) **RETIREMENT HOME** – means a building for the accommodation of senior citizens, within single or double rooms or suites which do not contain kitchens, and where central kitchen, dining and laundry facilities are provided for the residents, together with other communal facilities, under the supervision of resident and other staff, but which shall not include a Nursing Home, licensed under the Nursing Homes Act.
- p) **DWELLING, ROWHOUSE** – means a building divided by a common wall extending from the foundation to the roof into three or more attached dwelling units, each having a separate entrance at grade.
- q) **SEASONAL DWELLING** – see recreational residence
- r) **SEMI-DETACHED DWELLING** – means a building that is completely divided into two dwelling units one beside the other by a vertical party wall, each dwelling unit having independent entrance either directly from the outside or through a common vestibule.
- s) **TRIPLEX** – means the whole of a building that is divided into three (3) separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.

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

**DYNAMIC BEACH** – means areas of inherently unstable accumulations of shoreline sediments along Lake Huron. The dynamic beach hazard limit includes the flooding hazard limit plus a dynamic beach allowance.

**EASEMENT** – means a right or privilege that one has over the lands of another, registered on title to the said lands under the Registry Act, R.S.O. 1990, Chap. R.20, as amended, and may pertain to access rights above, below or on the said lands.

#### **EATING ESTABLISHMENT**

- a) **RESTAURANT** – means 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.
- b) **DRIVE-THROUGH RESTAURANT** – means 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.
- c) **TAKE-OUT RESTAURANT** – means 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.
- d) **PORTABLE FOOD OUTLET** – means 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.

**EQUINE AND AGRICULTURAL TRAINING FACILITY** – means the use of land, buildings or structures for the purpose of providing educational, recreational or social programs related to horses and agriculture, including other types of livestock. A maximum of 50 horses may be housed at an equine and agricultural training facility.

**EQUIPMENT SALES AND RENTAL**— means a building or part of a building or structure in which heavy machinery/ equipment is offered for sale and kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.

**ERECT** – includes build, construct or re-construct, 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.

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**EROSION HAZARD, 100 YEAR** – shall mean the limit of erosion hazard determined by the average annual rate of recession extended over a one hundred year time span as defined by the Maitland Valley Conservation Authority or Ausable Bayfield Conservation Authority.

**ESTABLISHED GRADE** – See ‘GRADE, ESTABLISHED’

**EXISTING** – means in existence, being an actuality as of the date of the final passing of this By-law.

**EXTRACTIVE USE** – means 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** – means 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 buildings normally associated with such a use.

**FARM** – means a parcel of land together with its dependent buildings including all associated on-farm buildings and structures held for the purpose of agricultural use.

**FARM PRODUCE SALES OUTLET** – means a fruit, vegetable, flower or farm produce stand to retail produce from the same farm property or from local farms.

**FARMERS MARKET** – means a building, part of a building, or an open area where agricultural produce is offered or temporarily stored for retail sale on the site by more than one vendor.

**FENCE** – means a barrier, comprised of wooden or metal 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 OFFICE OR INSTITUTION** – means any building used for a bank, trust company, finance company, mortgage company or investment company.

**FLEA MARKET** – means 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.

**FLOOD WAY** – is defined as the area of the flood plain required to pass the deep, fast flowing flood water, and will be determined by the Conservation Authority.

**FLOOD PLAIN** – the flood plain is defined as the area flooded as a result of the regional storm.

**FLOOD, REGULATORY** – means the standard of the local Conservation Authority used to define the limit of the flood plain for regulatory purposes.

**FLOODLINE, REGIONAL** – means the limits of the floodplain in the Municipality, based on a storm event equivalent to Hurricane Hazel of 1954.

**FLOOR AREA** – means the area of a floor of a building measured from the outside of all exterior walls exclusive of any attic, basement, private garage, veranda, enclosed porch or sunroom unless such enclosed porch or sunroom is an integral part of the building and habitable in all seasons, and excluding any floor area with a ceiling height of less than two metres.

**FLOOR AREA, TOTAL** – means 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, a breezeway, unenclosed sunroom, porch and/or verandah, attic or cellar.

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



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and similar uses ancillary to the main use. The total floor area in each zone applies only to that portion of such lot that is located within said zone.

**FLOOR AREA, GROUND** – means the floor area of the lowest storey of a building approximately at or first above the average finished grade level, excluding any basement or cellar, 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.

**FLOW PATH** – means a surface channel or depression that conducts liquids away from the facility, site or area.

**FORESTRY** – means the use of land for the growth and management of trees.

**FRONTAGE** – See ‘LOT FRONTAGE’

**FUEL STORAGE** – means a building or structure or depot designed and used exclusively as a storage facility for combustible liquid and gas.

**FUNERAL HOME** – means a commercial use for the purpose of furnishing funeral supplies and services to the public and includes facilities for the preparation of deceased human bodies for interment or cremation and may include a chapel for funeral purposes.

**GAMING FACILITY** – means a building or structure any part of which is used or intended to be used for the purpose of dealing, operating, maintaining or conducting a casino, charity casino, slot machine facility or prescribed lottery scheme.

**GARAGE, ATTACHED** – means a private garage, accessory to a dwelling on the same lot and attached by a common wall and common roof structure and is designed or used for the sheltering of private motor vehicles and the storage of household equipment incidental to residential occupancy and is fully enclosed and excludes a carport or other open shelter. For the purpose of determining lines of setback and side yard, an attached garage shall be considered part of the main building.

Also for the purposes of this definition, a wall between a house and an attached garage will be considered “common” as long as at least forty (40%) percent of the length of the attached garage wall is common with the dwelling wall.

**GARAGE, DETACHED** – means a private garage, accessory to a dwelling on the same lot, which is designed or used for the sheltering of private motor vehicles and the storage of household equipment incidental to residential occupancy and is fully enclosed and excludes a carport or other open shelter.

**GARDEN CENTRE** – means the use of land, buildings or structures for the purpose of buying, selling and raising plants, shrubs and trees and includes the storage and sale of products generally used for landscaping and gardening purposes.

**GARDEN SUITE** – means a one unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

**GAS COMPRESS OR STATION** – means the use of land, buildings or structures for the storage, regulation of flow and distribution of natural gas.

**GAS STATION** – See ‘MOTOR VEHICLE SALES & SERVICES’

**GASOLINE BAR** – means one or more pump islands, each consisting of one or more gasoline or fuel pumps, and shelter having a floor area of not more than ten (10) square metres, excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles, and convenience type merchandise and shall not be used for repairs, oil changes, or greasing.

**GOLF COURSE** – means a public or private area operated for the purposes of playing golf and includes a par 3 Golf Course, driving ranges, miniature courses and associated recreational uses such as a club house, restaurant,

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swimming pool and tennis courts. Buildings and structures accessory to the permitted use, 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.

**GOLF DRIVING TEE OR RANGE** - means 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.

**GRADE, ESTABLISHED** – means the average elevation of the surface of the ground at the base of a building at the front wall exclusive of any embankment in lieu of steps. On streets where a sidewalk is provided by the Municipality of Central Huron it is the elevation of the sidewalk grade as fixed by the Municipality.

**GRAIN ELEVATOR** – means a building or structure used for the commercial storage and/or transport of grain.

**GRANDSTAND** – a large permanent structure of tiers of seats for spectators.

**GREENHOUSE, COMMERCIAL** – means a building or group of buildings used for the growing of flowers, plants, shrubs, trees and similar vegetation, which are planned, designed, developed and managed as a unit, having off-street parking provided on the site. The products produced from such buildings or structures are wholesaled from the site.

**GUEST CABIN** – means a detached building for guest accommodation accessory to a recreational residence which provides for sleeping accommodation only. No plumbing is permitted. The maximum size of a guest cabin is 40 square metres.

**GUEST ROOM** – means a room or suite of rooms in a dwelling used or maintained for the accommodation of the public.

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

**HEALTH CLUB** – means a building or part thereof containing gymnasium equipment and facilities for athletic, health and recreational use.

**HEIGHT** See 'BUILDING HEIGHT

**HERITAGE CONSERVATION DISTRICT** – means a district as defined under Section 5 of the Ontario Heritage Act.

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

**HOME FOR THE AGED** – as defined under the Homes for the Aged and Rest Homes Act, as amended from time to time.

**HOME INDUSTRY** – means a gainful occupation including an animal kennel, carpentry, day nursery, service and repair shop, electrical, woodworking, window framing, welding, plumbing, machine or motor vehicle repair shop, small-scale manufacturing, brewery/distillery/winery, small engine repair or blacksmith, conducted in whole or in part in an accessory building to a single detached dwelling by the residents of the subject property, provided that:

- a) there is no external advertising other than a sign erected in accordance with any by-laws of the corporation regulating signs;
- b) there is no outside storage of goods, materials or equipment unless fully enclosed by a fence or other enclosure which provides visual screening;
- c) such home industry is not an obnoxious trade, business or manufacture;
- d) such home industry is clearly secondary to the main residential use and does not change the residential character of the dwelling;
- e) not more than two (2) persons, other than the owner, are employed therein on a full-time basis;

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- f) the lot shall be an existing lot with not less than twenty-four (24) metres of frontage and sixty (60) metres of depth and a total area of not less than one thousand, eight hundred and fifty (1,850) square metres; and
- g) in an AG1 zone a used motor vehicle sales and/or service establishment with a maximum of 6 used motor vehicles is permitted as a home industry.

**HOME OCCUPATION** - means an occupation and/or profession conducted entirely within a dwelling or permitted accessory building on the same lot only by the occupant(s) of the dwelling subject to the following conditions:

- a) such home occupation is clearly secondary to and compatible with the principal residential use;
- b) no external alteration of the dwelling shall be permitted other than what is allowed for a dwelling as a private residence.
- c) there shall be 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 lot is being used for other than residential purposes;
- d) such 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;
- e) such home occupation shall not result in volumes of vehicular traffic or on-street parking which cause the disruption of normal activities of adjacent residential properties;
- f) no outdoor storage of materials or goods in support of such home occupation shall be permitted;
- g) when conducted within a dwelling, the home occupation cannot be more than 25% of the total interior floor area of the dwelling;
- h) an animal kennel shall not be deemed to be a home occupation;
- i) such home occupation shall meet all of the requirements of this By-law including the parking provisions of Section 3.22.;
- j) there shall be no retailing of items not created on the site. Retailing of items crafted or fabricated on the site shall be allowed provided that the operation complies with all other requirements;
- k) for greater clarity, a Home Occupation includes, but is not limited to:
  - 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 barber shop, beauty parlour, dress-making and massage therapy.
  - a service and repair shop;
  - a studio for a teacher of music, art or academic subjects, a photographer, or commercial artist, 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 convalescent home, clinic, retail shop, or any storage yard or plant for any trade.

**HOSPICE** – means a residential facility where terminally ill patients receive palliative care treatment in a home-like setting with a maximum of ten patient beds.

**HOSPITAL** – as defined under the Public Hospitals Act, or under the Private Hospitals Act, as amended from time to time.

**HOTEL** – means a building or part thereof used to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodation (with or without meals), but without private cooking facilities provided that each guest room may only be entered from the interior of the building. A hotel may include public rooms licensed under the Liquor Licensing Act.

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

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

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

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**LABORATORY** – means a building, or part thereof, used for scientific, medical and/or research purposes.

**LANDSCAPED OPEN SPACE** – means open space comprised of lawn and/or ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts and patios, but shall not include parking areas, traffic aisles, driveways, ramps, or storage of equipment, vehicles or other materials.

**LANDSCAPING** – means 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** – means a public through-fare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.

**LAUNDROMAT** – means an establishment containing one or more washers 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.

**LIBRARY** – means a library, branch library or distribution station to which the provisions of the Public Libraries Act, as amended apply.

**LIVESTOCK** – means chickens, turkeys, cattle, hogs, horses, mink, rabbits, sheep, goats, or any other domestic animals used for commercial purposes, but excludes domestic pets.

**LIVESTOCK FACILITY**– means barns, buildings, or structures where livestock is housed and shall also include feedlots and the associated manure storage facilities. A livestock facility also includes all manure or material storages and anaerobic digesters.

**LIVESTOCK UNIT** – means the equivalent values for various types of animals and poultry based upon manure production and production cycles as established by the Provincial Minimum Distance Separation Formulae.

**LOADING SPACE** – means an off-street space on the same lot 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 upon a street, lane or other appropriate means of access.

**LOT** - means a parcel of land, described in a registered deed or shown on a registered plan of subdivision, including any of its parts which are subject to right-of-way or easement that is capable of being legally conveyed. A registered plan of subdivision for the purposes of this subsection does not include a registered plan which has been deemed not to be a plan of subdivision under a by-law passed pursuant to Section 49(4) of *The Planning Act*, as amended. (See Appendix 3: Illustration of Lot Definitions)

- a) **CORNER LOT** – means a lot situated at the intersection of, or abutting upon, two or more public roads, provided that the angle of intersection of such streets is not more than 135 degrees.
- b) **INTERIOR LOT** – means a lot other than a corner lot.
- c) **THROUGH LOT** – means a lot bounded on two opposite sides by a street. If any lot qualifies as being both a “Corner Lot” and a “Through Lot”, as herein before defined, such lot shall be deemed a “Corner Lot” for the purpose of this By-law.

**LOT AREA** – means the total horizontal area within the limits of a lot, and for the purpose of this definition the lot area in each zone shall apply only to that portion of such lot which is located within said zone unless otherwise specified.

**LOT COVERAGE** – means the percentage of the lot area, covered by all buildings above ground level including decks, and shall not include that portion of such lot area which is occupied by a building or portion thereof which is completely below ground level. Swimming pools shall be included in the calculation of lot coverage only where the lot is serviced with private septic systems.

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**LOT DEPTH** – means the horizontal distance between the front and rear lot lines. Where these lines are not parallel, it shall be the length of a line joining the mid-points of the front and rear lot lines. For lots with curved front lot lines, the measurement shall be taken from a line drawn parallel to the chord of the arc of the curve constituting the front lot line, lying midway between said chord and a line drawn parallel to said cord and tangent to said arc. When there is no rear lot line, "lot depth" means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

**LOT FRONTAGE** – means the horizontal distance between the side lot lines measured at right angles. Where the front lot line is not a straight line, the lot frontage shall be measured by a line set at a maximum of seven and one-half (7.5) metres back from and parallel to the chord of the lot 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 lot frontage is a straight line joining the two points where the side lot lines intersect the front lot lines.)

**LOT LINE** – means any boundary of a lot or a vertical projection thereof.

a) **FRONT LOT LINE** - means the lot line that abuts the street except that, in the case of a corner lot, the shorter lot line that abuts the street shall be deemed the front lot line and the longer lot line that abuts the street or unopened road allowance shall be deemed the exterior side lot line.

In addition:

- **FRONT LOT LINE, CORNER LOT** – in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the Municipality may designate either street line as the front lot line;
- **FRONT LOT LINE, THROUGH LOT** – in the case of a through lot the longer boundary dividing the lot from the street shall be deemed to be the front line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length, the municipality may designate either street line as the front lot line.

b) **REAR LOT LINE** – means the lot line furthest from or opposite the front lot line.

c) **SIDE LOT LINE** – means a lot line other than a front or rear lot line.

- **EXTERIOR SIDE LOT LINE** – means any lot line other than a front lot line or rear lot line abutting a public street/road/lane.
- **INTERIOR SIDE LOT LINE** – means a side lot line other than an exterior side lot line.

**LUMBER YARD** – means a place of business which retails lumber and related materials and may include open storage and warehousing.

**MAIN BUILDING** – See 'BUILDING, MAIN OR PRINCIPAL'

**MAIN WALL** – means the exterior front, side or rear wall of a building or structural members essential to the support of a fully enclosed space or roof.

**MANURE – LIQUID STORAGE FACILITY** – means a building or structure in which animal waste is stored in a liquid state.

**MANURE – SOLID STORAGE FACILITY** – means a building or structure in which animal waste is stored in a solid state.

**MAPLE SYRUP FACILITY** – means buildings and structures associated with the collection and processing of sap from maple trees in order to manufacture maple syrup.

**MAPLE SYRUP PRODUCTION** – means an agricultural use limited to tree syrup production associated with on-farm buildings and structures.

**MARINA** – means a facility for storing, servicing, fueling, berthing, securing and launching of private pleasure craft that may include the sale of fuel and incidental supplies for the boat owners, crews and guests.

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**MARINE FACILITY** – means an accessory structure which is used to take a boat into or out of a navigable waterway, or to moor a boat. This definition includes a launching ramp, boat lift, or dock but does not include any building or any boat servicing, repair or sales facility.

**MARINE SALES AND SERVICES ESTABLISHMENT** – means a commercial establishment containing docking facilities or mooring facilities where boats or boat accessories are berthed, stored, services, repaired, constructed, or kept for sale or rent and where facilities for the sale of marine fuels or lubricants, accessory retail sales and a taxi and/or barging service are provided and where waste water pumping facilities may be provided.

**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** – means 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 I (MDS I)** – is a tool to determine a recommended distance for new development from existing livestock facilities as determined by the Minimum Distance Separation (MDS) Formulae approved by the Province of Ontario (as amended from time to time).

**MINIMUM DISTANCE SEPARATION II (MDS II)** – is a tool to determine a recommended distance for a new or expanding livestock housing facility from an existing or approved development area as determined by the Minimum Distance Separation (MDS) Formulae approved by the Province of Ontario (as amended from time to time).

**MINIMUM DISTANCE SEPARATION TYPE A LAND USE** – means land uses that are typically characterized by uses that have a lower density of human occupancy, habitation or activity. Type A land uses include dwellings on lots zoned AG4, AG1, NE3, AG3.

**MINIMUM DISTANCE SEPARATION TYPE B LAND USE** – means land uses that are typically characterized by uses that have a higher density of human occupancy, habitation or activity. Type B land uses include settlement areas that have been designated for development in the Official Plan.

**MOBILE HOME** – See ‘DWELLING, MOBILE HOME’

**MOBILE HOME PARK** – means a lot containing two or more mobile home sites and which is under single management and ownership, used for the siting of mobile homes and/or single storey modular homes together with commercial-recreational and service uses for Mobile Home Park residents, including any building, structure or enclosure forming a part of such mobile home park.

**MOBILE HOME & RECREATIONAL VEHICLE SALES & SERVICE ESTABLISHMENT** – means land, building or structure used for the sale and display of new Mobile Homes, Modular Homes, and Travel Trailers and may include the servicing and repair of such structures and vehicles, but shall not include any other uses defined in this By-law.

**MOBILE HOME SITE** – means a parcel of land within a mobile home park occupied by or intended for occupancy by one mobile home together with all yards and open space required by this By-law.

**MODULAR HOME** – See ‘DWELLING, MODULAR HOME’

**MOTEL** – means a separate building or a group of two or more connected or detached buildings designed and used mainly for the purpose of catering to the needs of the travelling 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 hotel.

**MOTOR HOME** – See ‘TRAVEL TRAILER’

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**MOTOR VEHICLE** – means 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 BODY SHOP** – means a building and/or lot used for the repair and painting of motor vehicles but does not include any other motor vehicle uses.

**MOTOR VEHICLE, DERELICT** – means a motor vehicle that is in a wrecked, discarded, dismantled, lacking a license plate, having an expired license sticker, inoperative or abandoned condition.

**MOTOR VEHICLE REPAIR SHOP** – means a building and/or land used for the servicing, repair, cleaning, polishing, lubrication and greasing of Motor Vehicles and may include vehicular body repair and re-painting, but shall not include any other Motor Vehicle Use defined in this By-law.

**MOTOR VEHICLE SALES AND/OR SERVICE ESTABLISHMENT** – means a building and/or lot 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.

**MOTOR VEHICLE WASHING ESTABLISHMENT** – means an establishment where vehicles are washed mechanically or manually or both.

**MOTOR VEHICLE WRECKING YARD** – means an area outside of an enclosed building where three or more motor vehicles are disassembled, dismantled, or junked, or where vehicles not in operable condition, or used parts of motors are stored.

**MUNICIPAL DRAIN CLOSED** – means “drainage works” as defined by The Drainage Act, located entirely within the ground.

**MUNICIPAL DRAIN OPEN** – means “drainage works” as defined by The Drainage Act.

**MUNICIPALITY** – means the Corporation of the Municipality of Central Huron.

**MUSEUM** – means a building or buildings used for the purpose of acquiring, conserving, studying, interpreting, assembling, and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historic interest.

**NATURAL HAZARDS** – Shall include: flooding, erosion, unstable slopes and soils, sinkholes, and lands adjacent to ravines, river valleys, streams, dynamic beach, and water bodies.

**NAVIGABLE WATER WAYS** – means a body of water or river as deemed under the Beds of Navigable Waters Act.

**NON-COMPLYING** – means a legally existing lot or building or buildings that is permitted by the provisions for the zone in which such lot or building or buildings is located as of the date of passing of this by-law, which does not meet the zone provisions with respect to yards, lot area, frontage, parking, setback, or any other provision of this By-law applicable to that zone.

**NON-CONFORMING** – means a legally existing use that is not permitted in the Zone in which it is located.

**NOXIOUS USE** – means an offensive use or trade within the meaning of The Public Health Act or any 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, which may be hazardous or injurious as regards health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use of land, building or structure.

**NURSING HOME** – see Dwelling, Nursing Home.

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**NUTRIENT UNIT**- means an amount of nutrients that give a fertilizer replacement value of the lower of 43 kilograms of nitrogen, or 55 kilograms of phosphate as nutrient (as defined in Ontario Regulation 267/03 made under the Nutrient Management Act, 2002).

**OBNOXIOUS USES** – means an offensive trade within the meaning of the appropriate statute or regulation, or any use which is offensive or dangerous by reason of the emission of odour, smoke, dust, noise, gas fumes, vibration or refuse matter.

**OCCUPANCY** – means to reside in as owner or tenant on a permanent or temporary basis.

**OFFICE** – means 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.

**OFFICE, BUSINESS** – means any building or part of a building in which one or more persons are employed in the management, direction or conducting of an agency, business brokerage, or labour organization, and shall exclude such uses as retail sale, manufacture, assembly or storage of goods, or places of assembly and amusement.

**OFFICE, GOVERNMENT** – means a municipal office, court house, registry office, health and welfare centre, employment office, post office, or other office uses for purpose of local or other government administration.

**OFFICE, PROFESSIONAL** – means 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 forgoing, 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.

**OFFICIAL PLAN** – means the Official Plan for the Municipality of Central Huron, including amendments thereto as adopted by Municipal Council and as approved by the County of Huron.

**ON FARM BREWERY/ DISTILLERY/ WINERY** – means the manufacturing of alcoholic or non-alcoholic beverages using products grown on the same property.

**ON-FARM DIVERSIFIED USE** - means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, 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 goods produced on farms located within a 50km radius to a limited scale. (as amended by By-law 27-2022)

**OUTDOOR DISPLAY AREA** – means a portion of a lot used for exhibiting in an orderly manner, completely assembled or finished products sold by a retail business located on the same lot.

**OUTDOOR SOLID FUEL COMBUSTION APPLIANCE**-- means a solid fuel burning appliance/furnace used for the space heating of buildings, the heating of water or other such purpose; and which is located in a separate building or on the exterior of the building which it serves.

**OUTDOOR STORAGE** – means 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** – means the person who holds legal title to a piece of property.

**PARK, PUBLIC** – means a recreational area owned or controlled by the Municipality or by any Board, Commission or other Authority established under any statute of the Province of Ontario or any religious charitable or philanthropic organization.



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**PARKING AISLE** - means a portion of a parking area which abuts on one or more sides of parking spaces to which it provides access and which is not used for the parking of vehicles.

**PARKING AREA, REQUIRED** – means an area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area;

- a) comprises all parking spaces of at least the minimum number required according to the provisions of this By-law, and all driveways, aisles, maneuvering areas, entrances, exits, and similar areas used for the purpose of gaining access to and egress from the said parking spaces; and
- b) is provided and maintained in accordance with all applicable provisions of this By-law.

**PARKING LOT** – means a lot used or intended for the temporary parking of two (2) or more motor vehicles and may include aisles, parking spaces and related entrance and exit lanes, but shall not include any part of a road.

**PARKING SPACE** – means a space on which a motor vehicle may be temporarily parked. For parking space requirement see Section 3.22 General Provisions.

**PARKING SPACE, BARRIER FREE TYPE A**

Means 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**

Means 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.

**PERMITTED** – means permitted by this By-law.

**PERSON** – shall include 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 SERVICE SHOP** – means a building or part of a building for the performance of personal services. For greater clarity a personal service shop may include, but is not limited to, a barber shop, beauty parlour, dress-making and massage therapy.

**PIT** – means a place where unconsolidated gravel, stone, earth, clay, fill, mineral, consolidated rock or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes.

**PIT, WAYSIDE** – means a temporary pit opened and used by a public authority solely for the purpose of a particular road construction project or contract and not located on the road right-of-way.

**PLACE OF ENTERTAINMENT** – means a motion picture or other theatre, auditorium, billiard or pool room, bowling alley, ice or roller skating rink, or dance hall, but does not include any place of entertainment or recreation otherwise defined or classified in this By-law.

**PLANTING STRIP** – means 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 1.75 metres high, immediately adjacent to the lot line or portion thereof along which such planting strip is required.

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

**PRINTING ESTABLISHMENT** – means an establishment used for blue-printing, engraving, stereotyping, electrotyping, printing or typesetting, and shall include a duplicating shop or letter-shop.

**PRIVATE CLUB** – means 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.

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**PRIVATE GARAGE OR CARPORT** – means an attached or detached accessory building or portion of a dwelling which is designed or used for the sheltering of private motor vehicles and storage of household equipment incidental to the residential occupancy.

**PRIVACY FENCE** – means a solid and continuous fence constructed of suitable material to a height of not less than 1.5 metres (5.0 feet) so as to provide a year round visual barrier.

**PUBLIC AUTHORITY** – means the Council and any School Board, Public Utility Commission, Transportation Commission, Public Library Board, Board of Parks Management, Board of Health, or other board or commission or committee of the Municipality of Central Huron established or exercising any power or authority under any general or special statutes of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Municipality. The Federal Government of Canada and the Government of the Province of Ontario and any boards, departments, commission or agencies thereof may also be considered as public authorities.

**PUBLIC BUILDING** – means any building or structure owned or leased by a municipal corporation, or county corporation, Province of Ontario, or the Government of Canada and in which government activities are carried out.

**PUBLIC UTILITY** – means 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.

**PUBLIC WORKS GARAGE** - means a municipal or provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.

**PUBLIC WORKS YARD** – means premises operated by, or under the direct authority of the Municipality or other government agency for the storage, manufacture, maintenance or repair of buildings, infrastructure, materials or equipment, or any combination of these; and it may include uses such as a machine shop, paint shop, sign shop, wood-working shop, repair garage or storage facility used in connection with public works.

**PUMP ISLAND** – means that portion of an automobile service station, public garage or portion of a 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.

**RACETRACK** – means an area devoted to the racing of motor and non-motorized vehicles or animals, and all features normally associated with racing such as off-street parking, patron seating, concessions, and a fixed race track.

**RECONSTRUCTION** – means to construct again.

**RECREATIONAL OR COMMUNITY CENTRE** – means 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.

**RECREATION, ACTIVE** – means the use of land, water and/or building for the purpose of organized active leisure activities and shall include such uses as an arena, a pool and a sports field.

**RECREATION, PASSIVE** – means the use of land and/or water for the purpose of passive leisure activity and may include such uses as swimming, and trails for hiking, skiing and cycling and horseback riding. No enclosed buildings or structures are permitted. Boathouses are not considered accessory to a passive recreation use.

**RECREATIONAL RESIDENCE** – means a dwelling used for recreational purposes and/or seasonal occupancy, and is not supplied with the full complement of municipal services.

**RECREATIONAL VEHICLE SALES & SERVICE ESTABLISHMENT** – See 'MOBILE HOME & RECREATIONAL VEHICLE SALES & SERVICE ESTABLISHMENT'

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**RECYCLING CENTRE** – means a building or an area where materials excluding motor vehicles and farm machinery are collected, separated and processed.

**REDEVELOPMENT** – means development subsequent to the total or partial removal of buildings from land

**REGULATORY FLOOD** – See ‘FLOOD, REGULATORY’

**REGULATORY FLOODLINE** – See ‘FLOODLINE, REGULATORY’

**RENOVATION** – means the repair and restoration of a building to good condition within existing external walls.

**REHABILITATION** – when referring to an exhausted aggregate operation, means rehabilitation done sequentially, within a reasonable time, in accordance with the Aggregate Resources Act, the regulations, the site plan and the conditions of the licence or permit approved by the Ministry of Natural Resources.

**RESEARCH AND DEVELOPMENT FACILITY/LABORATORY** – means a building or group of buildings in which are located facilities for scientific research, investigations, testing or experimentation.

**RESIDENTIAL USE** – means the use of a building or structure or parts thereof as a private dwelling.

**RESORT** – means a tourist establishment operated under one management with accommodation units and/or housekeeping units and central facilities such as an office, restaurant, tavern, meeting facilities, recreational facilities, personal service shop and retail store for the sale of personal convenience goods and foodstuffs, recreational equipment and accommodation for staff.

**REST HOME** – means a building or portion of a building other than a public or private hospital operated under the provisions of the Homes for the Aged and Rest Homes Act.

**RESTAURANT** – See ‘EATING ESTABLISHMENT’

**RETAIL FLOOR AREA** – means the aggregate of the areas of all rooms where goods and services are made available for sale but shall not include storage areas or other commercial uses.

**RETAIL STORE** – means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale 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.

**RIGHT-OF-WAY** – means a legal agreement which affords access to abutting lots.

**ROAD, STREET OR HIGHWAY (PUBLIC)** – means a common or public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, any part of which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof. For the purpose of setbacks, an unopened or unassumed road allowance shall also be considered a road, street or highway (public).

- a) **PROVINCIAL HIGHWAYS**— in Central Huron Highway 21 and Highway 8 are Provincial Highways. The Ministry of Transportation regulates access to provincial highways and setbacks from provincial highways. “Entrance permits” onto provincial roads will be issued by the Ministry of Transportation provided the MTO’s controlled access highway criteria can be satisfied”.
- b) **ROAD, RURAL ARTERIAL** – are roads designed to facilitate through traffic. These roads will be developed, where possible, on a 30 metre (100 foot) road allowance and direct access will be limited so as not to impede the efficient flow of through traffic. In Central Huron, all County Highways are Rural Arterial Roads. Access to Rural Arterial Roads is regulated by the County of Huron Highways Department.
- c) **CONNECTING LINK** – are roads designed to facilitate through traffic within the Clinton Settlement Area. The Clinton connecting links are: Ontario Street, Huron Street and Victoria Street. These roads will be developed, where possible on a 30 metre (100 foot) road allowance. Access to connecting links is subject to Municipal approval.

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- d) **ROAD, Urban Collector** – means a road in the Central Huron Settlement Area with the dual function of carrying moderate volumes of traffic and providing land access. Collector roads distribute traffic between local and arterial roads and carry lighter volumes for shorter trips than an arterial road. These roads will be developed, where possible, on a 20 metre (66 foot) road allowance. Access to Urban Collector Roads is subject to Municipal Approval.
- e) **ROAD, Local** – means a road which provides localized access and minimizes through traffic. These roads will be developed, where possible, on a 20 metre (66 foot) road allowance.
- f) **ROAD, Private** – means a private right-of-way over private property which affords access to abutting lots and is not maintained by a public body.

**RURAL AREAS** – means lands which are located outside of settlement areas, including natural environment and agricultural areas.

**SALVAGE YARD** – includes a lot and/or premises for the storage and/or handling and/or sale of scrap or used materials, which without limiting the generality of the foregoing, shall include waste paper, rags, wood, bottles, bicycles, vehicles, tires, metal and/or other scrap material and salvage and includes a junk yard, scrap metal yard including secondary motor vehicle sales and service establishment and premises.

**SAWMILL** – means 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** - means a school under the jurisdiction of a Board as defined in the Education Act or the Universities or Colleges Act.

- a) **COMMERCIAL SCHOOL** – means a school operated by one or more persons for gain or profit.
- b) **PRIVATE SCHOOL** – means 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** – means a school under the jurisdiction of a public board.

**SEASONAL**– when referring to a dwelling, means that it is not supplied with the full range of municipal services in order to be used for year round occupancy.

**SENIORS HOME** – See ‘DWELLING, HOME FOR THE AGED’

**SEPARATION DISTANCE** – means the horizontal distance between buildings or structures measured from the closest point on the exterior wall of such buildings or structures.

**SEPARATION DISTANCE, MINIMUM** – See ‘MINIMUM DISTANCE SEPARATION I (MDS I)’ and ‘MINIMUM DISTANCE SEPARATION II (MDS II)’

**SERVICE AND REPAIR SHOP** – means an establishment wherein articles of goods such as appliances, furniture or similar items may be repaired or serviced. May include rental of light equipment and similar items. This definition shall not include any manufacturing operation, small engine repair or establishment used for the service or repair of motor vehicles. (Amended by By-law 37-2011)

**SERVICE SHOP, PERSONAL** – See ‘PERSONAL SERVICE SHOP’

**SETBACK** – See ‘BUILDING SETBACK’

**SETTLEMENT AREAS** – means areas within towns, villages and hamlets where development is concentrated, and the surrounding land has been designated for development in the Official Plan.

**SEWAGE TREATMENT PLANT** – means the use of land and/or buildings for the purposes of treatment and disposal of sanitary sewage.

**SHOPPING CENTRE** -- means a group of commercial uses, in one or more buildings, designed and managed as a unit, and providing common parking areas, driveways, and other related facilities.

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**SHORELINE**– means the land that abuts the high water mark of a waterbody

**SHORELINE PROTECTION** – means a combination of non-structural or structural works or landform modifications constructed or designed to address the impacts of all natural hazards including flooding hazards, including wave action on shorelines, to arrest erosion hazards or the landward retreat of eroding shorelines, and/or to address dynamic beach hazards.

**SIGHT TRIANGLE** – means the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point on the other street line. Where the two 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 of the street lines. See also General Provision Section 3.34 and Appendix 8.

**SIGN** – means a name, identification, description, device, display, or illustration which is affixed to, or represented directly or indirectly upon a building, structure or lot 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 Municipal Sign By-law.

**SINKHOLE**– means a depression formed by the dissolution of underlying soluble bedrock which creates a connection between surface and groundwater.

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

**SOLAR PANEL** – means a device or combination of devices and/or structures that transform solar energy into thermal, chemical or electrical energy.

**SOLAR ENERGY SYSTEM** – means a system designed for the collection, storage and distribution of solar energy.

**SOURCE PROTECTION PLAN** - a document passed under the Clean Water Act for the protection of water resources that are used as a source of municipal drinking water, specifically the Ausable Bayfield Source Protection Plan and the Maitland Valley Source Protection Plan.

**SPORTS AND RECREATION FACILITY**– means a place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

**STACKING LANES**– means a portion of a parking area or a parking lot, other than a parking aisle or a parking space which provides standing room for vehicles in a queue and without limiting the generality of the foregoing this may include a queue for a drive-through restaurant, a drive-through bank, or a drive-through carwash.

**STOCKYARD** – means the use of land, a building or a structure for the temporary containment of livestock.

**STORAGE CONTAINERS** – means the unlicensed trailer portion of a tractor-trailer unit or a transport truck without the running gear, 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.

**STORAGE (COMMERCIAL) WAREHOUSE** – See 'COMMERCIAL STORAGE WAREHOUSE'

**STOREY** – means that portion of a building between any floor and the floor, ceiling or roof next above, provided that any portion of a building partly below grade level shall not be deemed a storey unless its ceiling is at least 1.8 metres above average grade and provided also that any portion of a storey exceeding four (4) metres in height shall be deemed an additional storey for each four (4) metres or fraction thereof of such excess.

**STOREY, HALF** – means the portion of a building located wholly or partly within a sloping roof having a floor area of not less than one-third or more than two-thirds of the floor area of the storey next below, sidewalls not less than

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1.2 metres of height and a ceiling with a minimum height of 2.3 metres over an area equal to at least fifty percent (50%) of its floor area.

**STREET** – See ‘ROAD, STREET, OR HIGHWAY (PUBLIC)’

**STREET LINE** – means the lot line between a street and a lot.

**STRUCTURE** - means 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, hedge, light standards, or signs.

**SWIMMING POOL** – means a structure, basin, chamber or tank containing or capable of containing water, and designed to be used for swimming or wading.

**SWIMMING POOL, PUBLIC** – the use of land, or building, or structure or part thereof where swimming pools are made available for public use for a fee and without limiting the generality of the foregoing, may include other associated features such as whirlpools, saunas, and coffee shops.

**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.

**TAXI STAND** – means an automobile used for a commercial purpose that being the carrying of passengers for a fee.

**TEMPORARY BUILDING** – means a building or structure intended for removal or demolition within a prescribed time not exceeding two years as set out in a building permit.

**TEMPORARY CONSTRUCTION SITE USE** – means the use of land, building or structure for a construction office, tool shed, or for the storage of scaffolds, equipment and material which is incidental to and necessary for construction work in progress for so long as the same are necessary for the construction work which has neither been finished nor abandoned on the same lot. “Abandoned” means the failure to proceed expeditiously with the construction of a work.

**TENANT** – means a person or group who occupies a building, structure or land by rental agreement.

**THEATRE** – means an establishment which produces/performs plays, films and live theatre productions along with any appropriate accessory uses used in performance productions and management; in addition, an accessory art gallery and food concession may be permitted.

**TILLABLE HECTARES** – means the total area of land including pasture that can be cultivated.

**TOP-OF-BANK** – means a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

**TRAILER** – a trailer may include a trailer for the transport of vehicles, equipment and materials.

**TRANSPORT TERMINAL OR YARD** – means the use of land, buildings, or structures for the purpose of storing, servicing, repairing, or loading trucks, transport trailers, and/or buses, but does not include automobile service stations or transportation sales or rental outlets.

**TRAVEL TRAILER** – means a structure or vehicle designed, intended and used exclusively for the temporary or seasonal living, sleeping or eating accommodation for persons therein during travel, recreation and vacation and which is either capable of being drawn by a passenger vehicle or is self-propelled and shall include tent trailers, vans, motor homes and similar transportable accommodation excepting a mobile home. Travel trailers are built to Z240RV Series specifications.

**TRAILER AND TENT PARK** – means any land upon which overnight, short term or seasonal accommodation for two or more tents, travel trailers or park model trailers are used or intended to be used for human occupation, which shall not include permanent year-round human occupation of permitted tents or trailers and shall be closed

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on or before November 1 of each year and open no earlier than April 1 of the following year, and includes on-site ancillary commercial, laundry, social and recreational facilities.

**TRAILER, PARK MODEL** – means a recreational unit that meets the following criteria:

- a) it is built on a single chassis mounted on wheels;
- b) it is designed to facilitate relocation from time to time;
- c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances, and;
- d) it has a floor area, including lofts, not exceeding 50.2 sq. m (540 sq. ft.) when in the setup mode, and having a width greater than 2.6m in the transit mode;
- e) shall be designed and constructed in accordance with CAN/CSA-Z241 Series, Park Model Trailers, as amended from time to time.

**TRAVEL TRAILER SALES ESTABLISHMENT** – See ‘MOBILE HOME & RECREATIONAL VEHICLE SALES & SERVICE ESTABLISHMENT’

**TRUCK BODIES** – See ‘Storage Containers’

**TRUCK TRANSPORT TERMINAL** – means a building or structure, or lot used for the parking, repairing or dispatching of Commercial motor Vehicles or trailers, as defined by the Highway Traffic Act.

**TYPE A (MINIMUM DISTANCE SEPARATION)** – See Minimum Distance Separation Type A

**TYPE B (MINIMUM DISTANCE SEPARATION)** – See Minimum Distance Separation Type B

**URBAN** – means those land uses designated for residential, recreational, commercial, industrial, or community facility within a recognized Town, Village, Hamlet or other recognized urban area.

**USE** – means 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 and the words, “used”, “to use” and, “uses” have a corresponding meaning.

**UTILITY SERVICE BUILDING** – means 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, a hydro sub-station, a telephone building for exchange, long distance or repeater purposes, (but does not include major hydro transmission lines and transformer stations of 230kv or more).

**VETERINARIAN'S CLINIC** – means the use of land or 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.

**VULNERABILITY SCORE** – means a score representing the susceptibility of an area to contamination, as set out in the Source Protection Plans passed under the Clean Water Act, where 10 is the most vulnerable and 2 is the least vulnerable.

**WAREHOUSE** – means a building used or intended to be used for the bulk storage of goods, merchandise or materials and shall include wholesale establishments.

**WASTE DISPOSAL SITE** – means any land approved by the Ministry of the Environment, Conservation and Parks upon, into or in which waste has or may be deposited or processed.

**WATER SUPPLY/ WATER TREATMENT PLANT** – means the water source and related storage including pumping and purification appurtenances owned and operated by the Municipality for public use.

**WATER SYSTEM, COMMUNAL** – means water systems that are designed to serve multiple water users

**WATERCOURSE** – means a natural/artificial channel for a stream and, for the purpose of this By-law, includes a channel for an intermittent stream.

**WAYSIDE PIT OR QUARRY** – See ‘PIT, WAYSIDE’

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**WELLHEAD PROTECTION AREA (WHPA)** – an area susceptible to groundwater contamination around a municipal drinking water well as identified in Source Protection Plans passed under the Clean Water Act. WHPAs are categorized from A to E based on the distance from wellhead or length of time a potential contaminant could take to reach the well.

**WHOLESALE USE** – means an establishment, which sells merchandise to others for resale and/or to industrial or commercial users.

**WIND ENERGY FACILITY**— a wind energy facility shall mean 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.

**WIND ENERGY FACILITY, COMMERCIAL SCALE**— a commercial-scale wind energy facility is a wind energy facility which has a nameplate capacity of 500 kilowatts (kW) or greater and intends to generate electricity for commercial purposes.

**YARD** – means an open area of land, unoccupied and unobstructed except as otherwise provided for or required by this By-law, located on the same lot or zone within a lot with a main building or structure. See Appendix 4 Illustration of Yard Definitions.

**YARD, FRONT** – means a yard extending across the full width of the lot between the front lot line and the nearest part of any building or structure on the lot.

- **Front Yard Depth** means the least horizontal dimension between the front lot line of the lot and the nearest part of any building or structure on the lot.

**YARD, REAR** – means a yard extending across the full width of the lot between the rear lot line or rear zone boundary and the nearest part of any main building on the lot.

- **Rear Yard Depth** – means the least horizontal dimension between the rear lot line of the lot and the nearest part of any main building or structure on the lot.

**YARD, SIDE** – means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest part of any main building or structure on the lot.

- **Side Yard Depth** – means the least horizontal dimension between the side lot line of the lot and the nearest part of any main building or structure on the lot.
- **Side Yard Exterior** – means a side yard immediately abutting a public street.
- **Side Yard Interior** – means a side yard immediately abutting a lot and does not include an exterior side yard.

**ZONE** – means an area delineated on the Zoning Map or Zoning Map Schedules and established by this By-law for a specific use.

**ZONING ADMINISTRATOR** – means the officer or employee of the Corporation charged with the duty of administering and enforcing the provisions of this By-law.



## **SECTION 3**

### **GENERAL PROVISIONS**

#### **APPLICATION**

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

#### **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 requirements of the Ontario Building Code Act 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.

#### **3.1     ACCESSIBILITY**

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

#### **3.2     BED AND BREAKFAST SPECIAL PROVISIONS WITH AN ACCESSORY TEAROOM OR DINING ROOM**

A tearoom or dining room in conjunction with an approved Bed and Breakfast shall be allowed in any zone permitting a B & B, under the following conditions:

- 3.2.1 No commercial fat fryers or commercial exhaust fans will be allowed. Only appliances and fixtures normally used in a residence will be allowed.
- 3.2.2 A maximum of 30 % of the floor area of the house may be used for seating area for the tearoom or dining room.
- 3.2.3 The hours of operation for the tearoom or dining room shall be between the hours of 7:00 a.m. and 10:00 p.m.
- 3.2.4 The required parking for a tearoom or dining room shall be the same as for an 'Eating Establishment - Restaurant' in the Parking Area Regulations, General Provisions. This parking will be required in addition to the parking required for the dwelling and the bed and breakfast.
- 3.2.5 All parking for the tearoom or dining room shall be totally located on the property and shall not be located in the front yard or exterior side yard. All other provisions of the parking regulations shall be complied with.
- 3.2.6 No sign except a small sign to recognize the business shall be allowed. Any sign for a bed and breakfast and a tearoom or dining room shall be approved by the Municipality prior to installation. No exterior signs with interior lighting shall be allowed.
- 3.2.7 Huron County Health Unit certificate/approvals are obtained prior to starting the business.
- 3.2.8 Huron County Health Unit certificate/approvals will be required prior to the establishment of a bed and breakfast on a septic system.

#### **3.3     MAIN BUILDINGS/ MAIN USES PER LOT**

No person shall erect more than 1 main building on a lot except:

- 3.3.1 permitted buildings in a General Agriculture Zone, Agricultural Commercial Industrial, Industrial, Community Facility, or Parks & Open Space Zone;
- 3.3.2 group buildings located in the High Density Residential (R3) Zone.

#### **3.4     ENCROACHMENTS IN YARDS, PERMITTED**

Every part of any yard required by this By-law shall be open and unobstructed by any structure from the ground to the sky. Planting strips may be established in accordance with Section 3.24. Those structures listed in the following table shall also be permitted to project into the minimum yards indicated for the distances specified below:

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<b>Structure</b>	<b>Yards in Which Project is Permitted</b>	<b>Maximum Projection Into Minimum Required Yard</b>
Sills, cornices, eaves, gutters, chimneys, pilasters or other ornamental features	All yards	0.75 metres provided that no part of the structure extends closer than 0.75 metres to any lot line
Fire escapes & exterior staircases	Rear yard, exterior and interior side yards	1.5 metres provided that no part of the structure extends closer than 1.5 metres to any lot line
Window bays	Front, rear & exterior side yard only	1 metre over a width of 3 metres provided that no part of the structure extends closer than 1.5 metres to any lot 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 lot line.
Decks, steps, roofed/ open porches, not exceeding one storey in height	All yards	2.5 metres including eaves and steps provided that no porch or deck extends closer than 1 metre to any lot line or prevents access to any rear yard
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	Rear yard, exterior and interior side yards	1 metre provided that no part of the unit extends closer than 1.5 metres to any lot line
Solar Panels	Rear yard, exterior and interior side yards	1 metre provided that no part of the unit extends closer than 1.5 metres to any lot line

**3.4.1 Encroachment of Awnings, Canopies, Balconies in Commercial Zones**

Awnings, canopies, balconies and signs may extend over municipal property in Commercial Zones a maximum distance of 1.5 metres provided that:

- 1) no portion of the awning, canopy, balcony is closer than 1 metre from a parking area or from the traveled portion of a street and;
- 2) no portion of the awning, canopy, balcony, obstructs the view at any intersection, and;
- 3) a vertical clearance of 2.4 metres be maintained from the surface of the sidewalk to the lowest portion of the awning, canopy, or balcony and;
- 4) the owner obtain from the appropriate authority all permits required prior to starting construction (e.g. County of Huron, MTO, Central Huron) and;
- 5) the owner of such awning, canopy or balcony shall enter into an encroachment agreement with the Municipality of Central Huron.

**3.4.2 Encroachment Exception**

Where a structure is established and believed to be in compliance with the zoning by-law but is subsequently shown, by an Ontario Land Surveyor's legal survey, not to comply with the provisions of the zoning by-law, an encroachment of 0.25 metres is permitted into any yard.

**3.5 EXTERIOR LIGHTING**

The type, location, height, intensity and direction of lighting shall be designed to ensure that lighting is

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confined to the building face and vicinity of the site and does not cast glare on to adjacent residential properties adversely affecting the living environment or on to an adjacent public street which would pose a vehicular safety hazard. Moreover, energy conservation measures should be considered to ensure the site is not illuminated more than necessary. No part of any fixture shall be more than 9 metres above the finished grade of the parking area.

**3.6     FENCES**

In a Settlement Area, an interior lot line fence over 1 metre in height shall not be established closer than 5 metres to the front lot line. For corner lots, the provisions of Section 3.34. - Sight Triangles shall apply.

**3.7     REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES**

The Maitland Valley Conservation Authority and the Ausable Bayfield Conservation Authority have jurisdiction in the Municipality of Central Huron.

The regulations of a Conservation Authority affect certain areas such as:

- floodplains
- areas subject to slope instability and soils instability
- hazardous areas along the Lake Huron shoreline
- riverine valleys
- wetlands
- watercourses
- areas adjacent to the above lands as defined in the applicable Conservation Authority regulation

No development is permitted in lands regulated by the Conservation Authority Regulated Lands until it has been determined that the proposed development meets the requirements of all applicable laws regulated by the respective Conservation Authority. Technical studies, including but not limited to, hydrologic/hydrogeologic, geotechnical and environmental impact studies may be required to determine if development shall be permitted.

Prior written permission of a Conservation Authority may be required to construct a building or structure, place or remove fill of any kind, or alter or interfere with a watercourse, shoreline or wetland. These areas are identified on the Key Maps of this By-law as Natural Environment, Rivers/Waterbodies, and Conservation Authority Notification Areas.

It is recommended that prior to the commencement of any of the above activities, the Conservation Authority be contacted to determine if their Regulations apply to the lands. Further information regarding these regulations is available at the Conservation Authorities' offices.

**3.8     GARDEN SUITES**

Applications for Garden Suites will be considered in the Municipality of Central Huron in accordance with the provisions of a temporary Zoning By-law Amendment according to Section 39.1 of the *Planning Act*.

As a condition to passing a by-law authorizing the temporary use of a garden suite under the *Planning Act*, the Municipal Council may require the owner of the suite or any other person to enter into an agreement with the Municipality to address such matters as the Council considers necessary or advisable, related to the temporary use of the garden suite including:

- the installation, maintenance and removal of the garden suite;
- the period of occupancy of the garden suite by any of the persons named in the agreement; and
- the monetary or other form of security that the Council may require for actual or potential costs to the Municipality related to the garden suite.
- Garden suites may be converted to permanent additional residential units where they conform to the additional residential unit policies of the Local Official Plan and Zoning By-law. (As amended by By-law 27-2022)

**3.9     HAZARD LAND REQUIREMENTS**

In addition to the zone provisions of the applicable zones, this By-law shall regulate development on and adjacent to Hazard lands. Hazard lands include those lands that are susceptible to flooding or erosion, have steep slopes or soil instability, dynamic beaches or other environmental or human made hazard.

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No development shall be permitted on hazard lands or adjacent to hazard lands until Geotechnical Study or other required studies have been completed to the satisfaction of, and approved by the Municipality of Central Huron and the applicable Conservation Authority. Hazard lands may be zoned OS1, or Floodway. The applicable Conservation Authority shall be consulted with respect to hazard land assessment and management, flood proofing standards, protection works standards, and access standards. A Conservation Authority permit as per Section 3.7 of this By-law may be required. All hazard lands are subject to this general provision.

**3.10     HEIGHT LIMITATIONS, EXCEPTIONS**

The height limitations of this By-law shall not apply to church spires, belfries, clock towers, water towers, elevator enclosures, flag poles, television or radio towers or antennae, cell towers, electric power facilities, ventilators, skylights, chimneys, air conditioner ducts, wind turbines, solar panels, silos or grain elevators.

**3.11     LOADING SPACE REGULATIONS**

**3.11.1     Requirements**

The owner or occupant of any lot, building or structure in a Commercial, Community Facility or Industrial zone used for any purpose involving the receiving, shipping, loading or unloading, shall provide and maintain at the premises loading or unloading spaces.

Loading spaces shall be on the lot, occupied by the building or structure and not form part of a street or lane, and will 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.

This provision does not apply to the Core Commercial area of Clinton.

**3.11.2     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.

**3.11.3     Surface**

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

**3.11.4     Location**

The required loading space or spaces shall be located in the interior side or rear yard. If the distance between the main building to the street line is 18 metres or greater, the loading space may be located in the exterior side yard.

In AG3 zones loading spaces will be permitted in any yard.

**3.12     LOT ENLARGEMENT**

Where lands are severed and merged on title with abutting lands, the zoning on the existing property shall apply to the lands to be merged on title. This provision applies only where a severance is granted for the purpose enlargement of an abutting use.

**3.13     LOT SIZE, AGRICULTURAL SEVERANCE**

Where a new agricultural lot is created by severance and conforms to the Official Plan and has a minimum lot area between 16 and 38 hectares, the said lot is deemed to comply with the minimum lot area provisions of this By-law (Section 4). This provision pertains to both the severed and retained lot area.

**3.14     LOTS, THROUGH**

In Settlement Areas where a lot, which is not a corner lot, has frontage on two streets, the front yard setback requirements shall apply on each street in accordance with the provisions of the zone or zones in which such lot is located. This setback provision does not apply to a through lot between a street and a lane.

**3.15     LOTS, TWO OR MORE**

Where two or more abutting lots held in the same ownership in a Plan of Subdivision are used together as a single parcel, yards, setbacks, and other applicable provisions shall be calculated as they apply to the parcel as a whole. Where two or more abutting lots are being developed as a single parcel, the Municipality of Central Huron may require the lots being developed to be deemed to be outside a Plan of Subdivision according to Section 50(4) of the *Planning Act*.

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**3.16    LOTS TO FRONT ON PUBLIC ROAD**

No lots shall be created and no building or structure shall be erected, and no person shall use any land, building, or structure unless the lot to be so used or proposed to be erected abuts or fronts on an open public road provided that:

- 3.16.1 A building or structure may be erected upon a lot within a registered plan of subdivision in accordance with the provisions of a Development Agreement. A plan of subdivision which has been deemed is not considered to be a plan of subdivision.
- 3.16.2 A building or structure may be erected upon an existing lot shown on a reference plan which was registered in the Registry Office during or before 1970, provided that the road is of satisfactory construction and maintenance to permit the reasonable and safe passage of motor vehicles to the satisfaction of the Municipality.
- 3.16.3 A building or structure may be erected upon a lot within a registered plan of condominium in accordance with the provisions of a Development Agreement.

**3.17    LOTS FRONTING LAKE HURON**

Where a lot fronts Lake Huron, the front yard may be either the street or the lakeshore.

**3.18    NON-COMPLYING BUILDINGS AND STRUCTURES**

Where a building or structure was established prior to the date of the passing of this By-law, and is permitted by the provisions of the zone in which such building or structure is located, but does not meet the zone provisions with respect to yards, lot area, frontage, parking, setbacks or any other provisions applicable to that zone, the said building or structure shall be deemed to comply with the By-law and may be enlarged, reconstructed, or renovated provided that:

**3.18.1   MEASUREMENT**

The enlargement, reconstruction or renovation does not further reduce the compliance of that building or structure, with the zone provision(s) to which it does not comply; and

**3.18.2   APPLICABILITY**

All other applicable provisions of this By-law are complied with.

**3.18.3   CONTINUATION OF LEGAL NON-COMPLYING STATUS**

In the case of a rezoning or severance the provisions of section 3.18 shall continue to apply such that the said building or structure shall be deemed to comply with any applicable zoning provisions, except parking requirements, resulting from such rezoning

**3.18.4   LOCATION OF RECONSTRUCTED BUILDING**

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

**3.18.5   TIME LIMIT**

Where a non-complying building is removed or destroyed, such building may be reconstructed and the non-complying status maintained so long as the building permit is issued within 12 months of the date of destruction or removal. After this period of time, the building may only be reconstructed in compliance with the provisions of the By-law.

**3.18.6   MDS AND CATASTROPHES**

3.18.6.1. – Notwithstanding any other provisions of this By-law to the contrary, where a building or structure is destroyed in whole or in part, by catastrophe, MDS I 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.

3.18.6.2. – Notwithstanding any other provisions of this By-law to the contrary, where a livestock housing facility is destroyed in whole or in part, by a catastrophe, MDS II will not be applied when the livestock housing facility is rebuilt, provided it is built no closer to surrounding land uses and lot lines than before the catastrophe, and the values of Factor A, B and/or D have not been increased for the livestock housing facility.

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**3.19    NON-CONFORMING USES**

**3.19.1   Continuation of Existing Use**

The provisions of this By-law shall not prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the date of passing of this By-law, and provided that it continues to be used for that purpose.

**3.19.2   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 Building Inspector, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected.

**3.19.3   Renovating of Buildings or Structures Used for Non-Conforming Uses**

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

3.19.3.1 – such renovation does not increase the size

3.19.3.2 – the renovation does not involve any change of use and the building or structure continues to be used for the same purpose.

**3.19.4   Discontinuation and/or Replacement of Non-Conforming Uses**

3.19.4.1 – Where a non-conforming use has been discontinued for 12 months, use of the property, building or structure must then conform to the permitted uses of the respective zone.

3.19.4.2 – Where 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, reconstructed and/or renovated for that non-conforming use so long as the building permit is issued within 12 months from the date of destruction.

3.19.4.3 – Where a building or structure used for a non-conforming use is intentionally removed the subject lot can only be used for a purpose permitted by this By-law.

3.19.4.4 – Notwithstanding Section 3.19.4. to the contrary, where a structure located within a hazardous area is destroyed or damaged either by flooding or erosion it may only be replaced according to Section 3.9 Hazard Land Requirements.

**3.19.5   Comply with Other Provisions**

All other applicable provisions of this By-law shall be complied with.

**3.20    OUTDOOR SOLID FUEL COMBUSTION APPLIANCES**

No outdoor solid fuel combustion appliances shall be installed at less than 30 metres from any property line or less than 150 metres from any residence on a separate lot. No outdoor solid fuel combustion appliance shall be installed a minimum distance of 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. All outdoor solid fuel combustion appliances shall have a CSA or UL approval rating and be installed in accordance with the manufacturer's instructions.

Outdoor solid fuel combustion appliances are not permitted in Residential or Commercial zones.

**3.21    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 a lid. The receptacle shall be located in the rear yard not closer than 2 metres from side or rear lot line.

**3.22    PARKING AREA REGULATIONS**

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

**3.22.1   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
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Assembly Hall, Community Centre, Arena, Theatre, Sports Field	1 per 4 persons of maximum designed capacity of the facility
Business or Professional Office	1 per 20 square metres of office floor area
Church or Funeral Home	1 per 4 persons of maximum designed capacity
Clinic or Veterinary Clinic	6 per practitioner
Dwelling, Apartment and other multiple unit dwellings	1 per dwelling unit
Dwelling, Bed & Breakfast establishment	1 per dwelling unit plus 1 per guest room for rent
Dwelling, with Supports	1 per dwelling unit plus 1 per 4 residents
Dwelling, Home for the Aged, Nursing Homes	1 per 3 beds
Dwelling, Single-detached, semi-detached, duplex, converted, dwellings	1 per dwelling unit (As amended by By-law 27-2022)
Eating establishment, Restaurant, Tavern	1 per 4 persons of maximum designed capacity
Fire Hall	4 per bay
Furniture Store, Wholesale establishment	1 per 90 square metres of retail floor area
Hospice	2 plus 1 per patient bed
Hospital	3 per 4 beds
Hotel or Motel	3 plus 1 per guest room
Agricultural or Industrial Establishment	3 for every 4 employees on the largest shift, including office staff
Motor Vehicle repair establishment, Motor Vehicle service station, Motor Vehicle sales and service establishment	4 plus 1 per repair bay
Motor Vehicle Washing Establishment	2 per washing bay for self-serve 5 parking spaces for automatic
Public Building except where specifically identified	1 per 30 square metres of total floor area Minimum of 10 spaces for a library
Retail Store, Department Store, Personal Service Shop	1 per 20 square metres of retail and/or customer service floor area
School, Daycare	1 space per 6 children who may be lawfully accommodated
School, Elementary	The greater of 1.5 per classroom or 1 per 10 square metres of auditorium assembly area
School, Secondary	The greater of 5 per classroom or 1 per 7.5 square metres of auditorium assembly area
Golf Country Club, Bowling Alley, Curling Rink, Driving Range	1 per 10 square metres of total floor area of all club buildings, plus 2 per golfing green, 4 per lawn bowling green, 4 per tennis or racquetball court, 6 per curling ice sheet, 3 per indoor bowling lane, 1 per every driving range tee box
Supermarket, Grocery Store	1 per 15 square metres of retail floor area
Warehouse	1 per 90 square metres of total floor area
Uses permitted by this By-law other than those referred to above	1 per 40 square metres of total floor area

Where the application of the above parking space requirements results in a number that is not a whole number, the number shall be rounded-up to the next whole number (e.g. 7.3 spaces would be rounded-up to 8)

Notwithstanding any provision to the contrary, for dwelling units owned and operated by the Huron County Housing Corporation, 0.25 spaces per dwelling unit shall be provided. (As amended by By-law 27-2022)

Notwithstanding any provision to the contrary, for dwellings located in the C4, C5 or C6 zones, the minimum parking requirement is 0.5 spaces per unit. (As amended by By-law 27-2022)

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Tandem parking spaces are acceptable for residential parking areas. (As amended by By-law 27-2022)

**3.22.2 More Than One Use in Building**

Where a building accommodates more than one use, the parking space requirement for the whole building shall be the sum of the parking requirements of all uses in said building.

**3.22.3 Multiple Use of Parking Area**

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

**3.22.4 Exceptions to Parking Space Requirements**

**3.22.4.1 – Core Commercial Area of Clinton**

The provisions of Section 3.11 and 3.22 shall not apply to require the establishment of parking or loading spaces in areas for a non-residential use in the Core Area Commercial - Clinton (C4) Zone, other than a motel or hotel.

**3.22.4.2 – 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:

3.22.4.2.1 – the building is used for a permitted use;

3.22.4.2.2 – the floor area of the building is not increased;

3.22.4.2.3 – any change of occupancy is to a use having the same or a lesser parking requirement according to this By-law;

3.22.4.2.4 – all parking spaces existing at the date of passing of this By-law are retained.

**3.22.4.3 – Additions and/or Change of Use to an Existing Building**

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

**3.22.5 BARRIER FREE PARKING SPACES**

3.22.5.1 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.

<b>Residential uses</b>	
<b>Total Number of Spaces</b>	<b>Required Barrier Free Spaces</b>
0 to 5	Type A: 0 Type B: 0
6 to 10	Type A: 1 Type B: 0
11 to 20	Type A: 1 Type B: 1
21 to 40	Type A: 2 Type B: 2
41 to 60	Type A: 3 Type B: 3
61 to 100	Type A: 4 Type B: 4
101 to 200	Type A: 5 Type B: 5
201 and greater	Type A: 1% of the total spaces + 3 spaces Type B: 1% of the total spaces + 3 spaces



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<b>Commercial, Industrial, Community Facility, and all other uses</b>	
<b>Total Number of Spaces</b>	<b>Required Barrier Free Spaces</b>
1 to 12	Type A: 1 Type B: 0
13 to 20	Type A: 1 Type B: 1
21 to 60	Type A: 2 Type B: 2
61 to 100	Type A: 2 Type B: 3
101 to 150	Type A: 3 Type B: 3
151 to 200	Type A: 4 Type B: 4
201 and greater	Type A: 1% of the total spaces + 2 spaces Type B: 1% of the total spaces + 2 spaces

3.22.5.2 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;

3.22.5.3 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;

3.22.5.4 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'

3.22.5.5 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;

3.22.5.6 a minimum vertical clearance of 3.4 metres shall be provided at accessible parking spaces, passenger loading zones, and along access aisles;

3.22.5.7 barrier free parking spaces shall be the spaces located closest to the nearest accessible entrance(s) of the building on an accessible route;

3.22.5.8 curb ramps, where required, shall be provided to permit access from the parking area to the sidewalk;

3.22.5.9 access aisles and barrier free parking spaces are required to be paved with asphalt or concrete.

3.22.5.10 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 Central Huron, the higher requirement shall apply.

**3.22.6     Use of Parking Areas & Spaces**

Any area where off-street parking is required under this By-law the area shall be used for no other parking purpose than for the parking of vehicles used in operations incidental to the permitted uses on the lot.

**3.22.7     Commercial Motor Vehicles and Tractor Trailers in Residential Zones**

No person shall park or store any commercial motor vehicle or tractor trailer in excess of 4,000kg in any residential zone. No person shall park or store more than 1 commercial motor vehicle per residential lot.

**3.22.8     Storage or Parking of Travel Trailers, Motor Homes and Personal Recreational Vehicles**

**3.22.8.1     Outdoor Storage**

Up to two of the following: travel trailers, motor homes or recreational vehicles per lot may be parked by the owner of the vehicles in any Residential Zone.

The outdoor parking or storage shall be permitted in:

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- a carport;
- an open driveway exclusive of any area covered by a site triangle;
- an interior side yard or rear yard

**3.22.8.2 Fully Enclosed**

This By-law shall not restrict the number of travel trailers, motor homes recreational vehicles that are fully enclosed within a garage.

**3.22.9 Occupancy of Travel Trailers and Motor Homes**

No person shall, in any zone, unless permitted, use any travel trailer or motor home for the purpose of primary residential, permanent living. The occasional short-term temporary non-commercial use is permitted.

For the purposes of this Section, occasional short-term temporary shall mean a maximum of 2 weeks in a calendar year.

**3.22.10 Parking Area Location on Lot**

Outdoor parking areas shall be permitted in the required yards as follows:

<b>ZONE</b>	<b>YARDS IN WHICH REQUIRED PARKING AREA PERMITTED</b>
Residential	Driveway Interior side and rear yard
For all other zones	Parking areas are permitted in all yards. The minimum setbacks for a parking area, other than a driveway, shall be: - from any lot line abutting a residential zone: 3 metres - from the street line and all other zones: 1 metre

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

**3.22.11 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. All off-site parking areas shall require a site plan agreement. (As amended by By-law 27-2022)

**3.22.12 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.

**3.22.13 Parking Area Design Standards**

All parking areas required under this By-law shall conform with the following minimum standards. See Appendix 5 for illustration.

**3.22.13.1 – Parking Aisles:**

<b>Parking</b>	<b>In perpendicular width the aisle shall not be less than</b>
30 degree	3.4 metres
45 degree	3.7 metres
55 degree	4.3 metres
60 degree	4.9 metres
65 degree	5.2 metres
70 degree	5.5 metres
90 degree	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 aisle width shall not be less than the requirements for the angle of parking which is next greater than the angle of parking being provided

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**3.22.13.2 – Width of Parking Space**

For cars parked side by side:                      2.7 metres  
 With wall or fence adjacent:                      3 metres

**3.22.13.3 – Depth of Parking Space**

<b>Parking</b>	<b>The length of the parking space shall not be less than</b>
30 degree	4.6 metres
45 degree	5.5 metres
55 degree	5.8 metres
60 degree	5.8 metres
65 degree	5.8 metres
70 degree	5.8 metres
90 degree	5.5 metres
parallel parking	6.5 metres
parking at an angle other than those listed above	the depth of the parking space shall meet the requirements for the angle of parking which is next greater than the angle of parking being provided

**3.22.13.4 – Parking Area Surface and Drainage**

- 3.22.13.4.1 – 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 dust inhibiting material.
- 3.22.13.4.2 – All parking areas shall be graded and drained to ensure that surface water will not escape to neighbouring lands as a result of the construction or use of such parking areas.

**3.22.13.5 – Entrances and Exits**

Provided that the required exit and entrance approvals have been obtained, entrances and exits must be at least 3 metres but not more than 9 metres in perpendicular width at the property line.

The minimum distance between a driveway and an intersection of a street shall be established to the satisfaction of the Municipality of Central Huron. Where entrances and exits front on to County or Provincial Roads, County and Provincial Standards shall apply.

The minimum distance between driveways shall be 7.5 metres, with the exception of shared driveways, where permitted.

The minimum angle of intersection between a driveway and a street line shall be 60 degrees.

Every lot shall be limited to the following number of driveways:

<b>Frontage / Use</b>	<b>Driveway</b>
up to the first 30 metres of frontage	1 driveway
for each additional 30 metres of frontage	1 additional driveway may be provided
for single, semi-detached residential units, duplexes and rowhouse dwellings.	1 driveway is permitted per residential unit
Gas Station	2 driveways are permitted

**3.23     ONE OR MORE PERMITTED USES**

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

**3.24     PLANTING STRIP REQUIREMENTS**

**3.24.1     Location of Planting Strips**

A Planting Strip shall be provided:

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- 3.24.1.1 – On lands zoned or used for multiple unit dwellings where they abut lands zoned or used for single detached dwellings or duplex / semi-detached dwellings;
- 3.24.1.2 – On lands zoned or used for any commercial, highway commercial, agricultural - commercial - industrial, recreational commercial, industrial or salvage yard purpose where the interior or rear lot line abuts lands zoned or used for residential, or open space purposes;
- 3.24.1.3 - On lands upon which a residential use or community facility use is being newly established by rezoning or plan of subdivision where such lands abut an existing non-residential use, which is not maintaining a planting strip in accordance with section 3.24.1.2 above.

**3.24.2 Design of Planting Strips**

Planting strips shall be designed as follows:

- 3.24.2.1 – Such planting strip shall have a width of 1.5 metres and may be included as part of the required yard.
- 3.24.2.2 – Such planting strip shall be contained within the zone or on the lands for which it is a requirement, and shall run the entire length of the zone or property line(s) separating it from the abutting zone or use which requires the planting strip. The height and location of the planting strip shall not pose a traffic hazard.
- 3.24.2.3 – Such planting strip shall consist of a continuous planting of trees or shrubs, and shall be not less than 1.75 metres in height (As amended by By-law 27-2022)
- 3.24.2.4 – Such planting strip shall be planted and maintained by the owner(s) of the land on which the planting strips are required.
- 3.24.2.5 – 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.

**3.25 PROHIBITED USES**

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

**3.25.1 Aggregate Operation in Settlement Areas**

No aggregate operation shall be established or made in any Settlement Area of the Municipality.

**3.25.2 Salvage Yards, Sanitary Landfill Sites**

The use of any land or the erection or use of any building or structure for the purposes of salvage yards or sanitary landfill shall be prohibited in all zones with the exception of corresponding salvage yard and disposal zones.

**3.25.3 Parking of Derelict Motor Vehicles**

No person shall use any lot in any zone for the parking or storage of any derelict vehicle except that such vehicles may be stored inside a private garage.

**3.25.4 Keeping Pets, Exotic Animals and Livestock in Settlement Areas**

It shall be prohibited within all zones to keep reptiles or exotic animals which create a nuisance and shall be prohibited to keep livestock except where permitted by other provisions of this By-law. (Amended by By-law 37-2011)

**3.25.5 Dangerous Uses**

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

**3.25.6 Mobile Homes**

It shall be prohibited to locate or use a mobile home in any zone except in the General Agriculture (AG1), Agriculture- Commercial Industrial (AG3), Agricultural- Small Holdings (AG4) and Mobile Home Parks (R4) for any purpose. The prohibition on mobile homes does not apply to mobile homes utilized as Additional Residential Units (ARU) in any zone where ARUs are otherwise permitted. (As amended by By-law 27-2022)

**3.25.7 Pits and Quarries**

No land shall be used for pits and quarries, unless the land is within an extractive resources (ER1) or (ER2) zone, with the exception of wayside pits, portable asphalt plants and portable concrete plants as defined in the Aggregate Resources Act, which may be located in all zones except NE1 and Residential zones.

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**3.26     RAILWAY SPUR IN COMMERCIAL AND INDUSTRIAL ZONES**

Notwithstanding the yard and setback provisions of this By-law to the contrary, a railway spur shall be permitted within any yard.

**3.27     SETBACKS FROM AN ABATTOIR, FOR RESIDENTIAL USES**

No residential dwelling shall be erected within 185 metres of an abattoir.

**3.28     SETBACKS FROM LANES AND RIGHT-OF-WAYS**

Where a lot abuts or includes a lane or right-of-way, any building or structure shall be a minimum distance of 7 metres from the centre line of such lane or right-of-way or the required side or rear yard stipulated in this by-law whichever is greater.

**3.29     SETBACKS FROM RAILWAY RIGHT-OF-WAYS FOR RESIDENTIAL USES**

All forms of housing shall be screened from an adjacent railway right-of-way by a fence, hedge, wall or berm. The minimum distance between the nearest wall of the residential building and the boundary of the railway right-of-way shall be 27 metres for residential dwellings less than four storeys in height and 60 metres for residential dwellings four storeys and higher.

**3.30     SETBACKS OF BUILDINGS & STRUCTURES ALONG MUNICIPAL DRAINS, SINKHOLES, NATURAL WATERCOURSES, AND LAKE HURON SHORELINE**

- 3.30.1 No building or structure shall be erected closer than 7.5 metres from the centreline of a closed municipal drain. No building shall be erected closer than 7.5 metres from the top-of-bank of a natural watercourse or open municipal drain having a top width of less than 4.5 metres from top-of-bank to top-of-bank.
- 3.30.2 No building or structure shall be erected closer than 15 metres from the top-of-bank of a natural watercourse or open municipal drain having a top width of between 4.5 metres and 7.5 metres from top-of-bank to top-of-bank.
- 3.30.3 No building or structure shall be erected closer than 30 metres from any natural watercourse or open municipal drain which is more than 7.5 metres from top-of-bank to top-of-bank, or from any sinkhole.
- 3.30.4 No building or structure shall be erected closer to the top of bank of Lake Huron than the 100 year erosion hazard.
- 3.30.5 For existing lots located entirely below the lake bank of Lake Huron the minimum top of bank setback does not apply to buildings and structures that are permitted by this by-law to be constructed below the lake bank.
- 3.30.6 This provision shall not prevent any structure allowed in a NE1 or NE2 Zone.
- 3.30.7 Notwithstanding the provisions of Section 3.30.1. to the contrary, in a Settlement Area, the setback for a building or structure from the centerline of a closed municipal drain may be reduced to 4 metres.
- 3.30.8 Notwithstanding Section 3.30.1, 3.30.2, or 3.30.3 to the contrary, no livestock housing facility or manure storage facility shall be constructed except in compliance with the following minimum setbacks.

<b>Minimum Set Back From</b>	<b>To Covered, Open or Earthen Manure Storage, Livestock Housing (metres)</b>
Drilled Well	15 metres
Dug Well	30 metres
Municipal Well	100 metres
Watercourse	50 metres flowpath
Open ditch	50 metres flowpath
Closed Municipal Drain	15 metres
Field Tile	15 metres
Sink Hole	60 metres flowpath

**3.31     SETBACK FROM A SEWAGE TREATMENT PLANT, FOR RESIDENTIAL USES**

No residential dwelling shall be erected within 100 metres of a building or treatment component of a municipal sewage treatment plant. (as amended by By-law 27-2022)

**3.32     SETBACK FROM AN ACTIVE OR CLOSED WASTE DISPOSAL SITE** (As amended by By-law 27-2022)

No new building or structure shall be erected within 500 metres of the fill area of a Municipal landfill site or a closed landfill site until it has been determined by a qualified professional to the satisfaction of the Municipality and the

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Ministry of the Environment, Conservation and Parks, 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 located in an adjacent Municipality, the same setback shall apply to the lands in Central Huron. The potential influence area of municipal landfills in Central Huron is shown on Appendix 11.

**3.33.     SETBACK FROM ESTABLISHED COMMERCIAL SCALE WIND ENERGY FACILITIES**

No dwelling, recreational residence, hotel, motel, nursing home, retirement home, hospital, campground, school, or place of worship on a separately titled lot shall be established closer than 550 metres to a commercial scale wind energy facility.

**3.34     SIGHT TRIANGLES (See Appendix 8)**

Section 3.34 applies to all corner lots except corner lots zoned C4 (Core Area Commercial).

The triangular space (referred to as a sight triangle) in the exterior corner of corner lots shall have no driveways or buildings, structures, fences, or plantings in excess of .75 metres in height which would obstruct the site lines of people driving.

The site triangle is formed by the two lot lines and a third line drawn between them. The third line is drawn from a point 7.5 metres measured along the front lot line from the point of intersection of the lot lines to a point on the exterior lot line, also 7.5 metres from the point of intersection.

Where the two lot lines do not intersect at a point, the point of intersection shall be the closest part of the lot measured to the intersection of the projection of the lot line.

- 3.34.1. In addition, where a street line and a railway line intersect, the resulting "sight triangle" measured from their point of intersection, shall be:
- 7.5 metres in Settlement Areas, and
  - 30 metres in rural areas.

Section 3.34 does not apply to any field of crops.

**3.35     STACKING LANES**

**3.35.1     Motor Vehicle Washing Establishment**

Every motor vehicle washing establishment 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 motor vehicle washing establishment.

**3.35.2     Eating Establishment with Drive-Throughs**

Every eating establishment 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:

- no part of any drive through lane may be located within a parking area;
- no part of any drive through lane may be located within a parking aisle;
- drive through lanes must not obstruct parking spaces and cannot affect on-site circulation;
- drive-through lanes must have a minimum stacking lane capacity of 10 vehicles.

**3.36     STATUS ZONING**

This By-law allows for the status zoning of existing lots. The yards and building dimensions established by the structure or site plan agreement shall be deemed to be the required yards and building dimensions for the lot in that status zone. Any change to a lot that is status zoned will require a planning application.

**3.37     SWIMMING POOLS**

A swimming pool is permitted as an accessory residential use in any zone, provided that the side and rear yard provisions of that zone are maintained as follows:

- 3.37.1 In the side yard of any lot the minimum side yard setback requirement for the principal building applies.
- 3.37.2 In the rear yard of any lot the minimum rear yard setback requirement for an accessory building applies.
- 3.37.3 Where a lot fronts Lake Huron, a swimming pool is permitted in the front yard. The minimum front yard setback for the principal building applies.
- 3.37.4 No swimming pool or part thereof shall be located above a septic tank or septic tank tile bed.

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- 3.37.5 A swimming pool must be setback 5 metres from any septic tile bed and 1.5 metres from any septic tank.
- 3.37.6 Every swimming pool shall comply with all other by-laws pertaining to the use and fencing of swimming pools within the Municipality.

**3.38 TEMPORARY BUILDINGS AND USES FOR CONSTRUCTION SITES**

In all zones, the temporary use of land or a building for a construction office, tool shed, or storage which is necessary for construction work in progress is permitted.

In all residential and commercial zones 'temporary use' shall also include the continued use of an existing building on a site during the construction of a building intended to replace such building provided that:

- 3.38.1 In no case shall such existing building remain on the site for longer than 60 days after the building replacing such existing building is ready in whole or in part for occupancy, or 2 years after the date of issue of the building permit for the building intended to replace such existing building, whichever comes first;
- 3.38.2 Safety and emergency access are provided and maintained to the satisfaction of the Chief Building Official and Fire Chief of the Municipality;
- 3.38.3 The minimum parking requirements for the existing building continues to be provided on the site until the existing building is vacated; and
- 3.38.4 There will be deposited with the Chief Building Official of the Municipality a sum or letter of credit sufficient in the opinion of the Chief Building Official to cover the costs of such demolition of such existing building by the Municipality in the event it is not demolished within the time above stipulated.

**3.39 TEMPORARY ACCOMMODATION FOR WORKERS**

In Rural Areas, where a bunkhouse is used for the temporary accommodation of workers engaged in work of a temporary or seasonal nature, such building or structure:

- 3.39.1 Shall be subject to approval from the appropriate agencies for septic permits;
- 3.39.2 Shall be used for the duration of the work and removed when work is complete;
- 3.39.3 In the case of seasonal use, the bunkhouse or temporary accommodation shall be locked or boarded up and not used as accommodation when the work in connection with which they were constructed is terminated.

**3.40 TRUCK BODIES AND STORAGE CONTAINERS**

Nothing in this section applies to shipping containers or similar structures which are disassembled and utilized as building materials which comply with the Ontario Building Code. (As amended by By-law 27-2022)

- 3.40.1 No truck, bus, coach, or streetcar body, railway car caboose, shipping container, seacan or storage container shall be used for temporary or permanent human habitation.
- 3.40.2 Storage containers and similar structures may be used for storage as an accessory use where permitted by the respective zone.
- 3.40.3 Where permitted, no more than a total of three storage containers or similar structures shall be permitted.
- 3.40.4 Storage containers associated with construction work shall be permitted in any zone while the main building is under construction. A storage container associated with construction work shall be removed within a period of 3 months following the issuance of an occupancy permit and any associated securities by the Chief Building Official.
- 3.40.5 Storage containers shall not be located in any required parking areas and in no case shall they encroach into any required minimum landscaped buffer or open space.
- 3.40.6 Storage containers shall not be used for display or advertising in any zone.

**3.41 UNDER SIZED LOTS**

Where a lot having a lesser lot area and/or frontage and/or lot depth than required under this By-law is held under distinct and separate ownership from all abutting lots as shown by the registered conveyance in the Registry or Land Titles Office at the date of the passing of this By-law, or where such lot is created by expropriation, and is serviced by municipal water and sewage, such under sized lot may be used and a building or structure may be erected, altered or used on such undersized lot provided all other requirements of this By-law are complied with.

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**3.42 UTILITY SERVICES FOR THE PUBLIC**

- 3.42.1 The provisions of this By-law shall not 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 sub-stations and transmission lines of 500 kv or less, pumping stations, flood and erosion control works, telephone and cable lines, communication towers, and accessory utility service buildings and structures provided that:
- Approval has been given under The Environmental Assessment Act, R.S.O. 1980, as required.
  - Any building or structure shall be designed and maintained in general harmony with buildings of the type permitted in the Zone.
  - Approval of the Municipality of Central Huron
- 3.42.2 Utility service buildings in residential areas will require a rezoning to a Community Facility (CF1) Zone
- 3.42.3 No outdoor storage of goods, material, or equipment is permitted in a Residential zone.
- 3.42.4 Any excessive noise or fumes resulting from such utility service shall be mitigated to reduce impact on abutting residences.
- 3.42.5 Electric power facilities which are subject to the provisions 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 Section 3.42.1.

**3.43 WATER SUPPLY AND SANITARY SEWERS**

**3.43.1 Serviced Settlement Areas**

In serviced Settlement Areas, no land shall be used or built upon and no building or structure shall be erected, used or expanded for any purpose unless all municipal services (sanitary sewers and water mains) are available and adequate. Additions to existing residential dwellings and accessory buildings for existing residential dwellings, that are not connected to full municipal services, are permitted if the said additions and/or accessory building(s) comply with all other regulations of the zone in which the dwelling unit is located.

**3.43.2 Rural Areas or Partially Serviced/Unserviced Settlement Areas**

In unserviced and partially serviced Settlement Areas and Rural Areas, development may occur by private or municipal wells and/or septic disposal systems. Any uses requiring a septic tank disposal system shall have a lot of sufficient size to accommodate a sewage disposal system as approved by the appropriate authority.

**3.43.3 Requirement to Connect**

At such time as it is feasible to extend municipal sanitary sewers, all unserviced lands shall be required to connect to the municipal sanitary sewer system as soon as it becomes operative.

**3.44 SURPLUS FARM RESIDENCE SEVERANCE**

Where the County of Huron or its delegate has approved the severance of a surplus farm residence property the appropriate Zone Map in this by-law shall be amended to change the AG1 zone to AG2 for the retained farm parcel and AG4-21 for the severed residential parcel, as applicable. These administrative amendments are permitted from time to time without further public notice or Council approval. (Amended by By-law 16-2015)

**3.45 ADJACENT LANDS**

No development is permitted in adjacent lands to natural features until it has been determined by the Conservation Authority or the Huron Stewardship Co-ordinator that the proposed development does not result in negative impacts on the natural environment features or functions of the significant natural environment feature. Prior to a building permit being issued within adjacent lands for new buildings and structures, and/ or for expansion of existing farm buildings, for the housing of livestock/ poultry and manure storage it must be determined that the proposed development results in no negative impacts to the natural environment features and functions of the feature. An Environmental Impact Study, (EIS) may be required to determine if development shall be permitted.

**3.46 SOURCE WATER PROTECTION**

The following special provisions apply as required by the applicable Source Protection Plan:



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In addition to any other requirements, lands located within a wellhead protection area where the vulnerability score is 10 that are serviced by an on-site sewage system shall have a minimum lot size as set by the most current version of the Ministry of the Environment, Conservation and Parks Guidelines for Individual Onsite Sewage Systems (AKA Procedure D-5-4 Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment).

In Wellhead Protection Areas A to C where the vulnerability score is 8 or greater, the following is prohibited:

- a) the disposal of industrial and commercial waste by means of a well; and
- b) the establishment of a municipal waste disposal site greater than 10 hectares and with the potential of discharging vinyl chloride.

### **3.47 CANNABIS PRODUCTION FACILITY**

Notwithstanding any other provision of this By-law, any 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) may be located closer to any Residential Zone, Community Facility, or Open Space and Parkland Zone than 70 metres.
- b) No lands, building or structure or portion thereof used for Cannabis Production Facility purposes that is equipped with air treatment control situated in the Agricultural Zones (AG1, AG2, AG3) may be located closer to any Residential Zone, Community Facility Zone, or Open Space and Parkland Zone than 150 metres.
- c) 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) may be located closer to any dwelling, public school, private school, place of worship, or day care nursery than 150 metres.
- d) No lands, building or structure or portion thereof used for Cannabis Production Facility purposes that is equipped with air treatment control situated in the Agricultural Zone (AG1, AG2, AG3) may be located closer to any dwelling on a separate property, public school, private school, place of worship, or day care nursery than 150 metres.
- e) 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 Zone (AG1, AG2, AG3), General Industrial Zone (M2), Light Industrial Zone (M1) be located closer to any dwelling on a separate property, public school, private school, place of worship, or day care nursery than 300 metres.
- f) A building or structure used for security purposes for Cannabis Production Facility may be located in the required front yard and does not have to comply with the required minimum front yard, side yard, and rear yard setbacks.
- g) Outdoor storage is prohibited on the property in which the Cannabis Production Facility is located.
- h) Cannabis Production Facility shall only be permitted within the zones as explicitly indicated in this Zoning By-law.
- i) All development in relation to the establishment of or expansion to a Cannabis Production Facility shall be subject to Site Plan Control.  
(As amended by By-law 38-2019)

### **3.48 On Farm Diversified Uses**

- Are secondary to the principal agricultural use of the property, are operated by the persons residing on the farm 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 area calculation should consider the total area of buildings, structures, outdoor storage, landscaped areas, wells and septic systems, berms, laneways and parking areas but discount those areas which are shared between the agricultural uses and the on-farm diversified use.

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- Buildings can occupy a maximum of 20% of the allowable area calculation. Where a building is proposed to accommodate for on-farm events, the maximum is 120 persons seated capacity or 20% of the allowable area calculation, whichever is less.
- 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 goods produced on farms within a 50km radius.
- Servicing (e.g. private and/or public water & sewage services) for the agri-tourism and value added agricultural uses must be located within the maximum 1 hectare area.
- Buildings for agri-tourism uses & value added agricultural uses shall be clustered together with buildings for the principle agricultural use of the property.
- MDS shall apply not apply to on-farm diversified uses and thus are encouraged to cluster with the on-farm dwelling.
- Site Plan Control will apply to all agri-tourism on-farm diversified uses. (As amended by By-law 27-2022)

### **3.49 Building Line, Established**

#### **3.49.1 Exception to Front Yard and Exterior Side Yard Requirements**

Notwithstanding the yard and setback provisions of this By-law to the contrary, a building may be erected closer to the street line than required by the zone provisions provided that the building is not erected closer to the street line than the established average setback of the buildings on abutting lots along the said street on the date of passing of the Bylaw, and provided that the building complies with the site triangle requirements for corner lots.

#### **3.49.2 Enclosing Existing Porches**

Porches that legally exist at the date of the passing of this By-law may be enclosed provided that the use conforms to the zone provisions in which it is located. (As amended by By-law 27-2022)

<b>AG1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 4 General Agriculture (AG1)</b>	<b>AG1</b>
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## SECTION 4

### GENERAL AGRICULTURE (AG1)

No person within any General Agriculture (AG1) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### 4.1 PERMITTED USES

- 4.1.1 Agricultural use, general
- 4.1.2 Conservation
- 4.1.3 Exploration, drilling for and production of oil and natural gas
- 4.1.4 Forestry uses, not including commercial forestry processing uses
- 4.1.5 Wayside pit by local road authority
- 4.1.6 On farm Brewery/Distillery/ Winery
- 4.1.7 Licensed cannabis production facility in accordance with provisions of Section 29.4
- 4.1.8 Uses accessory to the permitted uses

#### 4.2 ACCESSORY USES

- 4.2.1 Bed and breakfast
- 4.2.2 Commercial greenhouse less than 2 acres in size
- 4.2.3 Farm produce sales outlet
- 4.2.4 Home industry
- 4.2.5 Home occupation
- 4.2.6 One detached residential dwelling, accessory to an agricultural use
- 4.2.7 Converted dwelling, accessory to an agricultural use
- 4.2.8 Dwelling with Supports
- 4.2.9 Additional Residential Unit (total of 2) with minimum one (1) within the main dwelling and maximum one (1) within a detached structure (As amended by By-law 27-2022)
- 4.2.10 Storage containers in accordance with Sections 4.5.5 and 3.40
- 4.2.11 Residential units for farm labour, accessory to agriculture (As amended by By-law 27-2022)
- 4.2.12 On-Farm Diversified Uses subject to Section 3.48 (As amended by By-law 27-2022)

#### 4.3 PERMITTED STRUCTURES

- 4.3.1 Buildings and structures for the permitted uses
- 4.3.2 One detached residential dwelling or converted dwelling, and/or one mobile home accessory to an agricultural use
- 4.3.3 More than one main agricultural building per lot is allowed
- 4.3.4 Other buildings and structures, not including residences, accessory to the permitted uses
- 4.3.5 One multi-unit residential building for farm labour including a rowhouse (As amended by By-law 27-2022)

#### 4.4 ZONE PROVISIONS

4.4.1	Lot Area (minimum) - Areas of the lot zoned Natural Environment may be included in the calculation of the lot area. Areas of the lot zoned Restricted Agriculture (AG2) may be included in the calculation of lot area.	30 hectares
4.4.2	Lot frontage (minimum)-	150 metres
4.4.3	Yard Requirements (minimum) 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)	
4.4.3.1	Front yard setback (minimum)	30 metres
4.4.3.2	Interior side yard setback (minimum)	30 metres
4.4.3.3	Exterior side yard setback (minimum)	30 metres
4.4.3.4	Rear yard setback (minimum)	30 metres
4.4.3.5	Distance between main and accessory buildings	2 metres

<b>AG1</b>	<b>Municipality of Central Huron Zoning By-law Section 4 General Agriculture (AG1)</b>	<b>AG1</b>
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#### **4.5 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **4.5.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:

- human habitation except where a dwelling is a permitted accessory use

##### **4.5.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in an AG1 zone until the main building or use to which it is accessory is established.

Buildings and structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

##### **4.5.3 Location of Accessory Buildings**

Accessory buildings are permitted in all yards.

##### **4.5.4 Zone Provisions for Accessory Buildings and Structures other than Livestock Barns and Additional Residential Unit (As amended by By-law 27-2022)**

4.5.4.1	Distance between main and accessory buildings (minimum)	2 metres
4.5.4.2	Front yard setback (minimum)	17 metres
4.5.4.3	Exterior side yard setback (minimum)	17 metres
4.5.4.4	Interior side yard setback (minimum)	7.5 metres
4.5.4.5	Rear yard setback (minimum)	7.5 metres
4.5.4.6	Building height (maximum)	9 metres
4.5.4.7	Accessory buildings shall not contain more than two storeys	

##### **4.5.5 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.

##### **4.5.6 Additional Residential Unit in Accessory Structure**

- Permitted with a maximum separation of 60m measured from the main dwelling;
- Must utilize the same laneway as the main dwelling
- Comply with setbacks as listed in 4.5.4;
- Must comply with Minimum Distance Separation Formulae to barns on separately titled lots.  
(As amended by By-law 27-2022)

##### **4.5.7 Farm Labour Housing**

Where additional residential accommodation is demonstrated to be required by commercial scale farms, on-farm labour housing is permitted provided it:

- be located such that the farm labour dwelling is a maximum distance of 60 metres of the main dwelling or if no main dwelling exists, a maximum distance of 60 metres from the largest building (eg. livestock barn, greenhouse, etc);
- utilizes the same laneway as the dwelling and/or barn;
- comply with setbacks as listed in 4.5.4; and
- comply with Minimum Distance Separation Formulae to barns on separately titled lots.  
(As amended by By-law 27-2022)

<b>AG1</b>	<b>Municipality of Central Huron Zoning By-law Section 4 General Agriculture (AG1)</b>	<b>AG1</b>
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#### **4.6 MINIMUM DISTANCE SEPARATION (Livestock Housing)**

Notwithstanding any yard and setback provisions 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 II) Formulae.

##### **Application of MDS to Cemeteries**

All cemeteries located outside of the settlement areas of the Municipality are considered Low Visitation Cemeteries. Low Visitation Cemeteries (whether Closed or Open) shall be classified as Type A Land Use for purposes of MDS. (As amended by By-law 27-2022)

New and expanding barns are not required to apply MDS to AG3 uses or On-Farm Diversified Uses. (As amended by By-law 27-2022)

#### **4.7 MINIMUM DISTANCE SEPARATION (Residential)**

Notwithstanding any other provisions of this by-law to the contrary, no residential, institutional, commercial, industrial, or recreational building or structure, located on a separate lot shall be established unless it complies with the minimum distance separation (MDS I) Formulae.

#### **4.8 NUTRIENT MANAGEMENT PLAN AND MANURE STORAGE REQUIREMENTS**

No livestock operation or manure storage facility shall be established or enlarged until all the manure storage requirements comply with requirements of Provincial Legislation.

#### **4.9 EXISTING AGRICULTURAL HOLDINGS with reduced lot area (less than 30 hectares) and/or reduced frontage (less than 150 metres)**

Notwithstanding the provisions for Section 4.4 and 4.5 where an existing lot has a lesser lot area and/or frontage than required under this By-law and is developed for an agricultural use, with or without existing farm buildings and accessory structures, additional farm buildings and structures may be erected, or existing farm structures may be altered providing all other requirements of this By-law are complied with. The farm holding will be deemed to conform with the By-law with respect to the minimum lot area and minimum lot frontage provisions.

#### **4.10 NEW AGRICULTURAL HOLDINGS**

Where a new agricultural lot is created by severance and conforms with the Official Plan and has a minimum lot area between 16 and 30 hectares, the said lot is deemed to comply with the minimum lot area provisions of the by-law. This provision pertains to both the severed and retained lot area.

#### **4.11 TREE PROTECTION**

Clearing of trees will be prohibited except in accordance with the Huron County Forest Conservation By-Law. Selective cutting will be permitted in accordance with the Huron County Forest Conservation By-Law as amended from time to time and in consultation with the relevant Conservation Authority or Huron Stewardship Co-ordination/Biologist for selective tree cutting in wetlands, on river valley slopes and on the Lake Huron bluff.

#### **4.12 STATUS ZONES**

##### **4.12.1 AG1-1**

Notwithstanding the provisions of Section 4.1 to the contrary, the area zoned AG1-1 may be used for the site of a television communication receiver.

##### **4.12.2 AG1-2**

Notwithstanding the provisions of Section 4.1 to the contrary, the area zoned AG1-2 may be used for an existing motel and accessory residence.

##### **4.12.3 AG1-3**

Deleted by By-law 75-2015

<b>AG1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 4 General Agriculture (AG1)</b>	<b>AG1</b>
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#### **4.13 SPECIAL ZONES**

##### **AG4.1 AG1-3**

Notwithstanding the provisions of Section 4.1 and 4.2 to the contrary, in the area zoned AG1-3 a tarpaulin manufacturing and fabrication facility including equipment sales and service is permitted. The boundaries of the AG1-3 Special Zone shall be the tree line to the west, the north side of the watercourse as mapped, to the north, the lot line to the east and Huron Road to the south. All other provisions of the zoning by-law shall apply. *(Amended by By-law 75-2015)*

##### **4.13.2 AG1-4**

Notwithstanding the provisions of Section 4.4 to the contrary the area zoned AG1-4 is deemed to conform to the minimum lot size provisions of the AG1 zone. Notwithstanding the provisions of Section 4.1, 4.2, and 4.3 to the contrary a single detached dwelling and an agricultural use are permitted as additional uses. *(Township of Goderich Zoning By-law amended by By-Law 15-1990)*

##### **4.13.3 AG1-5**

Notwithstanding the provisions of Section 4.1, 4.2 and 4.3 to the contrary, the area zoned AG1-5 may be used for a single family detached residence accessory to an agricultural use which is not necessarily viable, *(Township of Goderich Zoning By-law amended by By-Law 7-1992, Township of Goderich Zoning By-law amended by By-Law 5-1994, Township of Goderich Zoning By-law amended by By-Law 12-1991)*

##### **4.13.4 AG1-6** (Deleted as amended by By-law 27-2022)

##### **4.13.5 AG1-7**

Notwithstanding the provisions of Sections 4 and 9, to the contrary, on lands zoned AG1-7 one single detached residence and accessory buildings shall be permitted accessory to a commercial scale agricultural use. Also permitted shall be a training track and paddock areas for horses.

The residence and barn may be constructed within the existing cleared area of the northwest corner of the lands zoned AG1-7. The paddock areas may be situated along the front of the lot and to the south of the barn. To the south of the barn in the southwest corner of the property the southerly 100 metres of woodlot area shall remain in a natural state. The training track shall be constructed within the woodlot area of the easterly half of the property but shall be constructed so as to preserve as much woodlot area in its natural state as possible. On the inside of the training track, an area of approximately 6 metres around the track may be cleared while the remainder of the woodlot area will remain in its natural state. Tree clearing, subject to minor exception approval, is appropriate to permit the development outlined within the AG1-7 zone. A drainage plan shall be submitted to show how the lands in the area of the building sites will be drained.

The development outlined above shall be in accordance with a plan submitted to Central Huron for approval prior to building permits being issued. Tree cutting in the natural areas identified in the AG1-7 zone may be permitted in accordance with the Huron County Forest Conservation By-Law. All other provisions of this By-law continue to apply. *(Township of Goderich Zoning By-law amended by By-law 10-2002)*

##### **4.13.6 AG1-8**

Notwithstanding the provisions of Section 4, of this by-law to the contrary, lands zoned AG1-8 located on Part Lot 19, Huron Road Concession shall remain part of a larger parcel which includes RC3-2, NE2, and NE3-8 zoning. No severance of lands zoned AG1-8 shall be permitted except for conveyance to an abutting farm. No new lots shall be created. All other provisions of this By-law continue to apply. *(Township of Goderich Zoning By-law amended by OMB Files PL040101 & PL040118)*

Notwithstanding any provision to the contrary, a septic system serving the residence located in the NE3-2 zone is permitted in this zone. *(As amended by By-law 27-2022)*

##### **4.13.7 AG1-9**

Notwithstanding the provisions of Section 4.6 of this By-law to the contrary, new livestock barns or

<b>AG1</b>	<b>Municipality of Central Huron Zoning By-law Section 4 General Agriculture (AG1)</b>	<b>AG1</b>
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expansions to existing livestock barns are permitted on lands zoned AG1-9 within the area shown as "Building Envelope" identified on the zoning map for the land zoned AG1-9, subject to the following:

- 1) The total number of nutrient units do not exceed 255;
- 2) All other provisions of this by-law continue to apply. (*Township of Goderich Zoning By-law amended by OMB Files PL040101 & PL040118*)

#### 4.13.8 **AG1-10**

Notwithstanding section 4.6 to the contrary, for the area zoned AG1-21 a residence is permitted with a setback of 142 metres from a barn on Part Lot 25 and Part Lot 28, Bayfield Concession. (*Township of Goderich Zoning By-law amended by By-law 27-2010*)

#### 4.13.9 **AG1-11**

Notwithstanding the provisions of Section 4.1, 4.2, 4.3 and 4.4 to the contrary, a single family detached dwelling may be established as a permitted use. (*Township of Goderich Zoning By-law amended by By-law 14-1992*)

#### 4.13.10 **AG1-13**

The distance required for a chicken broiler barn with 268 nutrient units to a neighbouring residence shall be 75 metres. All other provisions of this By-law shall apply. (*Township of Hullett Zoning By-law amended by By-law 10-2005*)

#### 4.13.11 **AG1-14**

Notwithstanding the provisions of Section 4 to the contrary the property zoned AG1-14 may include a seed cleaning, fertilizer sales and accessory retail business, subject to the provisions of Section 6.

#### 4.13.12 **AG1-15**

Notwithstanding the provisions of Section 4.2.4 of this By-law to the contrary, the area zoned AG1-15 may be used for a home industry that is not accessory to an agricultural use. All other provisions of this by-law shall apply. (*Township of Hullett Zoning By-law amended by By-law 25-1991*)

#### 4.13.13 **AG1-16**

The area zoned AG1-16 shall be subject to the AG1 zone provisions of this by-law (*as amended*).

- Notwithstanding the provisions of Section 4.4.1 to the contrary, the minimum lot area for the property zoned AG1-16 shall be 20 acres.
- Notwithstanding the provisions of Section 4 to the contrary, the establishment of a livestock operation shall be restricted to chicken broilers or the grazing of livestock.
- Notwithstanding the provisions of Section 4.7., to the contrary, the separation distance of the existing residence to the neighbouring barn is deemed to comply with the provisions of the by-law. (*Township of Hullett Zoning By-law amended by By-law 11-1993*)

#### 4.13.14 **AG1-17**

Notwithstanding the provisions of Section 4 to the contrary, the property zoned AG1-17 may be used for one single family detached residence in addition to the uses set out in Section 4.1.

Notwithstanding the provisions of Section 4.4.1 and 4.4.2 to the contrary, the property zone AG1-17 shall have a lot area of 10.1 hectares (25 acres) and a lot frontage of 100.5 metres (330 feet). All other provisions shall apply. (*Township of Hullett Zoning By-law amended by By-law 28-1995*)

#### 4.13.15 **AG1-18**

Notwithstanding the provisions of Section 4.1., to the contrary, livestock units shall be prohibited in the buildings existing on the lands zoned AG1-18, as of the date of passage of this By-law. (*Township of Hullett Zoning By-law amended by By-law 19-2000*)

#### 4.13.16 **AG1-19** (Deleted as amended by By-law 27-2022)

<b>AG1</b>	<b>Municipality of Central Huron Zoning By-law Section 4 General Agriculture (AG1)</b>	<b>AG1</b>
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**4.13.17 AG1-20**

Notwithstanding the provisions of Section 4 to the contrary, in the area zoned AG1-20, the existing livestock barn may be used to house a maximum of 200 adult milking goat and in addition, the existing livestock barn is hereby recognized with an easterly side yard setback of not less than 5.9 metres. The existing accessory building is also hereby recognized with a westerly side yard setback of not less than 3.9 metres. The minimum lot size of lands zoned AG1-20 is 2.02 hectares (5 acres). All other provisions of the AG1 zone apply. *(Township of Hullett Zoning By-law amended by By-law 11-2004)*

**4.13.18 AG1-22**

Notwithstanding the provisions of Section 4.1 to the contrary, in the area zoned AG1-22 the housing of livestock shall be prohibited in the existing barn. *(Township of Hullett Zoning By-law amended by By-law 14-1995)*

**4.13.19 AG1-23** (Deleted as amended by By-law 27-2022)

**4.13.20 AG1-24**

Notwithstanding section 4.6 to the contrary, for the area zoned AG1-24 the required MDS II setback from a Community Facility zone shall be 100.7 metres, and the required MDS II setback from the urban designation of Clinton shall be 39.6 metres.

**4.13.21 AG1-25**

Notwithstanding section 4.5.3.2 to the contrary, for the area zoned AG1-25, the required front yard setback for accessory structures shall be 7 metres. A maximum of three grain bins are permitted with a front yard setback of 7 metres. No driveways are permitted between the grain bins in the AG1-25 zone and Harlock Line.

**4.13.22 AG1-26**

Notwithstanding the provisions of Section 4.4 to the contrary, for the area zoned AG1-26, the area zoned "ER1-2 (Extractive Resources - Special)" may be included in the calculation of the lot area. Notwithstanding the provisions of Section 4.2 to the contrary, on lands zoned AG1-26 a residential use is not a permitted accessory use to an agricultural use. All other provisions of this By-law shall apply. *(Township of Goderich Zoning By-law amended by By-law 33-2006)*

**4.13.23 AG1-27**

Notwithstanding the provisions of Section 4.4.1 to the contrary, in the area zoned AG1-27 the, minimum lot area shall be 15.8 hectares (39 acres) and notwithstanding the provisions of this By-law to the contrary, the permitted uses on the property zones AG1-27 are limited to an agricultural use, including an area for crop test plots. All other applicable provisions shall apply *(Township of Hullett Zoning By-law amended by By-law 3-1995)*

**4.13.24 AG1- 28**

Notwithstanding the provisions of this By-law to the contrary, the minimum lot area is 8.5 hectares. *(Township of Goderich Zoning By-law amended by By-law 16-1991)*

**4.13.25 AG1-29**

Notwithstanding any provision of this By-law to the contrary, the area zoned AG1-29 is deemed to conform with the lot size provisions of the AG1 zone. All other provisions of this By-law, as amended, shall apply. *(Township of Goderich Zoning By-law amended by By-law 26-2000)*

**4.13.26 AG1-30**

Notwithstanding the provisions of Sections 4.4.1 and 4.4.3 to the contrary, the area zoned AG1-30 may have a lot area of 2.52 ha and yards of 21 metres (west), 5 metres (south), and 25 metres (east) for buildings housing fur bearing animals and waste storage. *(Township of Goderich Zoning By-law amended by By-Law 10-1988)*



<b>AG1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 4 General Agriculture (AG1)</b>	<b>AG1</b>
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#### 4.13.27 **AG1-31**

Notwithstanding the provisions of Section 4.2.4 of this By-law to the contrary, the area zoned AG1-31 may be used for a motor vehicle and truck repair shop and used car and truck retail sales. The required lot area for the area zoned AG1-31 is 64.7 ha. All other provisions of this By-law shall apply.

#### 4.13.28 **AG1-32**

Notwithstanding the provisions of Section 4.2.4 of this By-law to the contrary, the area zoned AG1-32 may be used for a motor vehicle and truck repair shop and used car and truck retail sales. The required lot area for the area zoned AG1-32 is 23 ha. All other provisions of this By-law shall apply.

#### 4.13.29 **AG1-33**

Notwithstanding Section 4.1 to the contrary, in the area zoned AG1-33 a hotel with an accessory apartment and accessory buildings are permitted uses subject to the zone provisions in Section 26.4 and Section 26.5 of this By-law. All other provisions of this By-law shall apply. *(Amended by By-law 30-2012)*

#### 4.13.30 **AG1-34**

Notwithstanding the provisions of Sections 4.6 and 4.4 to the contrary, the following provisions apply to the construction of one new chicken barn in the area zoned AG1-34.

- 1) The minimum distance separation to the community facility use zoned CF on Part of Lot 20, Concession 1 shall be 130 metres.
- 2) The minimum distance separation to the manufacturing use zoned C3-11 on Part of Lot 21, Concession 1 shall be 330 metres.
- 3) The minimum front yard setback shall be 19 metres.

All other provisions of the zoning by-law shall apply. *(Amended by By-law 59-2014)*

#### 4.13.31 **AG1-35**

Notwithstanding the provisions of Sections 4.1 and 4.2 to the contrary, in the area zoned AG1-35 a single detached residence and accessory buildings that are not accessory to agriculture may be constructed. All other provisions of the zoning by-law shall apply. *(Amended by By-law 08-2015)*

#### 4.13.32 **AG1-36**

Notwithstanding the provisions of Section 4.1, 4.2 and 4.3 to the contrary, the area zoned AG1-36 may be used for a low intensity outdoor recreation and tourism use, known as Windmill Lake and Eco Park, subject to the following provisions:

- i. Permitted recreational uses will be limited to non-motorized, water based recreational activities including cable wakeboarding, stand-up paddle boarding, canoeing, kayaking, swimming and skating; and trail-based recreational activities including hiking, birdwatching, snowshoeing and cross-country skiing.
- ii. The existing windmill may be operated as a tourism attraction and special events venue. The special events will be related to the permitted recreational activities or to non-commercial community events. Notice of any scheduled special events will be provided to the municipality and adjacent property owners at least one week prior to the event.
- iii. A maximum of six small, unserviced cabins for overnight accommodation for patrons of the Wake and Eco Park will be permitted as accessory structures. The existing accessory structure formerly used as a snack bar in association with the windmill tourism attraction, may be used for the sale or rental of sporting goods associated with the permitted recreational uses, and for the sale of a limited range of convenience items to patrons of the Wake and Eco Park. The floor area used for the sale and display of goods will be limited to 110 square metres. All accessory structures shall be shown on and conform to an approved site plan.
- iv. The General Agriculture-Special Zone (AG1-36) shall be considered a "Type A" land use for the purpose of calculating MDS I and MDS II separation distances. *(Amended by By-law 94-2015)*

<b>AG1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 4 General Agriculture (AG1)</b>	<b>AG1</b>
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#### 4.13.33 **AG1-37**

Notwithstanding the provisions of Section 4.1 to the contrary, in the area zoned AG1-37 the following uses are permitted in association with general agriculture uses permitted in the AG1 zone provided the following uses do not substitute for or hinder the agricultural use and the combined ground floor area of all buildings and structures within the AG1-37 zone does not exceed 3800 square metres.

- a) Outdoor recreational activities including cross-country skiing, snowshoeing, cycling, running and dog sledding in association with the uses and activities on the adjacent C3-20 zoned lands.
- b) A maximum of two storage buildings used for the storage of farm machinery, dry goods associated with the brewing of beer and distilling of spirits, and similar products, as well as for the barrel aging of beer and spirits.
- c) One small building containing a wastewater treatment facility.
- d) Small accessory kiosks used for providing information about the agricultural operation and/or the dispensing of refreshments. (Amended by By-law 19-2016)

#### 4.13.34 **AG1-38**

Notwithstanding the provisions of Section 4.1, 4.2 and 4.4.1 to the contrary, in the area zoned AG1-38 recognizes a minimum lot area of 13.7 hectares and permits the existing 50 square metre cabin on the property as a permitted use. The existing interior side yard and rear yard setbacks of the cabin are deemed to comply with this by-law. The cabin may be renovated, reestablished and/or recreated so long as such renovation, reestablishment and or recreation does not increase the cabin's size and complies with or does not increase any existing non-conformity with the provisions of this by-law. All other provisions of the zoning by-law shall apply. (Amended by By-law 42-2016)

#### 4.13.35 **AG1-39**

Notwithstanding the provisions of Section 4.1 and 4.2 to the contrary in the area zoned AG1-39 permits the following uses accessory to an agricultural operation: a seasonal restaurant with a maximum of 100 seats and a retail space not to exceed 185 square metres of floor area for the sale of locally produced food products and crafts. Up to 15 square metres of the retail floor space may be used for retailing items not produced in Huron County. For the purpose of this special zone a seasonal restaurant means a restaurant operating up to 7 days a week from May 1<sup>st</sup> until December 24<sup>th</sup> and up to four days a week from December 25<sup>th</sup> to April 30<sup>th</sup>. For the purpose of this special zone, locally produced food products and crafts means products grown and/ or manufactured in Huron County.

#### 4.13.36 **AG1-40**

Notwithstanding the provisions of Section 3.16 and 4.3 to the contrary in the area zoned AG1-40 zone recognizes the subject lands as not having frontage on a public road and buildings and structures are not permitted in the area zoned AG1-40. All other provisions of By-law 40-2010, as amended shall apply. (As amended by By-law 5-2020)

#### 4.13.37 **AG1-42**

In the area zoned AG1-42, a reduced lot frontage of 20 metres is recognized and the access for the lands zoned AG1-42 is permitted to be from Trueman Street in Londesborough. All other provisions of By-law 40-2010, as amended shall apply. (As amended by By-law 50-2020)

#### 4.13.38 **AG1-43**

Notwithstanding the provisions to the contrary, in the area zoned AG1-43, a farm produce retail sales outlet building with a ground floor area of 408 square metres is permitted accessory to the existing agricultural use of a greenhouse and garden centre. Notwithstanding the definition of farm produce sales outlet to the contrary, the building may be used, in part, for the retail sales of items not manufactured or grown on site or on local farms, but related to the greenhouse/garden centre business, for example hardgoods, produce, houseplants and giftware. All other provisions of this by-law shall apply. (As amended by By-law 27-2021)

#### 4.13.39 **AG1-44**

Notwithstanding the provisions of Section 4.1 to the contrary, in the area zone AG1-44 a temporary Garden Suite is permitted for a period of up to 20 years. The garden suite is permitted for a maximum

<b>AG1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 4 General Agriculture (AG1)</b>	<b>AG1</b>
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period of 20 years from the date of this amendment or until it is no longer needed by the owners, as set out in an agreement with the Municipality of Central Huron. (As amended by By-law 79-2021)

4.13.40 AG1-45

Notwithstanding the provisions to the contrary, in the area zoned AG1-45, the following provisions apply:

- a) the minimum lot area shall be 4.5 hectares;
- b) the minimum lot frontage shall be 12.4 metres; and
- c) a livestock barn or manure storage facility located within 163 metres of the front lot line shall have both a minimum interior side yard setback and an MDS II setback from an interior lot of:
  - i. 10 metres from the north lot line; and
  - ii. 6 metres from the west lot line.

(As amended by By-law 14-2024)

4.13.41 AG1-46

Notwithstanding the provisions to the contrary, in the area zoned AG1-46, a livestock barn or manure storage facility located within 80 metres of the front lot line and 175 metres of the east lot line shall have both a minimum yard setback and MDS II setback from a lot line of 10 metres from the south lot line. (As amended by By-law 14-2024)

4.13.42 AG1-47 -H

Notwithstanding the provisions to the contrary, in the area zoned AG1-47 -H, the MDS setback from the industrial designated land to the north for a barn and manure storage located within 100 metres of the west property line shall be 77 metres for the barn and 150 metres for the manure storage. The -H holding symbol may be removed once an archaeological assessment is completed for the subject lands identifying no archaeological concerns. (As amended by By-law 202-2024)

<b>AG2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 5 Restricted Agriculture (AG2)</b>	<b>AG2</b>
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## SECTION 5

### RESTRICTED AGRICULTURE (AG2)

No person within any Restricted Agriculture (AG2) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions

#### 5.1 PERMITTED USES

- 5.1.1 Agricultural use, general
- 5.1.2 Conservation
- 5.1.3 Exploration, drilling for and production of oil and natural gas
- 5.1.4 Forestry uses, not including commercial forestry processing uses
- 5.1.5 Wayside pit required by road authority
- 5.1.6 On farm Brewery/Distillery/ Winery
- 5.1.7 Licensed cannabis production facility in accordance with provisions of Section 29.4
- 5.1.8 Uses accessory to the permitted uses

#### 5.2 ACCESSORY USES

- 5.2.1 Commercial greenhouse less than 2 acres in size
- 5.2.2 Farm produce sales outlet
- 5.2.3 Storage containers in accordance with Sections 5.5.5 and 3.40
- 5.2.4. On-Farm Diversified Uses subject to Section 3.48 (As amended by By-law 27-2022)

#### 5.3 PERMITTED STRUCTURES

- 5.3.1 Buildings and structures for the permitted uses, not including a residence
- 5.3.2 Buildings and structures, not including residences, accessory to the permitted uses
- 5.3.3 More than one main agricultural building per lot is allowed

#### 5.4 ZONE PROVISIONS

5.4.1	Lot Area (minimum) Areas of the lot zoned Natural Environment may be included in the calculation of the lot area. Areas of General Agriculture (AG1) zoned lands may be included in the calculation of lot area.	30 Hectares
5.4.2	Lot frontage (minimum)	150 minimum
5.4.3	Yard Requirements (minimum) 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):	
5.4.3.1	Front yard setback (minimum)	30 metres
5.4.3.2	Interior side yard setback (minimum)	30 metres
5.4.3.3	Exterior side yard setback (minimum)	30 metres
5.4.3.4	Rear yard setback (minimum)	30 metres
5.4.3.5	Distance between main and accessory buildings	2 metres

#### 5.5 ACCESSORY BUILDINGS AND ACCESSORY USES

##### 5.5.1 Use of Accessory Buildings

The following uses shall not be permitted in accessory buildings;

- human habitation
- any occupation for profit except as may be permitted by this by-law

##### 5.5.2 Establishment of an Accessory Building or Use

No accessory building or use shall be established in an AG2 zone until the main building or use to which it is accessory is established.  
Buildings and structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

<b>AG2</b>	<b>Municipality of Central Huron Zoning By-law Section 5 Restricted Agriculture (AG2)</b>	<b>AG2</b>
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### 5.5.3 Location of Accessory Buildings

Accessory buildings are permitted in all yards.

### 5.5.4 Zone Provisions for Accessory Buildings and Structures other than Livestock Barns

5.5.4.1	Distance between main and accessory buildings (minimum)	2 metres
5.5.4.2	Front yard setback (minimum)	17 metres
5.5.4.3	Exterior side yard setback (minimum)	17 metres
5.5.4.4	Interior side yard setback (minimum)	7.5 metres
5.5.4.5	Rear yard setback (minimum)	7.5 metres
5.5.4.6	Building height (maximum)	9 metres
5.5.4.7	Accessory buildings shall not contain more than two storeys	

### 5.5.5 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.

## 5.6 MINIMUM DISTANCE SEPARATION (Livestock Housing)

Notwithstanding any yard and setback provisions 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 II) Formulae.

### Application of MDS to Cemeteries

All cemeteries located outside of the settlement areas of the Municipality are considered Low Visitation Cemeteries. Low Visitation Cemeteries (whether Closed or Open) shall be classified as Type A Land Use for purposes of MDS. (As amended by By-law 27-2022)

New and expanding barns are not required to apply MDS to AG3 uses or On-Farm Diversified Uses. (As amended by By-law 27-2022)

## 5.7 MINIMUM DISTANCE SEPARATION (Residential)

Notwithstanding any other provisions of this by-law to the contrary, no residential, institutional, commercial, industrial, or recreational building or structure, located on a separate lot shall be established unless it complies with the minimum distance separation (MDS I) Formulae.

## 5.8 NUTRIENT MANAGEMENT PLAN AND MANURE STORAGE REQUIREMENTS

No livestock operation or manure storage facility shall be established or enlarged until all the manure storage requirements comply with requirements of Provincial Legislation.

## 5.9 EXISTING AGRICULTURAL HOLDINGS

Notwithstanding the provisions for Section 5.4 and 5.5., where an existing lot has a lesser lot area and/or frontage than required under this by-law and is developed for an agricultural use, with existing farm buildings and accessory structures, additional farm buildings and structures may be erected, or existing farm structures may be altered in accordance with the following minimum requirements and all other provisions of this By-law.

- 5.9.1 Lot Area (minimum) 4 hectares  
(Areas of the lot zoned "Natural Environment" may be included in the calculation of lot area).
- 5.9.2 Frontage (minimum) 100 metres

<b>AG2</b>	<b>Municipality of Central Huron Zoning By-law Section 5      Restricted Agriculture (AG2)</b>	<b>AG2</b>
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**5.10      NEW AGRICULTURAL HOLDINGS**

Where a new agricultural lot is created by severance and conforms with the Official Plan and has a minimum lot area between 16 and 30 hectares, the said lot is deemed to comply with the minimum lot area provisions of the by-law. This provision pertains to both the severed and retained lot area.

**5.11      TREE PROTECTION**

Clearing of trees will be prohibited except as permitted by the Huron County Forest Conservation By-Law. Selective cutting will be permitted in accordance with the Huron County Forest Conservation By-Law as amended from time to time and in consultation with the relevant Conservation Authority or Huron Stewardship Co-ordination/Biologist for selective tree cutting in wetlands, on river valley slopes and on the Lake Huron bluff.

**5.12      SPECIAL ZONES**

**5.12.1    AG2-1**

Notwithstanding Sections 5.4 and 5.10 to the contrary, for the area zoned AG2-1, the minimum lot area is 10.5 hectares (As amended by By-law 16-2019)

<b>AG3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 6 Agricultural Commercial-Industrial (AG3)</b>	<b>AG3</b>
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## **SECTION 6**

### **AGRICULTURAL-COMMERCIAL INDUSTRIAL (AG3)**

No person within any Agricultural- Commercial Industrial (AG3) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **6.1 PERMITTED USES**

- 6.1.1 Agricultural industrial establishment
- 6.1.2 Agricultural processing establishment
- 6.1.3 Agricultural service establishment
- 6.1.4 Agricultural supply establishment
- 6.1.5 Brewery/ Distillery/ Winery
- 6.1.6 Bulk sales establishment
- 6.1.7 Commercial greenhouse operation greater than 2 acres covered by greenhouse
- 6.1.8 Cannabis Production Facility (As amended by By-law 38-2019)
- 6.1.9 Transport terminal or yard related to agriculture

#### **6.2 ACCESSORY USES**

- 6.2.1 One detached residential dwelling or mobile home
- 6.2.2 Storage containers in accordance with Sections 6.5.6 and 3.40
- 6.2.3 Farm Produce Sales Outlet

#### **6.3 PERMITTED STRUCTURES**

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

#### **6.4 ZONE PROVISIONS**

6.4.1	Lot Area (minimum)	4,046 square metres (1 acre)
6.4.2	Lot frontage (minimum)	40 metres
6.4.3	Front yard setback (minimum)	20 metres
6.4.4	Interior side yard setback (minimum)	15 metres or ½ of the building height, whichever is greater
6.4.5	Rear yard setback (minimum)	7.5 metres
6.4.6	Lot coverage (maximum)	30 percent
6.4.7	Exterior side yard setback (minimum)	20 metres

#### **6.5 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **6.5.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:  
- human habitation except where a dwelling is a permitted accessory use.

##### **6.5.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in an AG3 zone until the main building or use to which it is accessory is established.

Buildings and 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.

##### **6.5.3 Location of Accessory Buildings**

Accessory buildings are permitted in all yards.

##### **6.5.4 Zone Provisions for Accessory Buildings and Structures**

6.5.4.1	Distance between main and accessory buildings (minimum)	2 metres
6.5.4.2	Front yard setback (minimum)	17 metres
6.5.4.3	Exterior side yard setback (minimum)	17 metres
6.5.4.4	Interior side or rear lot line setback (minimum)	5 metres
6.5.4.5	Lot coverage (maximum)	10% of the total lot area

<b>AG3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 6 Agricultural Commercial-Industrial (AG3)</b>	<b>AG3</b>
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		provided the lot coverage of all buildings and structures does not exceed 30%
6.5.4.6	Building height (maximum)	9 metres
6.5.4.7	Accessory buildings shall not contain more than two storeys	

#### 6.5.5 **Zone Provisions for Accessory Residential Uses**

6.5.5.1	Deleted as amended by By-law 27-2022)	
6.5.5.2	Deleted as amended by By-law 27-2022)	
6.5.5.3	Front yard setback (minimum)	17 metres
6.5.5.4	Interior side yard and rear yard setback (minimum)	7.5 metres
6.5.5.5	Exterior side yard setback (minimum)	17 metres
6.5.5.6	Lot coverage (maximum)	10% of the total lot area provided that the lot coverage of all buildings and structures does not exceed 30%

#### 6.5.6 **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.

#### 6.6 **MINIMUM DISTANCE SEPARATION (Livestock Housing)**

Notwithstanding any yard and setback provisions 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 II) Formulae.

##### **Application of MDS to Cemeteries**

All cemeteries located outside of the settlement areas of the Municipality are considered Low Visitation Cemeteries. Low Visitation Cemeteries (whether Closed or Open) shall be classified as Type A Land Use for purposes of MDS. (As amended by By-law 27-2022)

Minimum Distance Separation does not apply to AG3 uses nor are barns required to apply to AG3 uses when siting. (As amended by By-law 27-2022)

#### 6.7 **MINIMUM SEPARATION DISTANCE (Residential)**

Notwithstanding any other provisions of this by-law to the contrary, no residential, institutional, commercial, industrial, or recreational building or structure, located on a separate lot shall be established unless it complies with the minimum distance separation (MDS I) Formulae.

#### 6.8 **BUFFER STRIP**

Notwithstanding General Provisions Section 3.24 (Planting Strip Requirements), a buffer strip of landscaped open space, 5 metres wide, shall be provided between storage and/or display area and side and/or rear lot lines. Where an AG3 zone abuts an AG1 zone, the required buffer strip is not required to be landscaped.

#### 6.9 **PROPERTY ABUTTING RAILWAY**

Notwithstanding any other provisions of Section 6.4 and 6.5, the minimum interior side or rear yard setback shall not be required for an agricultural commercial-industrial building along any part of a lot line that abuts a railway right-of-way.



<b>AG3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 6     Agricultural Commercial-Industrial (AG3)</b>	<b>AG3</b>
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**6.10     LOADING SPACES**

All loading facilities must be provided within the lot and no loading may take place on a public right-of-way. Refer to General Provisions Section 3.11. for additional loading requirements.

**6.11     PARKING**

All parking and storage of vehicles will be contained on the lot and no parking is permitted on a public right-of-way. Refer to General Provisions Section 3.22 for additional parking requirements.

**6.12     EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions

**6.13     TREE PROTECTION**

Clearing of trees will be prohibited except in accordance with the Huron County Forest Conservation By-Law. Selective cutting will be permitted in accordance with the Huron County Forest Conservation By-Law as amended from time to time and in consultation with the relevant Conservation Authority or Huron Stewardship Co-ordination/Biologist for selective tree cutting in wetlands, on river valley slopes and on the Lake Huron bluff.

**6.14     SPECIAL ZONES**

**6.14.1     AG3-1**

AG3-1 zone provisions deleted by Municipality of Central Huron Zoning By-law Amendment 46-2014.

**6.14.2     AG3-4**

Notwithstanding the provisions of Section 6.1 to the contrary a leather goods and clothing retail outlet is recognized as a permitted use.

**6.14.3     AG3-5**

Notwithstanding the provisions of Section 6.1 to the contrary a facility involved in the manufacture of pumps and pressure systems is recognized as a permitted use.

**6.14.4     AG3-6**

Notwithstanding the provisions of this By-law to the contrary, the following special provisions shall apply to the property zoned AG3-6:

6.14.4.1 – The permitted uses on the property zoned AG3-6 shall be limited to the use of land and/or buildings for the manufacturing, wholesale and retail of goods necessary to support agricultural uses and without limiting the generality of the foregoing shall include - a bulk fertilizer depot, a warehouse for seed, bagged fertilizer and crop chemicals, grain storage and drying, a feed mill and an accessory retail store devoted to the retail of agricultural goods and services.

6.14.4.2 – Access in and out of the subject property shall be provided by an unobstructed driveway with clearly marked lanes intended for both entrance and exit to and from the property.

6.14.4.3 – Minimum lot area - 7.5 hectares (including areas zoned AG1)

6.13.4.4 – The establishment of all facilities shall comply with applicable regulations of the Ministry of Environment. (*Township of Hullett Zoning By-law amended by By-law 7-1990*)

**6.14.5     AG3-7**

Notwithstanding the provisions of Section 6.3 to the contrary, a residence of any kind shall be prohibited. Notwithstanding the provisions of Section 6.1.2 to the contrary, a dead stock removal facility is prohibited. All other applicable provisions shall apply. (*Township of Hullett Zoning By-law amended by By-law 3-1995*)

**6.14.6     AG3-8**

Notwithstanding the provisions of Section 6.4.7 to the contrary, the exterior side yard setback for the existing main building on lands zoned AG3-8, may not be less than 10.7 metres. Notwithstanding the permitted uses of Section 6.1 to the contrary, on lands zoned AG3-8, a farm and garden supply centre and/or commercial greenhouse operation and a pool and spa sales and service business shall be permitted uses. All other provisions of this By-law continue to apply. (*Amended by By-law 46-2014*)

<b>AG3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 6     Agricultural Commercial-Industrial (AG3)</b>	<b>AG3</b>
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**6.14.7   AG3-9**

Notwithstanding the provisions of Sections 6.1 and 6.2 to the contrary, in the area zoned AG3-9 a farm produce sales outlet is permitted. For the purposes of the AG3-9 zone, a farm produce sales outlet is defined as being a retail store within an existing building with up to 223 square metres of retail floor area. Permitted retail items shall be limited to food grown on the subject property, food grown in Southwestern Ontario, and food product processed in Southwestern Ontario. Notwithstanding the foregoing restrictions to the permitted retail items, up to 4 percent of the retail floor area may be used for selling other retail items. The AG3-9 special zone also permits a greenhouse or greenhouses with a total maximum floor area of 930 square metres. All other uses permitted in the AG3 zone are permitted in the AG3-9 zone. All other provisions of the zoning by-law shall apply. (Amended by By-law 17-2016)

**6.14.8   AG3-10**

Notwithstanding the provisions to the contrary, in the area zoned AG3-10, a single accessory apartment for winery labour that meets MDS setback requirements is also a permitted use within a main winery building. (Amended by By-law 201-2024)

## **SECTION 7**

### **AGRICULTURAL SMALL HOLDING (AG4)**

No person within any Agricultural Small Holding (AG4) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **7.1 PERMITTED USES**

- 7.1.1 Residential use
- 7.1.2 Uses accessory to the permitted uses.

#### **7.2 ACCESSORY USES**

- 7.2.1 Home industrial use
- 7.2.2 Home occupation use
- 7.2.3 Agricultural use, limited
- 7.2.4 Bed and breakfast
- 7.2.5 Residential with support (As amended by By-law 27-2022)
- 7.2.6 Uses accessory to the permitted uses
- 7.2.7 Livestock housing facility in accordance with Section 7.6
- 7.2.8 Farm produce sales outlet
- 7.2.9 An Additional Residential Unit within main dwelling or within accessory building. (As amended by By-law 27-2022)

#### **7.3 PERMITTED STRUCTURES**

- 7.3.1 One single detached dwelling or converted dwelling or a double wide mobile home
- 7.3.2 Buildings and structures for the permitted uses
- 7.3.3 Buildings and structures accessory to the permitted uses
- 7.3.4. Additional Residential Unit in a detached dwelling, within a detached accessory building not containing livestock, or as a modular home dwelling or mobile home. (As amended by By-law 27-2022)

#### **7.4 ZONE PROVISIONS**

7.4.1	Lot Area (minimum)	4,046 square metres (1 acre)
7.4.2	Lot Area (maximum)	4 hectares
7.4.3	Lot frontage (minimum)	40 metres
7.4.4	Front yard setback (minimum)	17 metres
7.4.5	Interior side yard setback (minimum)	5 metres
7.4.6	Exterior side yard setback (minimum)	17 metres
7.4.7	Rear yard (minimum)	7.5 metres
7.4.8	Lot coverage (maximum)	30 percent
7.4.9	Building height (maximum)	12 metres
7.4.10	Dwelling unit floor area (minimum)	84 square metres

#### **7.5 MINIMUM DISTANCE SEPARATION (Residential)**

Notwithstanding any other yard or setback provisions of this by-law to the contrary, no residential, institutional, commercial, industrial or recreational buildings or structure located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS I) formulae. The residence shall be treated as a "Type A" land use. (Amended by By-law 37-2011)

##### **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 housing facility, closed or inactive cemeteries located within a CF1 zone shall be treated as a Type A land use.

#### **7.6 Accessory Building Containing Livestock**

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

<b>AG4</b>	<b>Municipality of Central Huron Zoning By-law Section 7     Agricultural Small Holding (AG4)</b>	<b>AG4</b>
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- 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 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. (As amended by By-law 27-2022)

## **7.7 ACCESSORY BUILDINGS AND ACCESSORY USES**

### **7.7.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:

- human habitation.

### **7.7.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in an AG4 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

### **7.7.3 Location of Accessory Buildings**

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the main building

Accessory buildings shall not be located between the main building and the front lot line.

Accessory buildings built on a corner lot shall be located in the interior side yard and/or the rear yard and can be no closer to a street than the setback required for the main building.

### **7.7.4 Zone Provisions for Accessory Buildings and Structures**

7.7.4.1	Lot coverage (maximum)	10 percent of the total lot area provided that the lot coverage of all buildings and structures does not exceed 30 percent.
7.7.4.2	Distance between main and accessory buildings (minimum)	2 metres
7.7.4.3	Accessory buildings not containing livestock or an ARU are required to meet the following interior side and rear yard minimum setbacks:  For buildings 10 square metres or less: 1 metre  For buildings greater than 10 square metres but less than 100 square metres: 3 metres  For buildings 100 square metres or greater: 5 metres. (As amended by By-law 27-2022)	
7.7.4.4	Deleted as amended by By-law 27-2022	
7.7.4.5	Building height (maximum)	8 metres
7.7.4.6	Accessory buildings shall not contain more than two storeys	

### **7.7.5. Additional Residential Unit in Accessory Structure**

- A single ARU is permitted within an accessory building;
- The accessory building containing the ARU must be located a maximum distance of 60 metres measured from the main dwelling;
- Must utilize the same laneway as the main dwelling
- Comply with setbacks as listed in 4.5.4;
- Must locate in the rear or interior side yard.
- Must comply with Minimum Distance Separation Formulae to barns on separately titled lots. (As amended by By-law 27-2022)

<b>AG4</b>	<b>Municipality of Central Huron Zoning By-law Section 7     Agricultural Small Holding (AG4)</b>	<b>AG4</b>
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**7.8. STATUS ZONES**

**7.8.1. AG4-19**

For the area zoned AG4-19, a residential use is recognized as a permitted use.

**7.9. SPECIAL ZONES**

**7.9.1. AG4-1**

Notwithstanding the provisions of this By-Law to the contrary the following applies to the property zoned AG4-1:

7.9.1.1 Buildings and structures which existed at the date of adoption of this by-law and which do not comply with the setback, yards, or any other provisions of the by-law shall be deemed to comply with this By-law.

7.9.1.2 Notwithstanding the provisions of Section 4.6 of this By-law to the contrary, upon an application to enlarge the livestock operation or alter manure storage facilities located on the north half of Lot 38, Maitland Concession a minimum separation distance shall not apply between the property zoned AG4-1 and this livestock operation provided that the barn on Lot 38, Maitland Concession is in the same ownership as the property zoned AG4-1. *(Township of Goderich Zoning By-law amended by By-Law 16-1991)*

**7.9.2. AG4-2**

Notwithstanding the provisions of Section 7 and Section 7.4., the existing residence on lands zoned AG4-2 is recognized with a front yard setback (along County Rd. #18) of 12.6 m and an exterior side yard setback of 13.0 m. The westerly lot line is deemed to be the front of the lot. All other applicable provisions continue to apply. *(Township of Hullett Zoning By-law amended by By-law 32-2001)*

**7.9.3. AG4-5**

Notwithstanding the provisions of Section 7.5 to the contrary, on lands zoned AG4-5 a residence is permitted from neighbouring livestock operations at distances recognized below:

- Not less than 345 metres from a barn and manure storage on Lot 17, Concession 13.
- Not less than 320 metres from a barn and manure storage on Lot 16, concession 13.

Notwithstanding the provisions of Section 7.4.4 to the contrary, on lands zoned AG4-5 the minimum front yard shall be 15.2 metres.

Notwithstanding the provisions of Section 7.4.7 to the contrary, on lands zoned AG4-5 the minimum rear yard shall be 7.3 metres.

All other provisions of this By-law shall apply. *(Township of Hullett Zoning By-law amended by By-law 26-2007)*

**7.9.4. AG4-6**

Notwithstanding the provision of this by-law to the contrary, the area zoned AG4-6 may be used for an agricultural use, general, provided that the keeping of livestock shall be limited to a maximum of 10 nutrient units. All other applicable provisions shall apply. *(Township of Goderich Zoning By-law amended by By-law 24-1996, By-law 22-1997)*

**7.9.5. AG4-7**

Notwithstanding the regulations of Section 7.4, the maximum lot area requirement of Section 7.4.2 shall be 4.6 hectares for lands zoned AG4-7. Further, buildings and structures shall be permitted no closer than 10 metres from the NE2 zone, on lands zoned AG4-7. All other provisions of this By-law continue to apply. *(Township of Goderich Zoning By-law amended by By-law 30-2002)*

**7.9.6. AG4-8**

Notwithstanding Section 7.5 to the contrary, on lands zoned AG4-8, the existing residence is recognized at a distance of not less than 210 m from the neighbouring broiler barn. A new residence or repair or replacement of the existing residence is permitted in accordance with the provisions of Section 7, provided a distance of not less than 210 m is maintained from the neighbouring barn. *(Township of Goderich Zoning By-law amended by By-law 49-2002)*

<b>AG4</b>	<b>Municipality of Central Huron Zoning By-law Section 7     Agricultural Small Holding (AG4)</b>	<b>AG4</b>
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**7.9.7 AG4-9**

7.9.7.1 Notwithstanding the provisions of Section 7.4.2 to the contrary, on lands zoned AG4-9 the maximum lot size shall be 6.2 hectares.

7.9.7.2 Notwithstanding the provisions of Section 7.6.1 to the contrary, on lands zoned AG4-9, an accessory building may be used for a maximum number of 8 nutrient units provided such building is located no closer than 100 metres from any dwelling, institutional, commercial or industrial building located on a separate lot.

7.9.7.3 The minimum distance between any structures in the AG4-9 zone and adjacent significant woodlands shall be 50 metres. All other provisions of this By-law, as amended shall apply. *(Township of Goderich Zoning By-law amended by By-law 16-2005)*

**7.9.8 AG4-10**

Notwithstanding the provisions of Section 7.1 and 7.3 to the contrary, a mobile home, single wide shall be a permitted use and structure on the lands zoned AG4-10, in addition to the existing permitted uses and structures. All other applicable provisions shall apply. *(Township of Hullett Zoning By-law amended by By-law 23-1996)*

**7.9.9 AG4-11**

Notwithstanding the provisions of Section 7.5 to the contrary, the separation distance of the existing residence to the neighbouring barn, as of the date of passing of this by-law, is deemed to comply with the provisions of the by-law. *(Township of Hullett Zoning By-law amended by By-law 12-1997)*

**7.9.10 AG4-12**

Notwithstanding the provisions of Section 7.4 to the contrary, on the lands zoned AG4-12 the existing structures, including the swimming pool, shall be deemed to comply with the provisions of Section 7. *(Township of Hullett Zoning By-law amended by By-law 12-1998)*

**7.9.11 AG4-13**

Notwithstanding the provisions of Section 7.6 to the contrary, on the lands zoned AG4-13, livestock units shall be prohibited and the existing barn shall be used for storage purposes only. The minimum lot size for the subject property shall be 2 acres. *(Township of Hullett Zoning By-law amended by By-law 15-1999)*

**7.9.12 AG4-14**

Notwithstanding the provisions of Section 7 and Section 7.5, the existing residence on lands zoned AG4-14 is recognized at a distance of 134 metres from the nearest livestock barn situated on Lot 31, Conc. 12. All other applicable provisions continue to apply. *(Township of Hullett Zoning By-law amended by By-law 13-2001)*

**7.9.13 AG4-15**

Notwithstanding the provisions of Section 7.5 to the contrary, on lands zoned AG4-15 a residence is recognized at a distance of not less than 590 metres from a neighbouring manure storage on Lot 39, Concession 5, West Ward, Municipality of Central Huron. All other provisions of this By-law shall apply. *(Township of Goderich Zoning By-law amended by By-law 29-2007)*

**7.9.14 AG4-16**

Notwithstanding and in addition to the provisions of Sections 3.25.6, 7.1 and 7.3 to the contrary, the area zoned AG4-16 permits one mobile home. All other provisions of this By-Law shall apply. *(Township of Goderich Zoning By-law amended by By-Law 14-1993)*

**7.9.15 AG4-17**

Notwithstanding the provisions of Section 7.5 to the contrary, on lands zoned AG4-17 a residence is recognized at a distance of not less than 400 metres from a neighbouring livestock barn and manure storage on Lot 6, Concession 10, East Ward – Hullett, Municipality of Central Huron.

Notwithstanding the provisions of Section 7.3.3 to the contrary, on lands zoned AG4-17 the required lot frontage shall be 9.45 metres. All other provisions of By-law 6-1987 shall apply. *(Township of Hullett*

<b>AG4</b>	<b>Municipality of Central Huron Zoning By-law Section 7     Agricultural Small Holding (AG4)</b>	<b>AG4</b>
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*Zoning By-law amended by By-law 19-2009)*

**7.9.16 AG4-18**

Notwithstanding the provisions of Section 7.5 to the contrary, on lands zoned AG4-18 a residence is recognized at a distance of not less than 415 metres from a manure storage and 350 metres from a barn on Lot 25, Concession 17, West Ward, Municipality of Central Huron. All other provisions of this By-law shall apply. *(Township of Goderich Zoning By-law amended by By-law 45-2009)*

**7.9.17 AG4-20**

Notwithstanding the provisions of Section 7.6 to the contrary, in the area zoned AG4-20 a residence is recognized at a distance of not less than 214 metres from a neighbouring barn on Lot 35, Concession 9, West Ward, Municipality of Central Huron and not less than 414 metres from a neighbouring barn on Lot 33 and the south part of Lot 33, Concession 10, West Ward, Municipality of Central Huron. All other provisions of this by-law shall apply.

**7.9.18 AG4-21 SEVERED PARCEL FROM A SURPLUS FARM RESIDENCE SEVERANCE**

Notwithstanding any provisions to the contrary, in the area zoned AG4-21 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. *(Amended by By-law 16-2015)*

**7.9.19 AG4-22**

In the AG4-22 zone, a hospice includes accessory uses such as child-minding and related education and training programs. *(Amended by By-law 33-2017)*

**7.9.20 AG4-23**

Notwithstanding the provisions of Section 7.7.3 to the contrary, on the lands zoned AG4-23, the existing accessory building is recognized in the front yard. *(Amended by By-law 65-2017)*  
All other provisions of By-law 40-2010, as amended, shall apply.

**7.9.20 AG4-24**

Notwithstanding Section 4.7 to the contrary, in the area Zoned AG4-24 the minimum distance separation from the livestock barn on Lot 15, Concession 17, West Ward, (81217 Base Line) shall be 52 metres. The minimum distance separation from the livestock barns on Lot 16, Concession 17, West Ward (80969 Base Line) shall be 450 metres. Notwithstanding Section 7.4.1 to the contrary, a minimum lot area of 1010 square metres is recognized for the area zoned AG4-24. All other provisions of this By-law shall apply.

**7.9.21 AG4-25**

Notwithstanding the definition of Garden Suite to the contrary, in the area zoned AG4-25 the existing house on the subject property is considered a Garden Suite although it is not designed to be portable. The existing house is permitted for a maximum period of 20 years from the date of this amendment or until it is no longer needed by the owners, as set out in an agreement with the Municipality of Central Huron. A second house is permitted on the subject property for the period of time that the first house remains on the property in accordance with the agreement with the Municipality of Central Huron. All other provisions of this By-law shall apply. *(As amended by By-law 19-2021)*

**7.9.22 AG4-26**

Notwithstanding the provisions of Section 7.1 to the contrary, in the area zoned AG4-26, a maximum of three short-term rental cabins, each with a maximum ground floor area of 40 square metres are permitted. The cabins shall be designed to be portable and the maximum length of rental term shall be 10 days. All other provisions of this By-Law shall apply. *(As amended by By-law 41-2021)*

<b>AG4</b>	<b>Municipality of Central Huron Zoning By-law Section 7     Agricultural Small Holding (AG4)</b>	<b>AG4</b>
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**7.9.23 AG4-27**

Notwithstanding the provisions of the By-law, to the contrary, on lands zoned AG4-27, the following shall apply:

- a) The sale of used vehicles may occur with a maximum of 6 used vehicles on open-air display at any one time.
  - b) The vehicle sales and display area shall be no closer than 22 metres from the front lot line.
- All other provisions of this By-Law shall apply. (As amended by By-law 202-2023)

**7.9.24 AG4-28**

Notwithstanding the provisions of Section 7.4, to the contrary, on lands zoned AG4-28, the existing frontage is deemed to comply. (As amended by By-law 78-2023)



<b>NE1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 8 Natural Environment – Full Protection (NE1)</b>	<b>NE1</b>
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## SECTION 8

### NATURAL ENVIRONMENT-FULL PROTECTION (NE1)

No person within any Natural Environment- Full Protection (NE1) Zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### 8.1 PERMITTED USES

- 8.1.1 Forestry
- 8.1.2 Conservation
- 8.1.3 Agricultural uses existing on the date of passing of the by-law
- 8.1.4 Recreation, passive
- 8.1.5 Uses accessory to the permitted uses
- 8.1.6 Maple syrup production

#### 8.2 PERMITTED STRUCTURES

- 8.2.1 Buildings and structures existing on the date of the passing of this By-law
- 8.2.2 Accessory buildings and structures for the maintenance of the permitted uses as well as trails and footpaths, such as stiles, stairways, bridges, benches and decks with the necessary Conservation Authority permit
- 8.2.3 Buildings and structures necessary for flood and/or erosion control prevention with the necessary Conservation Authority permit.

#### 8.3 ZONE PROVISIONS

Existing Buildings and Structures		
8.3.1	Front yard setback (minimum)	As existing on the date of passing of the by-law
8.3.2	Interior side yard setback (minimum)	As existing on the date of passing of the by-law
8.3.3	Exterior side yard setback (minimum)	As existing on the date of passing of the by-law
8.3.4	Rear yard setback (minimum)	As existing on the date of passing of the by-law
8.3.5	Building and structure height (maximum)	As existing on the date of passing of the by-law
8.3.6	Lot coverage (maximum)	As existing on the date of passing of the by-law

New and Expanding Buildings and Structures		
8.3.7	Front yard setback (minimum)	As required by Conservation Authority regulations and/ or Huron Stewardship Coordination/ Biologist required studies including any recommendations of Environment Impact Studies.
8.3.8	Interior side yard setback (minimum)	
8.3.9	Exterior side yard setback (minimum)	
8.3.10	Rear yard setback (minimum)	

#### 8.4 ACCESSORY BUILDINGS AND ACCESSORY USES

##### 8.4.1 Use of Accessory Buildings

The following uses shall not be permitted in accessory buildings:

- an occupation for profit except as may be permitted by this zone;
- human habitation.

##### 8.4.2 Establishment of an Accessory Building or Use

No accessory building or use shall be established in a NE1 zone until the main building or use to which it is accessory is established and Conservation Authority regulations and/ or Huron Stewardship co-ordination/ Biologist requirements are satisfied. An Environmental Impact Study may be a requirement for development.

##### 8.4.3 Zone Provisions for Accessory Buildings and Structures

8.4.3.1	Front yard setback (minimum)	As required by Conservation Authority regulations and/or Huron Stewardship Coordination/ Biologist required studies including any recommendations of Environment Impact Studies.
8.4.3.2	Side yard setback (minimum)	
8.4.3.3	Rear yard setback (minimum)	
8.4.3.4	Building Height (maximum)	When an accessory building is located in a yard that abuts a residential zone, the building height

<b>NE1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 8 Natural Environment – Full Protection (NE1)</b>	<b>NE1</b>
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		shall not exceed 6 metres. In all other cases it shall not exceed 9 metres
8.4.3.5	Maximum deck size	14 square metres

**8.5 PARKING:** Refer to Section 3.22 General Provisions

**8.6 SPECIAL PROVISIONS FOR NATURAL ENVIRONMENT ZONES**

- 8.6.1 The placing or removing of fill or the alteration of water courses, wetlands or the Lake Huron Shoreline is permitted only for the maintenance of the permitted uses and in accordance with the regulations of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority
- 8.6.2 Clearing of trees will be prohibited except in accordance with the Huron County Forest Conservation By-Law. Selective cutting will be permitted in accordance with the Huron County Forest Conservation By-Law as amended from time to time and in consultation with the relevant Conservation Authority or Huron Stewardship Co-ordination/Biologist for selective tree cutting in wetlands, on river valley slopes and on the Lake Huron bluff.
- 8.6.3 Alteration to natural drainage is prohibited, other than for drainage required for permitted structures, and drains constructed in accordance with the *Drainage Act* and the *Tile Drainage Act*. Prior written permission of the Conservation Authority having jurisdiction over the area may be required in order to place or remove fill of any kind, or alter or interfere with a watercourse, shoreline or wetland.

<b>NE2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 9 Natural Environment – Limited Protection (NE2)</b>	<b>NE2</b>
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## SECTION 9

### NATURAL ENVIRONMENT-LIMITED PROTECTION (NE2)

No person within any Natural Environment - Limited Protection (NE2) Zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### 9.1 PERMITTED USES

- 9.1.1 Forestry
- 9.1.2 Conservation
- 9.1.3 Agricultural uses, limited
- 9.1.4 Recreation, passive
- 9.1.5 Public park
- 9.1.6 Maple syrup production
- 9.1.7 Water power production
- 9.1.8 Uses accessory to the permitted uses

#### 9.2 PERMITTED STRUCTURES

- 9.2.1 Buildings and structures existing on the date of the passing of this By-law
- 9.2.2 Accessory buildings and structures for the maintenance of the permitted uses as well as trails and footpaths, such as stiles, stairways, bridges, benches and decks with the necessary Conservation Authority permit
- 9.2.3 Buildings and structures necessary for flood and/or erosion control prevention with the necessary Conservation Authority permit
- 9.2.4 A class 1 sewage disposal facility as approved by the Health Unit and the Conservation Authority
- 9.2.5 A maple syrup evaporating facility

#### 9.3 ZONE PROVISIONS

Existing Buildings and Structures		
9.3.1	Front yard setback (minimum)	As existing on the date of passing of the by-law
9.3.2	Interior side yard setback (minimum)	As existing on the date of passing of the by-law
9.3.3	Exterior side yard setback (minimum)	As existing on the date of passing of the by-law
9.3.4	Rear yard setback (minimum)	As existing on the date of passing of the by-law
9.3.5	Building and structure height (maximum)	As existing on the date of passing of the by-law
9.3.6	Lot Coverage (maximum)	As existing on the date of passing of the by-law

Expanding Existing Buildings and Structures		
9.3.7	Front yard setback (minimum)	17 metres
9.3.8	Interior side yard setback (minimum)	5 metres
9.3.9	Exterior side yard setback (minimum)	17 metres
9.3.10	Rear yard setback (minimum)	7.5 metres
9.3.11	All expanding existing buildings and structures shall comply with Conservation Authority regulations and/or Huron Stewardship Co-ordination/ Biologist required studies including any recommendations of Environmental Impact Studies.	

New Buildings and Structures		
9.3.12	Development of new buildings and structures shall require a rezoning and will comply with Conservation Authority regulations and /or Huron Stewardship Co-ordination/Biologist required studies-including any recommendations of Environmental Impact Studies.	

#### 9.4 ACCESSORY BUILDINGS AND ACCESSORY USES

##### 9.4.1 Use of Accessory Buildings

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this zone;
- human habitation.

<b>NE2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 9 Natural Environment – Limited Protection (NE2)</b>	<b>NE2</b>
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#### 9.4.2 **Establishment of an Accessory Building or Use**

No accessory building or use shall be established in a NE2 zone until the main building or use to which it is accessory is established and Conservation Authority and/ or Huron Stewardship Coordination/Biologist requirements-are satisfied. An Environmental Impact Study may be a requirement for development.

#### 9.4.3 **Zone Provisions for Accessory Buildings and Structures**

9.4.3.1	Lot coverage (maximum)	10 percent of the total lot area provided that the lot coverage of all buildings and structures does not exceed 30 percent.
9.4.3.2	Distance between main and accessory buildings (minimum)	2 metres
9.4.3.3	Front yard setback (minimum)	17 metres
9.4.3.4	Interior side yard setback (minimum)	1.25 metres
9.4.3.5	Rear yard setback (minimum)	1.25 metres
9.4.3.6	Building height (maximum)	9 metres
9.4.3.7	Accessory buildings shall not contain more than two storeys	
9.4.3.8	All new and expanding existing buildings and structures shall comply with Conservation Authority regulations and/or Huron Stewardship Co-ordination/ Biologist study requirements including any recommendations of Environmental Impact Studies.	

#### 9.5 **PARKING:** Refer to Section 3.22 General Provisions

#### 9.6 **SPECIAL PROVISIONS FOR NATURAL ENVIRONMENT ZONES**

- 9.6.1 The placing or removing of fill or the alteration of water courses, wetlands or the Lake Huron Shoreline is permitted only for the maintenance of the permitted uses and in accordance with the regulations of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority
- 9.6.2 Clearing of trees will be prohibited except in accordance with the Huron County Forest Conservation By-Law. Selective cutting will be permitted in accordance with the Huron County Forest Conservation By-Law as amended from time to time and in consultation with the relevant Conservation Authority or Huron Stewardship Co-ordination/Biologist for selective tree cutting in wetlands, on river valley slopes and on the Lake Huron bluff.
- 9.6.3 Alteration to natural drainage is prohibited, other than for drainage required for permitted structures, and drains constructed in accordance with the *Drainage Act* and the *Tile Drainage Act*. Prior written permission of the Conservation Authority having jurisdiction over the area may be required in order to place or remove fill of any kind, or alter or interfere with a watercourse, shoreline or wetland.

#### 9.7 **STATUS ZONES**

##### 9.7.1 **NE2-1**

Notwithstanding the provisions of Sections 9.1 and 9.2 to the contrary, the area zoned NE2-1 may be used for one single detached residence.

##### 9.7.2 **NE2-2**

Notwithstanding the provisions of Sections 9.1 and 9.2 to the contrary, the area zoned NE2-2 may be used for one recreational residence.

##### 9.7.3 **NE2-4**

Notwithstanding the provisions of Sections 9.1 and 9.2 or any other provision of this by-law to the contrary, in the area zoned NE2-4 the following provisions shall apply.

Permitted Uses shall be limited to:

- the existing recreational residences marked as "permitted" on Key Map 2D;
- the existing travel trailer sites marked as "permitted" on Key Map 2D;
- uses accessory to the permitted uses which shall be limited per site to:
- one Class 1 sewage facility approved by the Huron County Health Unit;

<b>NE2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 9 Natural Environment – Limited Protection (NE2)</b>	<b>NE2</b>
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- one unenclosed deck not exceeding 20 square metres in total surface area; and
- one storage building not exceeding 10 square metres in total floor area.

No buildings or structures or travel trailers or similar uses shall be established except for permitted uses and permitted accessory uses, and centralized common washroom facilities and potable water facilities approved by the Huron County Health Unit.

The dimensions of permitted buildings and structures existing on the date of passing of Zoning By-law 26-1997 shall be the maximum dimensions of such existing buildings and structures. A permitted building or structure may be repaired provided no increase in size, volume or height of the building or structure results from such repair.

Permitted travel trailer sites shall not contain more than one travel trailer. Travel trailers shall not exceed 11 metres in length, not including any towing components (e.g. tongue). Enclosed structures in the form of additions to travel trailers shall not be permitted.

All other applicable provisions of this Zoning By-law shall apply. *(Township of Goderich Zoning By-law amended by By-Law 26-1997)*

## **9.8 SPECIAL ZONES**

### **9.8.1 NE2-3**

Notwithstanding the provisions of Section 9 to the contrary, on lands zoned NE2-3 one access road may be constructed from lands zoned RC2-5 on the same property, north to County Road No. 13. The location and nature of this new access road shall be included in an approved site plan, prior to construction and shall be approved by the Municipality of Central Huron with access to County Road #13 approved by the County of Huron. All other applicable provisions of Section 9 continue to apply. *(Township of Goderich Zoning By-law amended by OMB File PL040048)*

### **9.8.2 NE2-5-h**

Notwithstanding the provisions of Section 9.1 to the contrary, one accessory building to the trailer park located on lands zoned RC2-6 shall be permitted on lands zoned NE2-5. Such building shall house hydro and water services and shall be located outside the fen meadow marsh area. All other provision as this By-law as amended, continue to apply. *(Township of Goderich Zoning By-law amended by OMB Order PL020402)*

The Holding Zone shall not be lifted until the conditions of OMB Order PL020402 are met, as confirmed with a final written decision from the Ontario Municipal Board.

### **9.8.3 NE2-6**

Notwithstanding Section 9.1 and the definition of “accessory” in Section 2 to the contrary, in the area zoned NE2-6 an existing former recreational residence is permitted to be used for a guest cabin. The area zoned NE2-6 recognizes an existing boat house and shed. The existing structures are recognized by the NE2-6 zone as being permitted without a main use until such time as a recreational residence is constructed on the subject property. All other provisions of this by-law shall apply. *(Amended by By-law 37-2013)*

### **9.8.4 NE2-7**

Notwithstanding the provisions of Section 9.1 to the contrary, in the NE2-7 zone the range of permitted passive recreation uses is limited to, nature study, guided nature tours, birdwatching, outdoor education, and other uses that have negligible impact on the natural features and function of the area as determined by the municipality in consultation with the Ausable Bayfield Conservation Authority. *(Amended by By-law 94-2015)*

### **9.8.5 NE2-8**

Notwithstanding the provisions of Section 9.1 to the contrary, in the area zoned NE2-8, a recreational residence, a log cabin with the dimensions of approximately 10 metres by 7 metres is a permitted use.

<b>NE2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 9 Natural Environment – Limited Protection (NE2)</b>	<b>NE2</b>
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Notwithstanding the provisions of Section 9.3 to the contrary, the following zone provisions shall apply in the NE2-8 zone:

Minimum Setback from North Lot Line: 3.5 metres

Minimum Setback from Top of Slope to the west: 6 metres

Minimum Setback from South Lot Line: 5.3 metres. All other provisions of By-law 40-2010 shall apply  
(Amended by By-law 64-2018)

**9.8.6 NE2-9**

Notwithstanding the provisions of Section 3.16, 9.1, 9.2, 9.3 and 9.4.3.3, 9.4.3.4, 9.4.3.5 to the contrary, in the area zoned NE2-9, a recreational residence and accessory buildings are permitted to be constructed, no public road frontage is required and access to the recreational residence is permitted through the NE2-2 Zone; the main building and accessory buildings are permitted to be constructed with a minimum .25 metre setback from the NE2-2 Zone. All other provisions of this by-law shall apply. (As amended by By-law 78-2021)

**9.8.7 NE2-10**

Notwithstanding the provisions to the contrary, in the area zoned NE2-10, a single detached dwelling and structures accessory to a single-detached dwelling will be permitted subject to provisions as follows: minimum front yard setback of 35 metres, minimum rear yard setback of 72 metres, and minimum interior side yard setback of 5 metres as measured from existing property lines, with a maximum coverage of 6.25%. The boundary of the NE2-10 zone is located 5 metres from the western property line and has dimensions of 48 metres of frontage along the northern property line with a depth of 76 metres, with an area of 0.25 hectares. (As amended by By-law 201-2022)

**9.8.8 NE2-11**

Notwithstanding any provisions to the contrary, in the area zoned NE2-11, a dwelling and accessory buildings are permitted to be constructed with public access being achieved through the NE2-5-h zone. The main building and accessory buildings are permitted to be constructed with a minimum 0.25 metre setback from the NE2-5-h Zone. All other provisions of this by-law shall apply. (As amended by By-law 27-2022)

<b>NE3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 10 Natural Environment – Small Holding (NE3)</b>	<b>NE3</b>
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## **SECTION 10**

### **NATURAL ENVIRONMENT— SMALL HOLDING (NE3)**

No person within any Natural Environment- Small Holding (NE3) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **10.1 PERMITTED USES**

- 10.1.1 Forestry
- 10.1.2 Conservation
- 10.1.3 Recreation, passive
- 10.1.4 A public park
- 10.1.5 Maple syrup production
- 10.1.6 Residential use
- 10.1.7 Uses accessory to the permitted uses.

#### **10.2 ACCESSORY USES**

- 10.2.1 Home industrial use
- 10.2.2 Home occupation use
- 10.2.3 Agricultural use, limited
- 10.2.4 Bed and breakfast
- 10.2.5 Group home
- 10.2.6 Hospice
- 10.2.7 Uses accessory to the permitted uses
- 10.2.8 Livestock housing facility in accordance with Section 10.7

#### **10.3 PERMITTED STRUCTURES**

- 10.3.1 One single detached dwelling
- 10.3.2 Buildings and structures for the permitted uses
- 10.3.3 Buildings and structures accessory to the permitted uses

#### **10.4 ZONE PROVISIONS**

10.4.1	Lot area (minimum) Areas of the lot zoned "Agricultural" may be included in the calculation of the lot area.	4,046 sq m (1 acre)
10.4.2	Lot frontage (minimum)	40 metres
10.4.3	Front yard setback (minimum)	17 metres
10.4.4	Interior side yard setback (minimum)	5 metres
10.4.5	Exterior side yard setback (minimum)	17 metres
10.4.6	Rear yard setback (minimum)	7.5 metres
10.4.7	Lot coverage (maximum)	30 percent
10.4.8	Building height (maximum)	12 metres
10.4.9	Dwelling unit floor area (minimum)	84 square metres
10.4.10	All new and expanding existing buildings and structures shall comply with Conservation Authority regulations and/or Huron Stewardship Co-ordination/Biologist study requirements including any recommendations of Environmental Impact Studies.	

#### **10.5 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **10.5.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation except where a dwelling is a permitted accessory use.

##### **10.5.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in a NE3 zone until the main building or use to which it is accessory is established.

<b>NE3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 10 Natural Environment – Small Holding (NE3)</b>	<b>NE3</b>
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Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

#### 10.5.3 **Location of Accessory Buildings**

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the main building.

Accessory buildings shall not be located between the main building and the front lot line.

Accessory buildings built on a corner lot shall be located in the interior side yard and/or the rear yard and can be no closer to a street than the setback required for the main building.

#### 10.5.4 **Zone Provisions for Accessory Buildings and Structures**

10.5.4.1	Lot coverage (maximum)	10 percent of the total lot area provided that the lot coverage of all buildings and structures does not exceed 30 percent.
10.5.4.2	Distance between main and accessory buildings (minimum)	2 metres
10.5.4.3	Interior side yard setback (minimum)	1.25 metres
10.5.4.4	Rear yard setback (minimum)	1.25 metres
10.5.4.5	Building height (maximum)	9 metres
10.5.4.6	Accessory buildings shall not contain more than two storeys	
10.5.4.7	All new and expanding existing buildings and structures shall comply with Conservation Authority regulations and/or Huron Stewardship Coordination/ Biologist study requirements including recommendations of Environmental Impact Studies	

#### 10.6 **MINIMUM DISTANCE SEPARATION (Residential)**

Notwithstanding any other yard or setback provisions of this by-law to the contrary, no residential, institutional, commercial, industrial or recreational buildings or structure located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS I) formulae. The residence shall be treated as a Type "A" land use.

#### 10.7 **SPECIAL PROVISIONS FOR BARNs**

10.7.1 Notwithstanding any provision of this by-law to the contrary, an accessory barn may be established or an existing barn may be used for the keeping of livestock subject to the following table:

<b>Lot Size (hectares)</b>	<b>Maximum number of Livestock Units</b>	<b>Minimum distance separation required from the barn to the nearest residential, commercial, institutional building or structure, excluding uses on the same lot</b>
.4	1	85 metres
.8	2	85 metres
1.2	3	85 metres
1.6	4	85 metres
2.0	5	85 metres
2.4	6	85 metres
2.8	7	85 metres
3.2	8	85 metres

10.7.2 Any newly established structure to house animals must maintain the setbacks from an open municipal drain, sinkhole, municipal wells or natural watercourse as set out in the General Provisions Section 3.30 (Setback of Buildings from Municipal Drains or Natural Watercourses).



<b>NE3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 10 Natural Environment – Small Holding (NE3)</b>	<b>NE3</b>
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## **10.8 SPECIAL PROVISIONS FOR NATURAL ENVIRONMENT ZONES**

- 10.8.1 Notwithstanding Section 10.4 and 10.5.4, permitted structures shall only be established in accordance with the regulations of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority.
- 10.8.2 Clearing of areas is prohibited except as permitted in accordance with the County of Huron Forestry Conservation By-law as amended. Selective cutting will be permitted in accordance with the Huron County Forest Conservation By-Law as amended from time to time and in consultation with the relevant Conservation Authority or Huron Stewardship Co-ordination/Biologist for selective tree cutting in wetlands, on river valley slopes and on the Lake Huron bluff.
- 10.8.3 Alteration of natural drainage is prohibited, other than for drainage required for permitted structures, and drains constructed in accordance with the *Drainage Act* and the *Tile Drainage Act*. Prior written permission of the Conservation Authority having jurisdiction over the area may be required in order to place or remove fill of any kind, or alter or interfere with a watercourse, shoreline or wetland.

## **10.9 STATUS ZONES**

### **10.9.1 NE3-8**

Notwithstanding the provisions of Section 10.1 to the contrary, the area zoned NE3-8 may be used for a recreational residence.

## **10.10. SPECIAL ZONES**

### **10.10.1 NE3-2**

Notwithstanding the provisions of Section 10.1 to the contrary, one single detached residential building and accessory buildings may be permitted on lands zoned NE3-2. Access to the residence may be from Jenkins Road across lands zoned NE2. Lands zoned NE3-2 may not be severed from other lands on Part Lot 19, Huron Road Concession zoned RC3-2, NE2 and AG1-8. Such residence shall be constructed not closer than 350 metres to neighbouring barns. (*Township of Goderich Zoning By-law amended by OMB Files PL040101 & PL040118*)

### **10.10.2 NE3-3**

Notwithstanding the provisions of Section 10 to the contrary, the area zoned NE3-3 may also include as an accessory use, livestock buildings which shall be limited to a total of 5 nutrient units. Notwithstanding Section 3.30 to the contrary, on lands zoned NE3-3, the top-of-bank setback shall be 50 metres. All other applicable provisions shall apply. (*Township of Goderich Zoning By-law amended by OMB order R970159 relating to By-law 15-1997*)

### **10.10.3 NE3-4**

The following provisions of this By-law to the contrary, apply to the area zoned NE3-4:

- 10.10.3.1 – Permitted structures shall only be established in accordance with the fill and construction regulations of the Ausable Bayfield Conservation Authority.
- 10.10.3.2 – Development will proceed according to the Environmental Impact Study completed by Ausable Bayfield Conservation Authority.
- 10.10.3.3 – Notwithstanding Section 11.4 to the contrary, no buildings or structures shall be located within:
- 20 metres of the east property line (Orchard Line)
  - 156 metres of the north property line (Tower Line Road)
  - 200 metres from the south property line
  - 110 metres from the west property line

All other applicable provisions of this By-law, as amended, shall apply.  
(*Township of Goderich Zoning By-law amended by By-law 53-2004*)

### **10.10.4 NE3-5**

Notwithstanding the provisions of Section 3.30.3 of this By-law to the contrary, the minimum setback from the top-of-bank is 10 metres. (*Township of Goderich Zoning By-law amended by By-Law 16-1989, By-Law 26-1989*)

### **10.10.5 NE3-6**

<b>NE3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 10 Natural Environment – Small Holding (NE3)</b>	<b>NE3</b>
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The following special provisions apply to the property zoned NE3-6:

10.10.5.1 – Notwithstanding the provisions of Section 10.4.1. to the contrary the lot area is (maximum):  
8 hectares

10.10.5.2 – Front Yard (minimum) 100 metres

10.10.5.3 – All permitted structures shall be located within the front 150 metres of the property.

10.10.5.4 – The rear 700 metres of the subject property and the front 100 metres of the subject property shall be maintained as a woodlot.

10.10.5.5 – The total ground floor area of all buildings (maximum) is 500 square metres.  
(Township of Goderich Zoning By-law amended by By-Law 18-1991)

#### 10.10.6 **NE3-7**

10.10.6.1 – Notwithstanding the provisions of Section 10.4.1. to the contrary, the lot area (maximum) is  
8.6 hectares.

10.10.6.2 – Front Yard (minimum) 95 metres;

10.10.6.3 – All permitted structures shall be located within the front 140 metres of the property.

10.10.6.4 – The rear 717 metres of the subject property and the front 95 metres of the subject property shall be maintained as a natural woodlot and shall not be developed as landscaped open space.

10.10.6.5 – The woodlot shall only be harvested in accordance with the Huron County Forest Conservation By-Law (which includes clearing for a laneway). (Township of Goderich Zoning By-law amended by By-Law 12-1993)

#### 10.10.7 **NE3-9**

Notwithstanding the provisions of Section 10.1 and 10.3 to the contrary, the area zoned NE3-9 would permit one additional guest cabin. (Township of Goderich Zoning By-law amended by By-Law 1-1994)

#### 10.10.8 **NE3-10**

Notwithstanding the provisions of Section 10.1 and 10.3 on lands zoned NE3-10, a class 4 sewage disposal system shall be permitted below the top-of-bank of the Lake Huron Shoreline. The system shall be permitted accessory to the recreational commercial use of the lands above the top-of-bank zone LR1-1. The class 4 system and one permitted accessory structure shall be located not less than 5 metres west of the toe of the slope and not less than 45 metres inland from the 100 year flood level of Lake Huron. The sewage disposal system and accessory building shall also be at least 30 metres from the creek located within the NE3-10 zone. The permitted structure shall not exceed dimensions of 6 metres by 6 metres and shall be limited to washroom facilities, shower stalls and related and accessory uses. All other provisions of Section 10 and this By-law continue to apply. (Township of Goderich Zoning By-law amended by By-law 2-2002)

#### 10.10.9 **NE3-11**

10.10.9.1 Notwithstanding any provisions of this By-law to the contrary, the area zoned NE3-11 may be used for one single detached residence and accessory buildings and structures. A guest cabin is a permitted use in the NE3-11 zone.

10.10.9.2 Permitted structures shall only be established in accordance with the fill and construction regulations of the Maitland Valley Conservation Authority.

10.10.9.3 Notwithstanding Section 10.4 to the contrary, three building envelopes are established for the area zoned NE3-11.

Building envelopes for a house and accessory building are established as:

- Front yard (min) 9.5 metres from west property line
- Rear yard (min) 167 metres from east property line
- North side yard (min) 186 metres from the north property line
- South side yard (min) 14 metres from the south property line

Building envelope for a garage is established as:

- Front yard (min) 203 metres from west property line
- Rear yard (min) 36 metres from east property line
- North side yard (min) 125 metres from the north property line

<b>NE3</b>	<p style="text-align: center;"><b>Municipality of Central Huron Zoning By-law</b>  <b>Section 10 Natural Environment – Small Holding (NE3)</b></p>	<b>NE3</b>
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- South side yard (min) 4 metres from the locally significant wetland on the property

Building envelope for a guest house is established as:

- Front yard (min) 139 metres from west property line
  - Rear yard (min) 122 metres from east property line
  - North side yard (min) 114 metres from the north property line
  - South side yard (min) 165 metres from the south property line
- The guest house will have a maximum floor area of 36 metres<sup>2</sup>

All other applicable provisions of this By-law, as amended, shall apply. (*Township of Goderich Zoning By-law amended by By-law 23-2006*)

**10.10.10 NE3-12**

Further to the provisions of Section 10 the property zoned NE3-12 includes conservation as a permitted use and notwithstanding the provisions of Section 9.4 to the contrary, the following separation distances shall apply to the establishment of a residence.

**10.10.10.1 Separation Distance (Residential)**

Notwithstanding the provisions of Section 10.6 where the required separation distance is not met, no residence shall be established adjacent to any building or structure used for the housing of livestock, poultry, or fur bearing animals, or the waste products from such buildings or structures, except where a separation distance of at least equal to the distance between the subject barn and any other residence not owned by the owner of the barn is provided. For the purpose of separation distances, feed lots and waste storage facilities shall be considered as structures.

**10.10.11 NE3-13**

Notwithstanding the provisions of Section 3.30, the minimum setback from the top of bank shall be 10 Metres, provided that the minimum setback from the toe of bank is at least 30 metres (*Township of Goderich Zoning By-law amended by By-law 17-1989*).

**10.10.12 NE3-14**

Notwithstanding the provisions of Section 3.30.3 of this By-law to the contrary, the minimum setback from the top-of-bank is 10 metres. (*Township of Goderich Zoning By-law amended by By-Law 16-1989, By-Law 26-1989*). Notwithstanding provision of 10.5.3 to the contrary, for the area zoned NE3-14 two accessory buildings are permitted in the front yard. Section 10.4.3. shall apply to the two accessory buildings. All other provisions of this by-law apply.

<b>NE4</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 11 Natural Environment – Recreational; Residential (NE4)</b>	<b>NE3</b>
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## **SECTION 11**

### **NATURAL ENVIRONMENT—RECREATIONAL RESIDENTIAL (NE4)**

No person within any Natural Environment- Recreational Residential (NE4) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **11.1 PERMITTED USES**

- 11.1.1 Conservation
- 11.1.2 Recreation, passive
- 11.1.3 A public park
- 11.1.4 Recreational residence
- 11.1.5 Uses accessory to the permitted uses.

#### **11.2 ACCESSORY USES**

- 11.2.1 One guest cabin
- 11.2.2 Uses accessory to the permitted uses

#### **11.3 PERMITTED STRUCTURES**

- 11.3.1 One recreational residential dwelling
- 11.3.2 Buildings and structures for the permitted uses
- 11.3.3 Buildings and structures accessory to the permitted uses

#### **11.4 ZONE PROVISIONS**

11.4.1	Lot area (minimum)	1400 square metres
Areas of the lot zoned RC1 (Recreational Residential) may be included in the calculation of the lot area. Areas of the lot zoned NE1 (Natural Environment Full Protection) and NE2 (Natural Environment Limited Development) may not be included in the calculation of the lot area.		
11.4.2	Lot frontage (minimum)	23 metres
11.4.3	Front yard setback (minimum)	Local Road: 7.5 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
11.4.4	Interior side yard setback (minimum)	3 metres
11.4.5	Exterior side yard setback (minimum)	3 metres
11.4.6	Rear yard setback (minimum)	7.5 metres
11.4.7	Lot coverage (maximum)	25 percent
11.4.8	Building height (maximum)	9 metres
11.4.9	Dwelling unit floor area (minimum)	50 square metres
11.4.10	All new and expanding existing buildings and structures shall comply with Conservation Authority regulations and/or Huron Stewardship Co-ordination/Biologist study requirements including recommendations of Environmental Impact Studies, if applicable.	

#### **11.5 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **11.5.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation except where a guest cabin is a permitted accessory use.

##### **11.5.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in an NE4 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

<b>NE4</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 11 Natural Environment – Recreational; Residential (NE4)</b>	<b>NE3</b>
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#### 11.5.3 Location of Accessory Buildings

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the main building

Accessory buildings shall not be located between the main building and the front lot line.

Accessory buildings built on a corner lot shall be located in the interior side yard and/or the rear yard and can be no closer to a street than the setback required for the main building.

#### 11.5.4 Zone Provisions for Accessory Buildings and Structures

11.5.4.1	Lot coverage (maximum)	Shall not exceed the lesser of 6% coverage of the total lot area or the lot coverage of the main building provided the total lot coverage does not exceed 25%
11.5.4.2	Distance between main and accessory buildings (minimum)	2 metres
11.5.4.3	Interior side yard setback (minimum)	1.25 metres Semi-detached garages may be centred on a mutual lot line
11.5.4.4	Rear yard setback (minimum)	1.25 metres
11.5.4.5	Building height (maximum)	4.5 metres
11.5.4.6	Floor area of guest cabin (maximum)	40 square metres
11.5.4.7	All new and expanding existing buildings and structures shall comply with Conservation Authority regulations and/or Huron Stewardship Co-ordination/Biologist study requirements including any recommendations of Environmental Impact Studies if applicable.	

**11.6 PARKING:** Refer to Section 3.22 General Provisions

**11.7 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions

#### 11.8 SPECIAL PROVISIONS FOR NATURAL ENVIRONMENT ZONES

11.8.1 Notwithstanding Section 11.4 and 11.5.4, permitted structures shall only be established in accordance with the regulations of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority

11.8.2 Clearing of areas is prohibited except as permitted in accordance with the County of Huron Forestry Conservation By-law as amended. Selective cutting will be permitted in accordance with the Huron County Forest Conservation By-Law as amended from time to time and in consultation with the relevant Conservation Authority or Huron Stewardship Co-ordination/Biologist for selective tree cutting in wetlands, on river valley slopes and on the Lake Huron bluff.

11.8.3 Alteration of natural drainage is prohibited, other than for drainage required for permitted structures, and drains constructed in accordance with the *Drainage Act* and the *Tile Drainage Act*. Prior written permission of the Conservation Authority having jurisdiction over the area may be required in order to place or remove fill of any kind, or alter or interfere with a watercourse, shoreline or wetland.

#### 11.8.4 Existing Undeveloped Lots

Where a lot having an area and/or frontage less than the minimum requirement stated in Section 11.4 is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry Office as of April 23, 1984 such lot may be used and a recreational residence erected on the lot provided:

11.8.4.1 - the minimum lot frontage is 18 metres;

11.8.4.2 - the minimum lot area is 1000 sq. metres;

11.8.4.3 - all relevant regulations and requirements of agencies are fulfilled.

All other provisions of Section 11.4 apply.

#### 11.8.5 Front Yard for Lakeshore Properties

For lots fronting on Lake Huron, the front yard may be either the street or the lakeshore.

<b>NE4</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 11 Natural Environment – Recreational; Residential (NE4)</b>	<b>NE3</b>
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## **11.9 STATUS ZONES**

## **11.10 SPECIAL ZONES**

### **11.10.1 NE4-3**

Notwithstanding the provisions of Section 3.30 to the contrary, the area zoned NE4-3 permits an existing recreational residence with the existing setbacks from the top-of-bank of Lake Huron and the ravine. The NE4-3 zone also permits an accessory garage in accordance with the provisions of the NE4 zone. All other provisions of the Zoning By-law shall apply. *(Previously amended by By-law 18-1988) (Amended by By-law 11-2015)*

### **11.10.2 NE4-4**

Notwithstanding the provisions of Section 3.30.3 to the contrary, the area zoned NE4-4 may have a setback of 24.2 metres from the top of bank setback from Gully Creek valley. The maximum building/house footprint (exclusive of garage/porch/decks) for the area zoned NE4-4 is 239 square metres. The maximum building envelope for the area zoned NE4-4 is 288.6 square metres.

### **11.10.3 NE4-5**

Notwithstanding Section 3.30 to the contrary, for the area zoned NE4-5 the required top of bank setback shall be 7.49 metres.

### **11.10.4 NE4-6**

Notwithstanding any provisions of this By-law to the contrary, the area zoned NE4-6 may be used for one recreational residence and one accessory building.

The following special provisions shall apply:

- a) The recreational residence shall have a footprint no larger than 155m<sup>2</sup>.
- b) The front of the lot shall be the west side of the property facing Lake Huron.
- c) Front yard setback for the recreational residence: 0.3 metres (minimum).
- d) Side yard setback for the recreational; residence: 3 metres (minimum).
- e) Rear yard setback for the recreational residence: 12 metres (minimum).
- f) Front yard setback to the accessory building: ~~4.9 metres (minimum).~~  
**2.13 metres (minimum)**
- g) Rear yard setback to the accessory building: 16 metres (minimum).
- h) Side yard setback for the accessory building: ~~20 metres (minimum).~~  
**19 metres (minimum)**

All other applicable provisions of this By-law, as amended, shall apply. *(Township of Goderich Zoning By-law amended by By-law 05-2005 and By-law 200-2022)*

### **11.10.5 NE4-7**

Notwithstanding Section 11.1 and 11.3 to the contrary, for the land zoned NE4-7 a residence shall be a permitted use and a single detached dwelling shall be a permitted structure. Notwithstanding Section 11.4.1 to the contrary, for the area zoned NE4-7, the minimum lot area shall be 2000 square metres. All other provisions of Section 11 shall apply.

### **11.10.6 NE4-8**

- Notwithstanding Section 11.4.1 to the contrary for the area zoned NE4-8 the minimum lot area is 700 square metres.
- Notwithstanding Section 3.30.3 to the contrary for the area zoned NE4-8 the minimum top of bank setback is 5 metres.
- Notwithstanding Section 11.4.4 to the contrary for the area zoned NE4-8 the minimum side yard setback is 1.3 metres. *(Amended by By-law 32-2012)*

### **11.10.7 NE4-9**

Notwithstanding Section 3.16 to the contrary the area zoned NE4-9 does not front a public road. The parking for the area zoned AG4-9 required by Sections 11.6 and 3.22 of this bylaw is located a Part 45 and 46, 22R-5044. All other provisions of this By-law shall apply. *(Amended by By-law 35-2012)*

<b>NE4</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 11 Natural Environment – Recreational; Residential (NE4)</b>	<b>NE3</b>
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**11.10.8 NE4-10**

Notwithstanding the provisions to the contrary, in the area zoned NE4-10, no public road frontage is required. The front yard is deemed to be the lakeshore. The recreational residence is to be set back a minimum of 20m from the front property line, or east of the wave uprush limit, as determined by the Maitland Valley Conservation Authority. The recreational residence is to be setback a minimum of 0.5m to the south side lot line. All other provisions of this by-law shall apply. (As amended by By-law 22-2021)

<b>OS1</b>	<b>Municipality of Central Huron Zoning By-law Section 12 Open Space and Parkland (OS1)</b>	<b>OS1</b>
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## **SECTION 12**

### **OPEN SPACE and PARKLAND (OS1)**

No person within any Open Space and Parkland (OS1) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **12.1 PERMITTED USES**

- 12.1.1 Conservation
- 12.1.2 Agricultural use, limited
- 12.1.3 Forestry
- 12.1.4 Recreation, passive
- 12.1.5 Recreation, active
- 12.1.6 A public park
- 12.1.7 Uses accessory to the permitted uses

#### **12.2 PERMITTED STRUCTURES**

- 12.2.1 Buildings and structures existing on the date of the passing of this By-law
- 12.2.2 Accessory buildings and structures for the maintenance of the permitted uses as well as trails and footpaths, such as stiles, stairways, bridges, benches and decks with the necessary Conservation Authority permit
- 12.2.3 Buildings and structures necessary for flood and/or erosion control prevention subject with the necessary Conservation Authority permit
- 12.2.4 A class 1 sewage disposal facility as approved by the Health Unit

#### **12.3 ZONE PROVISIONS**

12.3.1	Lot area (minimum)	No minimum
12.3.2	Lot depth (minimum)	No minimum
12.3.3	Lot frontage (minimum)	No minimum
12.3.4	Front yard setback (minimum)	Local Road: 7.5 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
12.3.5	Rear yard setback (minimum)	8 metres
12.3.6	Interior side yard setback (minimum)	7.5 metres
12.3.7	Exterior Side Yard setback (minimum)	6 metres from a local road or 10 metres from a county or provincial highway as measured from the lot line
12.3.8	Lot Coverage (maximum)	20%

**12.4 PARKING:** Refer to Section 3.22 General Provisions

**12.5 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions

#### **12.6 SPECIAL PROVISIONS FOR OPEN SPACE ZONES**

- 12.6.1 Unless otherwise specified, no part of the Open Space Zone shall be used to calculate any of the zone provisions as required by the By-law for a use located outside of the Open Space Zone.
- 12.6.2 Clearing of areas is prohibited except as permitted in accordance with the County of Huron Forestry Conservation By-law as amended from time to time.

#### **12.7 SPECIAL ZONES**

##### **12.7.1 OS1-1**

In addition to the uses permitted in Section 12.1, the area zoned OS1-1 may also be used for active recreation and overnight camping (maximum length of stay of 72 hours). The area zoned OS1-1 shall not be used for motorized vehicle trails and shall have a 1.8 metre high chain link fence along its southern boundary. (*Town of Clinton Zoning By-law amended by By-law 7-1994*)



<b>OS1</b>	<b>Municipality of Central Huron Zoning By-law Section 12 Open Space and Parkland (OS1)</b>	<b>OS1</b>
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12.7.2 **OS1-2**

Notwithstanding the provisions of Section 12.1 to the contrary, the area zoned OS2-2 may also permit a communal water system. (*Township of Goderich Zoning By-law amended by By-Law 21-1992*)

12.7.3 **OS1-3-h**

Notwithstanding the provisions of Section 12 to the contrary, the area zoned OS1-3-h may permit a parking area. All other provisions of this by-law shall apply. (*Township of Goderich Zoning By-law amended by By-law 11-1989*)

The Holding zone shall not be lifted until approval of a draft plan of subdivision.

<b>FW</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 13 Floodway (FW)</b>	<b>FW</b>
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## **SECTION 13**

### **FLOODWAY (FW)**

No person within any Floodway (FW) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **13.1 PERMITTED USES**

- 13.1.1 Conservation
- 13.1.2 Agricultural use, limited
- 13.1.3 Recreation, passive
- 13.1.4 Parks involving no buildings or structures
- 13.1.5 Flood and erosion control

#### **13.2 PERMITTED STRUCTURES**

- 13.2.1 Accessory buildings and structures for the maintenance of the permitted uses as well as trails and - footpaths, such as stiles, stairways, bridges, benches and decks with the necessary Conservation - Authority permit
- 13.2.2 Buildings and structures necessary for flood and/or erosion control prevention with the necessary Conservation Authority permit

#### **13.3 SPECIAL PROVISIONS FOR FLOODWAY ZONES**

- 13.3.1 No buildings or structures and no placing or removal of fill shall be permitted except with the prior written approval of the Municipality of Central Huron and the applicable Conservation Authority;
- 13.3.2 The expansion or renovation of existing buildings or structures shall be subject to the prior written approval of the applicable Conservation Authority. Flood damage reduction measures may be required and shall be determined in consultation with the applicable Conservation Authority.

### ***SECTION 14 Deleted by By-Law 63-2016***

<b>ER1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 15 Extractive Resource (ER1)</b>	<b>ER1</b>
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## **SECTION 15**

### **EXTRACTIVE RESOURCE (ER1)**

No person within any Extractive Resource (ER1) Zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **15.1 PERMITTED USES**

- 15.1.1 Aggregate operation or any other operation licensed under the *Aggregate Resources Act*
- 15.1.2 Extractive use licensed under the *Oil, Gas and Salt Resources Act*
- 15.1.3 The processing of extracted materials from the site including crushing, screening, washing, sorting and storing of materials, and a portable asphalt/concrete plant, but not including a permanent asphalt/concrete/ready mix batching plant
- 15.1.4 Agricultural use, limited
- 15.1.5 Uses accessory to the permitted use

#### **15.2 ACCESSORY USES**

- 15.2.1 Uses accessory to the permitted use

#### **15.3 PERMITTED STRUCTURES**

- 15.3.1 An office and service building or structure
- 15.3.2 Storage and maintenance building or structure
- 15.3.3 Other buildings and structures accessory to the permitted uses, but not including a dwelling unit

#### **15.4. ZONE PROVISIONS**

15.4.1	Lot area (minimum)	No minimum
15.4.2	Lot frontage (minimum)	No minimum
15.4.3	Front yard setback (minimum)	25 metres
15.4.4	Exterior side yard setback (minimum)	25 metres
15.4.5	Interior side yard setback (minimum)	17 metres
15.4.6	Rear yard setback (minimum)	17 metres
15.4.7	Lot coverage	10 percent
15.4.8	Distance between main and accessory buildings	2 metres

#### **15.5 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **15.5.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:  
- human habitation.

##### **15.5.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in an ER1 zone until the main building or use to which it is accessory is established.

Buildings and structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

##### **15.5.3 Location of Accessory Buildings**

Accessory buildings are permitted in any yard.

##### **15.5.4 Zone Provisions for Accessory Buildings and Structures**

Section 15.4 shall apply.

#### **15.6 SPECIAL PROVISIONS**

- 15.6.1 The site shall be mined, managed and rehabilitated in accordance with the Regulations of the *Aggregate Resources Act* as amended and a Site Plan as approved by the Ministry of Natural Resources.
- 15.6.2 Where two extractive operations abut and are operated at the same time to permit a more efficient use of the available aggregate, the building and structure side yard setback may be waived conditional upon a signed agreement being registered against the deeds of both properties.

<b>ER1</b>	<b>Municipality of Central Huron Zoning By-law Section 15 Extractive Resource (ER1)</b>	<b>ER1</b>
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- 15.6.3 Notwithstanding Section 15.4 an extractive industrial building or structure shall be located a minimum distance of 150 metres from any dwelling unit on a separately title lot.
- 15.6.4 Following rehabilitation and removal of the aggregate license, an agricultural use is permitted, subject to the provisions of the AG1 zone.
- 15.6.5 Following rehabilitation and removal of the aggregate license, a natural environment use is permitted, subject to the provisions of the NE1 or NE2 zone.
- 15.6.6 Where an extractive operation abuts a local road and a reduced setback would permit a more efficient use of aggregate, the setback from the road may be reduced conditional upon a signed agreement between the Municipality and the owner/licensee and upon Ministry of Natural Resources approval.

## **15.7 STATUS ZONES**

### **15.7.1 ER1-1**

Notwithstanding the provisions of Section 15.1 to the contrary, the area zoned ER1-1 includes as a permitted use an existing residence, and the re-establishment of same in the event of accidental destruction.

## **15.8 SPECIAL ZONES**

### **15.8.1 ER1-2**

Notwithstanding the provisions of Section 15.4.1 to the contrary, for the area zoned ER1-2 the minimum lot size shall be 30 hectares. Areas of the lot zoned AG1-26 (General Agriculture-Special) may be included in the calculation of the lot area. All other provisions of this By-law shall apply. *(Amended by By-laws 33-2006 & 37-2011)*

## **15.9 SPECIAL ZONES**

### **15.9.1 ER1-3-H**

Notwithstanding the provisions to the contrary, for the area zoned ER1-3, the following special zone provisions shall apply:

- That the area temporarily zoned may be used for the purpose of a Wake Park/Aqua Facility;
- That three (3) storage containers be permitted for the purpose of equipment rental;
- That a gravel parking lot with 89 parking spaces (inclusive of two Type A and three Type B Barrier Free Parking Spaces) shall be provided.

The temporary use expires May 9, 2025. All other provisions of this By-law shall apply.  
(Amended by By-law 204-2022)

### **15.9.2 ER1-4**

Notwithstanding all other provisions of the Bylaw, to the contrary, on lands zoned ER1-4 the following shall apply:

- To allow for the processing of off-site and on-site materials including screening, blending and storage.  
(Amended by By-law 203-2023)

<b>ER2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 16 Extractive Industrial (ER2)</b>	<b>ER2</b>
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## **SECTION 16**

### **EXTRACTIVE INDUSTRIAL (ER2)**

No person within any Extractive Industrial (ER2) Zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **16.1 PERMITTED USES**

- 16.1.1 Permanent asphalt/concrete/ready mix plant
- 16.1.2 Asphalt/concrete recycling facility
- 16.1.3 Aggregate operation or any other operation licensed under the *Aggregate Resources Act*
- 16.1.4 The processing of extracted materials from on-site and off-site including crushing, screening, washing, sorting, blending and storing of materials
- 16.1.4 Extractive use licensed under the *Oil, Gas and Salt Resources Act*
- 16.1.5 Agricultural use, limited
- 16.1.6 Uses accessory to the permitted uses

#### **16.2 ACCESSORY USES**

- 16.2.1 Uses accessory to the permitted use

#### **16.3 PERMITTED STRUCTURES**

- 16.3.1 An office and service building or structure
- 16.3.2 Storage and maintenance building or structure
- 16.3.3 Other buildings and structures accessory to the permitted uses, but not including a dwelling unit

#### **16.4 ZONE PROVISIONS**

16.4.1	Lot Area (minimum)	2 hectares
16.4.2	Lot frontage (minimum)	No minimum
16.4.3	Front yard setback (minimum)	25 metres
16.4.4	Exterior side yard setback (minimum)	25 metres
16.4.5	Interior side yard setback (minimum)	17 metres
16.4.6	Rear yard setback (minimum)	17 metres
16.4.7	Lot coverage (maximum)	20%

#### **16.5 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **16.5.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:  
- human habitation.

##### **16.5.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in an ER2 zone until the main building or use to which it is accessory is established.

Buildings and structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

##### **16.5.3 Location of Accessory Buildings**

Accessory buildings are permitted in any yard.

##### **16.5.4 Zone Provisions for Accessory Buildings and Structures**

Section 16.4 shall apply.

#### **16.6 SPECIAL PROVISIONS**

- 16.6.1 The site shall be mined, managed and rehabilitated in accordance with the Regulations of the *Aggregate Resources Act* as amended and a Site Plan as approved by the Ministry of Natural Resources.
- 16.6.2 Where two extractive operations abut and are operated at the same time to permit a more efficient use of the available aggregate, the building and structure setback of 17 metres from the common lot line may be waived conditional upon a signed agreement being registered against the deeds of both properties.

<b>ER2</b>	<b>Municipality of Central Huron Zoning By-law Section 16 Extractive Industrial (ER2)</b>	<b>ER2</b>
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- 16.6.3 Following rehabilitation and removal of the aggregate license, an agricultural use is permitted, subject to the provisions of the AG1 zone.
- 16.6.4 Following rehabilitation and removal of the aggregate license, a natural environment use is permitted, subject to the provisions of the NE1 or NE2 zone.
- 16.6.5 Notwithstanding Section 16.4 an extractive industrial (ER2) building or structure shall be located a minimum distance of 150 metres from any dwelling unit on a separately title lot.
- 16.6.6 Where an extractive operation abuts a local road and a reduced setback would permit a more efficient use of aggregate, the setback from the road may be reduced conditional upon a signed agreement between the Municipality and the owner/licensee and upon Ministry of Natural Resources approval.

## **16.7 STATUS ZONES**

### **16.7.1 ER2-1**

Notwithstanding the provisions of Section 16.1 and 16.2 to the contrary, the area zoned ER1-2 may include an existing dwelling unit.

### **16.7.2 ER2-2**

Notwithstanding and in addition to the provisions of Section 16.1 to the contrary, in the area zoned ER2-2 the processing, washing, sorting and screening of materials from both on-site and off-site is permitted. All other provisions of the zoning by-law shall apply. *(Amended by By-law 53-2015)*

<b>RC1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 17 Recreational Residential (RC1)</b>	<b>RC1</b>
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## **SECTION 17**

### **RECREATIONAL RESIDENTIAL—SEASONAL (RC1)**

No person within any Recreational Residential—Seasonal (RC1) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **17.1 PERMITTED USES**

- 17.1.1 Conservation
- 17.1.2 Recreation, passive
- 17.1.3 A public park
- 17.1.4 Recreational residence
- 17.1.5 Uses accessory to the permitted uses

#### **17.2 ACCESSORY USES**

- 17.2.1 One guest cabin
- 17.2.2 Uses accessory to the permitted uses

#### **17.3 PERMITTED STRUCTURES**

- 17.3.1 One recreational residential dwelling
- 17.3.2 Buildings and structures for the permitted uses
- 17.3.3 Buildings and structures accessory to the permitted uses

#### **17.4 ZONE PROVISIONS**

17.4.1	Lot area (minimum)	1400 square metres
Areas of the lot zoned NE4 (Natural Environment Recreational Residence) may be included in the calculation of the lot area. Areas of the lot zoned NE1 (Natural Environment Full Protection) and NE2 (Natural Environment Limited Development) may not be included in the calculation of the lot area.		
17.4.2	Lot frontage (minimum)	23 metres
17.4.3	Front yard setback (minimum)	Local Road: 7.5 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
17.4.4	Interior side yard setback (minimum)	3 metres
17.4.5	Exterior side yard setback (minimum)	3 metres
17.4.6	Rear yard setback (minimum)	7.5 metres
17.4.7	Lot coverage (maximum)	25 percent
17.4.8	Building height (maximum)	9 metres
17.4.9	Dwelling unit floor area (minimum)	50 square metres

#### **17.5 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **17.5.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation except where a guest cabin is a permitted accessory use.

##### **17.5.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in an RC1 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

<b>RC1</b>	<b>Municipality of Central Huron Zoning By-law Section 17 Recreational Residential (RC1)</b>	<b>RC1</b>
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### 17.5.3 Location of Accessory Buildings

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the main building.

Accessory buildings shall not be located between the main building and the front lot line.

Accessory buildings built on a corner lot shall be located in the interior side yard and/or the rear yard and can be no closer to a street than the setback required for the main building.

### 17.5.4 Zone Provisions for Accessory Buildings and Structures

17.5.4.1	Lot coverage (maximum)	Shall not exceed the lesser of 6% of the lot area or the lot coverage of the main building provided the total lot coverage does not exceed 25%
17.5.4.2	Distance between main and accessory buildings (minimum)	2 metres
17.5.4.3	Interior side yard setback (minimum)	1.25 metres Semi-detached garages may be centred on a mutual lot line
17.5.4.4	Rear yard setback (minimum)	1.25 metres
17.5.4.5	Building height (maximum)	4.5 metres
17.5.4.6	Floor area of guest cabin (maximum)	40 square metres

**17.6 PARKING:** Refer to Section 3.22 General Provisions.

**17.7 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions.

### 17.8 SPECIAL PROVISIONS

#### 17.8.1 Existing Undeveloped Lots

Where a lot having an area and/or frontage less than the minimum requirement stated in Section 17.4 is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry Office as of April 23, 1984 such lot may be used and a recreational residence erected on the lot provided:

17.8.1.1 - the minimum lot frontage is 18 metres;

17.8.1.2 - the minimum lot area is 1000 sq. metres;

17.8.1.3 - all relevant regulations and requirements of agencies are fulfilled.

All other provisions of Section 17.4 apply.

#### 17.8.2 Front Yard for Lakeshore Properties

For lots fronting on Lake Huron, the front yard may be either the street or the lakeshore.

### 17.9. STATUS ZONES

### 17.10 SPECIAL ZONES

#### 17.10.1 RC1-1

Notwithstanding the provisions of Section 17.4.2 to the contrary, the area zoned RC1-1 may have a lot frontage of 10 metres. All other applicable provisions of this By-law shall apply. *(Township of Goderich Zoning By-law amended by By-Law 16-1993)*

#### 17.10.2 RC1-2

Notwithstanding the provisions of Section 17.4.2 and Section 3.31 to the contrary the following special provisions apply to the property zoned RC1-2:

17.9.2.1 Lot Frontage (minimum) 20 metres

17.9.2.2 Setback from the Lake Huron top-of-bank (minimum) 50 metres

*(Township of Goderich Zoning By-law amended by By-Law 23-1991)*

#### 17.10.3 RC1-3



<b>RC1</b>	<b>Municipality of Central Huron Zoning By-law Section 17 Recreational Residential (RC1)</b>	<b>RC1</b>
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Notwithstanding any provision of this By-law to the contrary, the area zoned RC1-3 shall not contain more than 14 recreational residences, such that the overall density of recreational residences does not increase within the area zoned RC1-3. All other provisions of this By-law, as amended, shall apply. (*Township of Goderich Zoning By-law amended by By-law 19-1999*)

#### 17.10.4 **RC1-4**

Notwithstanding any provision of this By-law to the contrary, in the area zoned RC1-4, the dwelling shall be located to the south of the watercourse on Lot 6, Concession 1 shown on Key Map 1, and accessory buildings may be located to the north or south of the watercourse. All other provisions of this By-law, as amended, shall apply. (*Township of Goderich Zoning By-law amended by By-law 05-2000*)

#### 17.10.5 **RC1-5**

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RC1-5 the following special provisions shall apply:

- Notwithstanding the definition for "Front Lot Line" to the contrary, the front of the lot shall be deemed to be the southerly 41.6m (136.8ft.) fronting Lane of Pines.
- The front and rear yard setbacks of the principle residence, if deficient from the requirements of Section 17.4.3 and 17.4.5 respectively are hereby recognized as the minimum front and rear yard setbacks for the subject residence.
- Notwithstanding the provisions of Section 17.5 to the contrary, an accessory building not exceeding dimensions of 8.0m x 10.5m may be constructed in the exterior side yard provided that the building is setback not less than 15m from the most westerly lot limit and in no instance shall the accessory building be closer than 3.0m to the street allowance or interior side and rear lot lines.
- All other provisions of Section 17.5 continue to apply including the building height provisions of Section 17.5.3.5.
- A swimming pool, if proposed, shall be situated east of the permitted accessory building, in accordance with the requirements of Section 3.39 and not closer than 3.0m to the interior side or rear lot lines.
- Notwithstanding Section 3.26 to the contrary, a fence shall be constructed to the satisfaction of the Municipality of Central Huron.
- Access from adjacent street to an accessory building shall only be in accordance with permission obtained from the Municipal Road Superintendent.
- All other provisions of this By-law continue to apply. (*Township of Goderich Zoning By-law amended by By-Law 18-2001*)

#### 17.10.6 **RC1-6**

Notwithstanding the provisions of Section 17.1 to the contrary, the parcel of land zoned RC1-6 may extend easterly from the top-of-bank of Lake Huron a distance of not more than 390 metres. Notwithstanding Section 17.4.4 to the contrary, the minimum easterly side yard setback for all buildings and structures on lands zoned RC1-6 shall be 79 metres. Section 3.30 shall apply to require a setback of 30 metres from the top-of-bank of the ravine. All other provisions of this By-law, as amended, continue to apply. (*Township of Goderich Zoning By-law amended by By-law 41-2001*)

#### 17.10.7 **RC1-7**

Notwithstanding the provisions of Section 17 to the contrary, on lands zoned RC1-7 the following additional special provisions apply.

17.10.7.1 One residential dwelling unit with an attached garage, a garage/shop and a swimming pool shall be permitted in the RC1-7 zone, with access available from the road allowance between Lots 40 and 41, Concession 1. The maximum lot coverage of the residence, including attached garage shall not exceed 232 square metres.

17.10.7.2 Notwithstanding Section 17.4 and 3.31 the dwelling may be set back no less than 6 metres from the north top of bank of the ravine subject to the approval of the Ausable Bayfield Conservation Authority prior to the issuance of a building permit.

17.10.7.3 The setback of the residence, swimming pool and garage/shop shall be 2.4 metres from the north lot line.

<b>RC1</b>	<b>Municipality of Central Huron Zoning By-law Section 17 Recreational Residential (RC1)</b>	<b>RC1</b>
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17.10.7.4 The front of the lot for lands zoned RC1-7 shall be deemed to be Highway #21 (the easterly lot line).

17.10.7.5 The minimum setback to the west of the easement in the RC1-7 zone for all buildings and structures shall be 4 metres.

17.10.7.6 The minimum setback from the top-of-bank of the ravine shall be 18.5 metres for the swimming pool and garage/shop.

17.10.7.7 The minimum lot area for lands zoned RC1-7 shall be 1942 square metres.

17.10.7.8 All other provisions of this By-law continue to apply. (*Amended by By-law 55-2015*)

**17.10.8 RC1-8-h**

Notwithstanding section 17.4.4 to the contrary, for the area zoned RC1-8, the minimum side yard setback shall be 1.5 metres. Health Unit approval for a septic system is required to lift the holding zone.

**17.10.9 RC1-9**

Notwithstanding section 17.10.1 to the contrary, for the area zoned RC1-9 the minimum lot area shall be 720 square metres. Notwithstanding section 3.5 to the contrary, no further yard encroachments are permitted.

**17.10.10 RC1-10-h**

The Holding zone on lands zoned RC1-10 shall only be lifted with the approval of a draft plan of subdivision.

**17.10.11 RC1-11**

Notwithstanding Section 17.1 and Section 3.3 to the contrary, on the land zoned RC1-11 five recreational residences are permitted. All other applicable provisions of this By-law shall apply.

**17.10.12 RC1-12**

Notwithstanding section 3.29.2 to the contrary, for the area zone RC1-12, a setback of 10 metres is permitted to the gully to the north.

**17.10.13 RC1-13**

Notwithstanding the provisions of Section 17.4.1 to the contrary, in the area zoned RC1-13 the minimum lot area shall be 720 square metres;

Notwithstanding the provisions of Section 17.4.2 to the contrary, in the area zoned RC1-13 the minimum lot frontage shall be 16 metres;

Notwithstanding the provisions of Section 17.4.4 to the contrary, in the area zoned RC1-13 the minimum interior side yard setback shall be 1.5 metres. (*As amended by By-law 21-2020*)

**17.10.14 RC1-14**

Notwithstanding the provisions of Section 17.4.1 to the contrary, in the area zoned RC1-14 the minimum lot area shall be 1038 square metres. (*As amended by By-law 21-2020*)

<b>LR1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 18 Lakeshore Residential – Year Round (LR1)</b>	<b>LR1</b>
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## **SECTION 18**

### **LAKESHORE RESIDENTIAL – YEAR ROUND (LR1)**

No person within any Lakeshore Residential—Year Round (LR1) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **18.1 PERMITTED USES**

- 18.1.1 Conservation
- 18.1.2 A public park
- 18.1.3 Residential use
- 18.1.4 Uses accessory to the permitted uses.

#### **18.2 ACCESSORY USES**

- 18.2.1 One guest cabin
- 18.2.2 Uses accessory to the permitted uses.

#### **18.3 PERMITTED STRUCTURES**

- 18.3.1 One single detached dwelling
- 18.3.2 Buildings and structures for the permitted uses
- 18.3.3 Buildings and structures accessory to the permitted uses

#### **18.4 ZONE PROVISIONS**

18.4.1	Lot area (minimum)	2000 square metres
Areas of the lot zoned Natural Environment Recreational Residence (NE4) may be included in the calculation of the lot area. Areas of the lot zoned NE1 (Natural Environment Full Protection) and NE2 (Natural Environment Limited Development) may not be included in the calculation of the lot area.		
18.4.2	Lot frontage (minimum)	23 metres
18.4.3	Front yard setback (minimum)	7.5 metres
18.4.4	Interior side yard setback (minimum)	3 metres
18.4.5	Exterior side yard setback (minimum)	3 metres
18.4.6	Rear yard setback (minimum)	7.5 metres
18.4.7	Lot coverage (maximum)	25 percent
18.4.8	Building height (maximum)	9 metres
18.4.9	Dwelling unit floor area (minimum)	50 square metres

#### **18.5 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **18.5.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation except where a guest cabin is a permitted accessory use.

##### **18.5.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in an LR1 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

##### **18.5.3 Location of Accessory Buildings**

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the main building

Accessory buildings shall not be located between the main building and the front lot line

Accessory buildings built on a corner lot shall be located in the interior side yard and/or the rear yard and can be no closer to a street than the setback required for the main building.

<b>LR1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 18 Lakeshore Residential – Year Round (LR1)</b>	<b>LR1</b>
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**18.5.4 Zone Provisions for Accessory Buildings and Structures**

18.5.4.1	Lot coverage (maximum)	Shall not exceed the lesser of 6% coverage of the total lot area or the lot coverage of the main building provided the total lot coverage does not exceed 25%
18.5.4.2	Distance between main and accessory buildings (minimum)	2 metres
18.5.4.3	Interior side yard setback (minimum)	1.25 metres Semi-detached garages may be centred on a mutual lot line
18.5.4.4	Rear yard setback (minimum)	1.25 metres
18.5.4.5	Building height (maximum)	4.5 metres
18.5.4.6	Floor area of guest cabin (maximum)	40 square metres

**18.6 PARKING:** Refer to Section 3.22 General Provisions.

**18.7 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions.

**18.8 SPECIAL PROVISIONS**

**18.8.1 Existing Undeveloped Lots**

Where a lot having an area and/or frontage less than the minimum requirement stated in Section 18.4 is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry Office as of April 23, 1984 such lot may be used and a residence erected on the lot provided:

- 18.8.1.1 the minimum lot frontage is 18 metres;
- 18.8.1.2 the minimum lot area is 1000 sq. metres;
- 18.8.1.3 all relevant regulations and requirements of agencies are fulfilled.

All other provisions of Section 18.4 apply.

**18.9 Front Yard for Lakeshore Properties**

For lots fronting on Lake Huron, the front yard may be either the street or the lakeshore.

**18.10 SPECIAL ZONES**

**18.10.1 LR1-1**

Notwithstanding the provisions of Section 18.1 to the contrary, the area zoned LR1-1 may be used for a recreational commercial operation including one single detached residence, nine rental cottages, one four-plex building and accessory buildings. (*Township of Goderich Zoning By-law amended by OMB Order R850524*)

**18.10.2 LR1-2**

In the area zoned LR1-2, the provisions of Section 3.19 shall apply except that the operative date for the purpose of Section 3.19 shall be the date of passing of the amending by-law which establishes the LR1-2 zone, all other provisions of this by-law as amended shall apply (*Township of Goderich Zoning By-law amended by By-law 19-1993*)

**18.10.3 LR1-3**

Notwithstanding the provisions of Section 18.4.4 and 18.4.6, to the contrary, on lands zoned LR1-3 the following shall apply:

- a. The rear yard (roadside) setback shall be 3 metres from the lot line.
- b. The side yard setback on the southern side of the lot shall be 1.5 metres.

(As amended by By-law 66-2023)

<b>RC2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 19 Recreational Trailer and Tent Park and Campground (RC2)</b>	<b>RC2</b>
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## SECTION 19

### RECREATIONAL TRAILER AND TENT PARK AND CAMPGROUND (RC2)

No person within any Recreational Trailer Park and Campground (RC2) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### 19.1 PERMITTED USES

- 19.1.1 Campground
- 19.1.2 Conservation
- 19.1.3 Forestry
- 19.1.4 Recreation, active and passive
- 19.1.5 Trailer and tent park
- 19.1.6 Uses accessory to the trailer park and campground use including a dwelling unit and recreational vehicle sales and service

#### 19.2 PERMITTED STRUCTURES

- 19.2.1 Buildings and structures for the permitted uses including park model trailers not exceeding 14 metres in length (not including any towing components) and not exceeding 50.2 square metres of floor area, but not including a mobile home
- 19.2.2 One dwelling for the owner or manager of the trailer park and campground, either detached or attached to a permitted structure.
- 19.2.3 Buildings and structures accessory to permitted uses

#### 19.3 ZONE PROVISIONS

19.3.1	Lot area (minimum)	4 hectares
Areas of the lot zoned NE2 (Natural Environment Limited Development) may be included in the calculation of the lot area.		
19.3.2	Lot frontage (minimum)	40 metres
19.3.3	Front yard setback (minimum)	20 metres
19.3.4	Interior side yard setback (minimum)	7.5 metres
19.3.5	Exterior side yard setback (minimum)	7.5 metres
19.3.6	Rear yard setback (minimum)	7.5 metres
19.3.7	Lot coverage (maximum)	10 percent
19.3.8	Building height (maximum)	9 metres
19.3.9	Trailer site area (minimum)	150 square metres
19.3.10	Recreational open space (minimum).	20 percent Natural areas such as ravines, marshes or lake banks shall not be included in the calculation of recreational open space. The required communal recreational open space shall be located within the RC2 zone.
19.3.11	Natural area open space (minimum)	A minimum 20% of the gross area of the lot shall be used as natural area open space which can include ravines, swamps or open water.

#### 19.4 ACCESSORY BUILDINGS AND ACCESSORY USES

##### 19.4.1 Use of Accessory Buildings

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation except where a dwelling is a permitted accessory use.

##### 19.4.2 Establishment of an Accessory Building or Use

No accessory building or use shall be established in a RC2 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

<b>RC2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 19 Recreational Trailer and Tent Park and Campground (RC2)</b>	<b>RC2</b>
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**19.4.3 Location of Accessory Buildings and Uses**

Accessory residential uses are not permitted in a basement or cellar.

**19.4.4 Zone Provisions for Accessory Buildings and Structures**

Section 19.3 shall apply.

**19.5 Parking**

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

Parking for commercial buildings, recreational buildings and community centres shall be in accordance with the section 3.22 of the general provisions.

**19.6 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions.

**19.7 SPECIAL PROVISIONS**

**19.7.1 DENSITY OF DEVELOPMENT**

Overall density of the entire development shall not exceed 15 recreational vehicle/trailer lots or camp sites per gross hectare.

**19.7.2 BUFFER**

Notwithstanding Section 3.24 Planting Strips, where a RC2 Zone abuts a RC1, NE4, LR1 or R1 Zone, a buffer strip of landscaped open space of natural vegetation of 10 metres shall be required. All other relevant provisions of Section 3.24 shall apply.

**19.7.3 ADDITIONS TO TRAILERS**

Additions to original trailers may be permitted in the RC2 zone as an accessory “add on” subject to the following:

1. The total floor area of enclosed additions shall not exceed the height, width and length of the original trailer. Open unenclosed additions shall be permitted in addition to this total, but shall not be enclosed. An open unenclosed deck shall not be closer than 1 metre to a trailer site lot line.
2. An enclosed addition is defined as any addition with a roof and any material used to close in the addition, exclusive of screen material.
3. Enclosed additions shall only be prefabricated additions designed by a manufacturer.
4. A building permit is required for the trailer, all additions to the trailer as well as any open unenclosed decks greater than 10 square metres in area.
5. It has an area not exceeding 50.2 square metres.

**19.8 SPECIAL ZONES**

**19.8.1 RC2-1 (Kitchigami Family Campground)**

Notwithstanding the provisions of Section 19.1 to the contrary, the area zoned as RC2-1 may be used for a retail store for the sale of personal convenience goods and foodstuffs, accessory to a Trailer Park and/or Campground.

**19.8.2 RC2-2 (Bluewater Village)**

Notwithstanding the provisions of Section 3.31.3 to the contrary, the area zoned RC2-2 may have a reduced setback from the top-of-bank of the lake, as established by the line shown on Key Map 1E (identified as Line X). All other provisions of this by-law shall apply. (*Township of Goderich Zoning By-law amended by By-Law 8-1993*) Notwithstanding Section 2 and the definition of Tent and Trailer Park to the contrary, in the RC2-2 zone the permitted uses are allowed in all seasons but shall not be used for permanent habitation or year round occupancy.

<b>RC2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 19 Recreational Trailer and Tent Park and Campground (RC2)</b>	<b>RC2</b>
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**19.8.3 RC2-3**

Notwithstanding the provisions of Section 19 to the contrary, the area zoned RC2-3 may be used for a total of 144 trailer sites. The area of the same lot zoned as RC3 may be used to meet the requirements of sections 19.8.1, 19.4.8 and 19.4.9. One single detached dwelling is permitted for the owner or manager of the park, notwithstanding that the area of the same lot zoned as RC3 may also contain one dwelling accessory to the golf course. All other applicable provisions shall apply. (*Township of Goderich Zoning By-law amended by By-Law 9-1998*) Notwithstanding Section 2 and the definition of Tent and Trailer Park to the contrary, in the RC2-3 zone the permitted uses are allowed in all seasons but shall not be used for permanent habitation or year round occupancy.

**19.8.4 RC2-4**

Notwithstanding the provisions of Section 19 and this By-law to the contrary, lands zoned RC2-4 shall provide sewer service to the neighbouring residence to the north until such time as municipal sewer service is available at the corner of Highway #21 and County Road #13. The frontage of the lands zoned RC2-4 is deemed to be Highway #21. The remaining provisions of the RC2 zone and this By-law shall continue to apply. (*Township of Goderich Zoning By-law amended by By-law 14-2003*) Notwithstanding Section 2 and the definition of Tent and Trailer Park to the contrary, in the RC2-4 zone the permitted uses are allowed in all seasons but shall not be used for permanent habitation or year round occupancy.

**19.8.5 RC2-5**

Notwithstanding the provisions of Section 19 to the contrary, on the lands zoned RC2-5 a maximum of two accessory single detached dwellings shall be permitted. Further, for the purposes of clarification, on lands zoned RC2-5, the maximum number of recreational vehicle lots or camp sites shall be based on a total of fifteen (15) sites per gross hectare. Adjacent areas of the same property zoned NE2 and NE2-3 may be used to calculate the maximum number of recreational vehicle lots or campsites. All sites must be located in the area zoned RC2-5, based on an approved site plan. All other applicable provisions of Section 19 continue to apply. (*Township of Goderich Zoning By-law amended by OMB File PL040048*)

**19.8.6 RC2-6- h**

Notwithstanding any provision of this by-law to the contrary, the area zoned RC2-6 shall be subject to the following additional provisions:

Lot Frontage (minimum)	7.5 metres
Number of Trailer/campground Sites (maximum)	130 sites
Setback to top-of-bank of Maitland River (minimum)	67.0 metres
Setback to lands zoned NE2-5 (minimum)	25.0 metres

(As amended by OMB Order PL020402)

The Holding Zone shall not be lifted until the conditions of OMB Order PL020402 are met, as confirmed with a final written decision from the Ontario Municipal Board.

**19.8.7 RC2-7 (Pine Lake Campground, Lighthouse Cove Trailer Park)**

Notwithstanding Section 2 and the definition of Tent and Trailer Park to the contrary, in the RC2-7 zone the permitted uses are allowed in all seasons but shall not be used for permanent habitation or year round occupancy.

<b>RC3</b>	<b>Municipality of Central Huron Zoning By-law Section 20 Recreational Commercial (RC3)</b>	<b>RC3</b>
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## **SECTION 20**

### **RECREATIONAL COMMERCIAL (RC3)**

No person within any Recreational Commercial (RC3) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **20.1 PERMITTED USES**

- 20.1.1 A golf course
- 20.1.2 A miniature golf course
- 20.1.3 A hotel
- 20.1.4 A motel
- 20.1.5 A restaurant
- 20.1.6 A place of entertainment
- 20.1.7 A retail store for the sale of personal convenience goods and foodstuffs, and recreational equipment
- 20.1.8 A marina
- 20.1.9 Uses accessory to the permitted uses

#### **20.2 ACCESSORY USES**

- 20.2.1 One accessory dwelling or one accessory dwelling unit within a non-residential building
- 20.2.2 Uses accessory to the permitted uses

#### **20.3 PERMITTED STRUCTURES**

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

#### **20.4 ZONE PROVISIONS**

20.4.1	Lot area (minimum)	2000 square metres
Areas of the lot zoned NE2 (Natural Environment Limited Development) may be included in the calculation of the lot area.		
20.4.2	Lot frontage (minimum)	25 metres
20.4.3	Front yard setback (minimum)	20 metres
20.4.4	Interior side yard setback (minimum)	7.5 metres
20.4.5	Exterior side yard setback (minimum)	7.5 metres
20.4.6	Rear yard setback (minimum)	7.5 metres
20.4.7	Lot coverage (maximum)	30 percent
20.4.8	Building height (maximum)	12 metres

#### **20.5 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **20.5.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:  
- human habitation except where a dwelling or dwelling unit is a permitted accessory use.

##### **20.5.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in a RC3 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

##### **20.5.3 Location of Accessory Buildings**

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the main building.

Accessory buildings shall not be located between the main building and the front lot line.

Accessory residential uses are not permitted in a basement or cellar.



<b>RC3</b>	<b>Municipality of Central Huron Zoning By-law Section 20 Recreational Commercial (RC3)</b>	<b>RC3</b>
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### 20.5.3 Zone Provisions for Accessory Buildings and Structures

20.5.3.1	Lot coverage (maximum)	5 percent of the total lot area provided that the lot coverage of all buildings and structures does not exceed 30 percent.
20.5.3.2	Distance between main and accessory buildings (minimum)	2 metres
20.5.3.3	Interior side yard setback (minimum)	1.25 metres
20.5.3.4	Rear yard setback (minimum)	1.25 metres
20.5.3.5	Building height (maximum)	6 metres
20.5.3.6	Floor area of fully detached residence (minimum)	84 square metres
20.5.3.7	Floor area of attached residence (part of a non-residential building or structure) (minimum)	70 square metres

**20.6 PARKING:** Refer to Section 3.22 General Provisions.

**20.7 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions.

**20.8 PLANTING STRIPS:** Refer to Section 3.24 General Provisions.

### 20.9 SPECIAL PROVISIONS

#### 20.9.1 PROVISIONS FOR GOLF COURSE AND ASSOCIATED USES

20.9.1.1	Lot Area (minimum)	4.0 hectares
20.9.1.2	Lot Frontage (minimum)	75 metres
20.9.1.3	Front yard setback (minimum)	30 metres
20.9.1.4	Interior side yard setback (minimum)	8 metres
20.9.1.5	Exterior side yard setback (minimum)	8 metres
20.9.1.6	Rear yard setback (minimum)	8 metres
20.9.1.7	Lot coverage (maximum)	10 percent

### 20.10 SPECIAL ZONES

#### 20.10.1 RC3-1

The area zoned RC3-1 may be used for the permitted uses provided such uses shall only be established in conjunction with main uses permitted on the abutting lands forming part of the subject lot located within the Village of Bayfield. The setbacks of section 20.4 shall not apply to the zone line forming the municipal boundary abutting the Village of Bayfield. (*Township of Goderich Zoning By-law amended by By-law 7-1994*).

#### 20.10.2 RC3-2

Notwithstanding the provisions of section 20.1 to the contrary, the area zoned RC3-2 shall be limited to:

1. a golf course;
2. accessory uses, including one accessory dwelling unit (accessory uses shall not include residential, seasonal residential or trailer park development); and
3. agricultural use, limited.

All buildings and structures and accessory uses shall be located:

- in buildings existing at the date of passing of this amending by-law; and/or
- for new buildings and structures and accessory uses, not further than 100 metres from such existing buildings.

Notwithstanding the foregoing, utility or shelter buildings or structures not exceeding 50 square metres floor area may be located elsewhere in the RC2-3 zone, subject to the yard requirements of section 20.8.1. Such utility or shelter buildings or structures shall not be used for the sale or distribution of food or refreshments.

<b>RC3</b>	<b>Municipality of Central Huron Zoning By-law Section 20 Recreational Commercial (RC3)</b>	<b>RC3</b>
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No building or structure or accessory use associated with the golf course shall be located in the AG1 zone of the subject lot, except for a driveway. (*Township of Goderich Zoning By-law amended by By-law 12-1998*)

**RC3-h** In the area zoned RC3-h no development is permitted until the –h Holding symbol has been removed. The –h may be removed following an evaluation of the Natural Heritage impacts of the proposed development to the satisfaction of the Ausable Bayfield Conservation Authority or the County of Huron Stewardship Co-ordination/Biologist, which may include and Environmental Impact Study.

<b>R1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 21 Residential Low Density (R1)</b>	<b>R1</b>
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## **SECTION 21**

### **RESIDENTIAL LOW DENSITY (R1)**

No person within any Residential Low Density (R1) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **21.1 Permitted Uses**

- 21.1.1 Dwelling, single detached
- 21.1.2 Dwelling, semi-detached
- 21.1.3 Dwelling, duplex
- 21.1.4 Dwelling, triplex subject to Section 22.6
- 21.1.5 Dwelling, quadraplex subject to Section 22.6
- 21.1.6 Dwelling with supports
- 21.1.7 Dwelling, converted (As amended by By-law 27-2022)

#### **21.2 ACCESSORY USES**

- 21.2.1 Home occupation
- 21.2.2 Bed and breakfast establishment
- 21.2.3 Additional Residential Unit(s) (As amended by By-law 27-2022)
- 21.2.4 Uses accessory to the permitted uses

#### **21.3 PERMITTED STRUCTURES**

- 21.3.1 Buildings and structures for the permitted use
- 21.3.2 A modular dwelling or mobile home for the purposes of an Additional Residential Unit. (As amended by By-law 27-2022)
- 21.3.3 Buildings and structures accessory to the permitted uses

#### **21.4 SINGLE DETACHED DWELLING, CONVERTED DWELLING & DWELLING WITH SUPPORTS** (As amended by By-law 27-2022)

		<b>Full Service Public Water and Public Sewer</b>	<b>Partial or Private Service Private Water and/or Private Septic</b>
21.4.1	Interior lot area (minimum)	450 square metres	1,850 square metres
21.4.2	Corner lot area (minimum)	540 square metres	1,850 square metres
21.4.3	Interior lot frontage (minimum)	15 metres	23 metres
21.4.4	Corner lot frontage (minimum)	18 metres	23 metres
21.4.5	Lot depth (minimum)	Deleted by By-law 27-2022	30 metres
21.4.6	Front yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater

<b>R1</b>	<b>Municipality of Central Huron Zoning By-law Section 21 Residential Low Density (R1)</b>	<b>R1</b>
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		<b>Full Service Public Water and Public Sewer</b>	<b>Partial or Private Service Private Water and/or Private Septic</b>
21.4.7	Interior side yard setback (minimum)	- 1.5 metres (Amended by By-law 27-2022)	- 3 metres - where at least 25% of the length of the roof line of a garage or carport is attached to the main building 1.5 metres on the garage/ carport side
21.4.8	Exterior side yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
21.4.9	Rear yard setback (minimum)	8 metres	8 metres
21.4.10	Lot Coverage (maximum)	Where the lot frontage is greater than 15 metres; lot coverage maximum is 35 percent . Where the lot frontage is 15 metres or less, lot coverage is 40 percent. (As amended by By-law 27-2022) Maximum for single detached is 40% where the lot frontage is 15m or less. (As amended by By-law 27-2022)	35 percent
21.4.11	Landscaped Open Space (minimum)	30 percent	30 percent
21.4.12	Building Height (maximum)	10 metres	10 metres
21.4.13	Total Ground Floor Area (minimum) of the main dwelling (As amended by By-law 27-2022)	65 square metres	65 square metres

## 21.5 SEMI-DETACHED AND DUPLEX DWELLINGS ZONE PROVISIONS

		<b>Semi-Detached</b>		<b>Duplex</b>	
		<b>Full Services (Public Water and Public Sewer)</b>	<b>Private/Partial Services (Private Septic and/or Water)</b>	<b>Full Services (Public Water and Public Sewer)</b>	<b>Private/Partial Services (Private Septic and/or Private Water)</b>

<b>R1</b>	<b>Municipality of Central Huron Zoning By-law Section 21 Residential Low Density (R1)</b>	<b>R1</b>
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		<b>Semi-Detached</b>		<b>Duplex</b>	
		<b>Full Services (Public Water and Public Sewer)</b>	<b>Private/Partial Services (Private Septic and/or Water)</b>	<b>Full Services (Public Water and Public Sewer)</b>	<b>Private/Partial Services (Private Septic and/or Private Water)</b>
21.5.1	Interior Lot Area (minimum)	540 square metres	3,700 square metres (As amended by By-law 27-2022)	540 square metres	3,700 square metres (As amended by By-law 27-2022)
21.5.2	Corner Lot Area (minimum)	630 square metres	3,700 square metres (As amended by By-law 27-2022)	650 square metres	3,700 square metres (As amended by By-law 27-2022)
21.5.3	Interior Lot frontage (minimum)	9 metres per unit	18 metres per unit	18 metres	18 metres
21.5.4	Corner Lot Frontage (minimum)	12 metres per unit	18 metres per unit	19.5 metres	19.5 metres
21.5.5	Lot Depth (minimum)	No minimum (Amended by By-law 27-2022)	30 metres	No minimum (Amended by By-law 27-2022)	30 metres
21.5.6	Front Yard Setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
21.5.7	Side Yard Setback (minimum)	1.5 metres (Amended By-law 27-2022)	3 metres for unattached side	1.5 metres (Amended By-law 27-2022)	1.5 metres on one side 3 metres on the other side

<b>R1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 21 Residential Low Density (R1)</b>	<b>R1</b>
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		Semi-Detached		Duplex	
		Full Services (Public Water and Public Sewer)	Private/Partial Services (Private Septic and/or Water)	Full Services (Public Water and Public Sewer)	Private/Partial Services (Private Septic and/or Private Water)
21.5.8	Exterior Side Yard Setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
21.5.9	Rear Yard Setback (minimum)	8 metres	8 metres	8 metres	8 metres
21.5.1 0	Lot Coverage (maximum)	40 %	30 %	40 %	30 %
21.5.1 1	Landscaped Open Space (minimum)	30 %	30 %	30 %	30 %
21.5.1 2	Main Building Height (maximum)	11 metres	11 metres	11 metres	11 metres
21.5.1 3	Total Floor Area per main dwelling unit	55 square metres per unit	55 square metres per unit	55 square metres per unit	55 square metres per unit

#### 21.5.14 TITLE SEPARATION OF SEMI-DETACHED DWELLINGS

Semi-detached dwellings may be separated to give distinct ownerships to each dwelling unit by lot lines in line with the party wall, with the existing lot area and frontage per unit providing that both units continue to comply with all other requirements of this By-law.

#### 21.6 ACCESSORY BUILDINGS AND ACCESSORY USES

##### 21.6.1 Uses of Accessory Buildings

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation.

**21.6.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in a R1 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

**21.6.3 Location of Accessory Buildings**

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the main building and can be no closer to the street than the setback required for the main building.

Accessory buildings shall not be located between the main building and the front lot line.

Accessory buildings built on a corner lot shall be located in the interior side yard and/or the rear yard and can be no closer to a street than the setback required for the main building.

**21.6.4 Zone Provisions for Accessory Buildings and Structures**

21.6.4.1	Lot coverage (maximum)	The lesser of 10 percent of the lot area or the lot coverage of the main building provided the lot coverage of all buildings does not exceed 35%
21.6.4.2	Distance between main and accessory buildings (minimum)	2 metres
21.6.4.3	Interior side yard setback (minimum)	1.25 metres Semi-detached garages may be centred on a mutual lot line
21.6.4.4	Rear yard setback (minimum)	1.25 metres
21.6.4.5	Building height (maximum)	6 metres or the height of the main dwelling, whichever is less (As amended by By-law 27-2022)

**21.7 PARKING:** Refer to Section 3.22 General Provisions.

**21.8 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions.

**21.9 PLANTING STRIPS:** Refer to Section 3.24 General Provisions.

**21.10 SPECIAL PROVISIONS**

**21.10.1 Existing Undeveloped Lots on Private Services**

Where a lot having an area and/or frontage less than the minimum requirement stated in Section 21.4.1, 21.4.2 and 21.4.3 is held under distinct and separate ownership from abutting lots by a registered conveyance at the Registry Office as of January 1, 1987, a single detached dwelling may be erected on the lot, provided:

- 21.10.1.1 the minimum lot frontage is 18 metres
- 21.10.1.2 the minimum lot area is 1000 square metres
- 21.10.1.3 the lot is able to meet the septic requirements of the Building Code.
- 21.10.1.4 All other provisions of this by-law are met.

**21.11 ADDITIONAL RESIDENTIAL UNIT PROVISIONS**

**21.11.A. Additional Residential Units (ARU) – Fully Serviced**

The following provisions apply:

21.11.A.1. A maximum of two (2) additional residential units 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.
- A maximum of one (1) ARU is permitted in a single, detached accessory building.

21.11.A.2. One (1) on-site parking space shall be required per ARU in addition to standard residential parking space requirements of this By-law.

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21.11.A.3. Where a single detached dwelling unit, semi-detached dwelling unit, or rowhouse dwelling unit contains an additional residential unit, a home occupation is permitted in the additional residential unit. (As amended by By-law 27-2022)

21.11.A.4. Where an additional residential unit is contained within an accessory building, notwithstanding the provisions of 21.6.4, the following applies:

- Must be located in the rear or interior side yard;
- Rear Yard (minimum): 3 metres
- Interior Side Yard (minimum): 3 metres
- Building Height (maximum): 6 metres
- Building size (maximum): no greater than 75% of the gross area of the main floor of the dwelling

including attached garages provided the total buildings do not exceed the maximum lot coverage.

21.11.A.5. All ARUs must comply with any applicable laws and standards including the Ontario Building Code, Fire Code and property standards bylaws.

#### 21.11.B. Additional Residential Units (ARU) – Partially or Privately Serviced

The following provisions apply:

21.11.B.1 Where the property is 1 acre in size or larger, a single Additional Residential Unit is permitted either within the main dwelling or in an accessory building provided:

- It utilizes the same laneway as the main dwelling;
- It utilize the same well and/or septic; and

21.11.B.2. One (1) on-site parking space shall be required per ARU in addition to standard residential parking space requirements of this By-law.

21.11.B.3. Where an ARU is within an accessory building, notwithstanding the provisions of 21.6.4, the following applies:

- Must be located in the rear or interior side yard;
  - Rear Yard (minimum): 3 metres
  - Interior Side Yard (minimum): 3 metres
  - Building Height (maximum): 6 metres
  - Building size (maximum): no greater than 75% of the gross area of the main floor of the dwelling
- including attached garages provided the total buildings do not exceed the maximum lot coverage.

21.11.B.4. All ARUs must comply with any applicable laws and standards including the Ontario Building Code, Fire Code and property standards bylaws.

(As amended by By-law 27-2022)

## 21.12 STATUS ZONES

### 21.12.1 R1-2

Notwithstanding the provisions of Section 21.1 to the contrary the area zoned R1-2 may be used for a parking lot.

### 21.12.2 R1-3

Notwithstanding the provisions of Section 21.1 to the contrary the area zoned R1-3 may be used for a dry cleaning establishment;

### 21.12.3 R1-4

Notwithstanding the provisions of Section 21.1 to the contrary the dwelling zoned R1-4 which included two dwelling units at the date of passing of the By-law continue to include two dwelling units subject to the following:

- i) no external additions to the main building will be permitted;
- ii) all other provisions of Section 21 shall apply.



<b>R1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 21 Residential Low Density (R1)</b>	<b>R1</b>
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**21.12.4 R1-35**

Notwithstanding the provisions of Section 21 to the contrary, the property zoned R1-35 permits the indoor storage of materials by a construction firm.

**21.13 SPECIAL ZONES**

**21.13.1 R1-1**

Notwithstanding the provisions of Section 21.1 to the contrary the area zoned R1-1 may be used for a funeral home in conformity with the provisions of Section 30 (CF1).

**21.13.2 R1-5**

Notwithstanding the provisions of Section 21.6.3 (location of accessory buildings) to the contrary, in the area zoned R1-5, any accessory building shall be located in the rear yard and shall be no closer than 1.5 metres to a lot line. All other applicable provisions shall apply. *(Town of Clinton Zoning By-law amended by By-law 7-1992)*

**21.13.3 R1-6**

Notwithstanding the provisions of Section 21.6 and the requirements for a Home Occupation as outlined in Section 2 to the contrary, the detached garage in the area zoned R1-6 may be located in the side yard, project a maximum of 2.5 metres into the front yard and shall not be located closer than 1.8 metres to the main building. In addition, not more than 62 sq. metres of floor area shall be used for the purposes of a Home occupation. All other applicable provisions shall apply. *(Town of Clinton Zoning By-law amended by By-law 24-1993)*

**21.13.4 R1-7**

Notwithstanding the provisions of Section 21.1, 21.2, 21.4 and 21.6 to the contrary, in the area zoned R1-7, one accessory dwelling unit in the form of a self-contained apartment (not exceeding 62.8 sq. metres) above an existing detached garage is permitted. *(Town of Clinton Zoning By-law amended by By-law 03-1996)*

**21.13.5 R1-8**

Notwithstanding the provisions of Section 3.30 to the contrary, in the area zoned R1-8, buildings and structures may only be located in an area measured from the front lot line to the distance indicated along the north and south lot lines, as follows:

Lot 1 – along the north lot line, 55 metres and along the south line, 44 metres

Lot 2 – along the north lot line, 44 metres and along the south lot line, 33 metres

Lot 3 – along the north lot line, 33 metres and along the south lot line, 22 metres

Lot 4 – along the north lot line, 22 metres and along the south lot line, 22 metres

The area is determined by extending a line between the north and south lot line at the east limits of the above metres distances. *(Town of Clinton Zoning By-law amended by By-law 19-1998)*

**21.13.6 R1-9**

Notwithstanding the provisions of Section 21.4 to the contrary, the location of the existing building, where deficient from the zone provisions of Section 21.4 shall establish the minimum zone provisions for the lands zoned R1-9, upon conversion to a single detached residential use. Notwithstanding the provisions of Section 21.4.3 to the contrary, the minimum lot frontage of the lands zoned R1-9 shall be 13 metres. All other applicable provisions continue to apply. *(Town of Clinton Zoning By-law amended by By-law 12-2004)*

**21.13.7 R1-10**

In addition to the permitted uses listed in Section 21.1, on lands zoned R1-10:

- a dental clinic is a permitted use
- a secondary residential use is permitted as an accessory use to a dental clinic
- notwithstanding Section 3.22 General Provisions to the contrary, on lands zoned R1-10 parking is permitted in the exterior side yard
- notwithstanding Section 21.4.6 to the contrary, on lands zoned R1-10 the required setback from an arterial road shall be 17 metres. All other provisions of this By-law shall apply. *(Town of Clinton Zoning By-law amended by By-law 12-2006)*

<b>R1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 21 Residential Low Density (R1)</b>	<b>R1</b>
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**21.13.8 R1-11**

Notwithstanding the provisions of Section 21.1 to the contrary, the area zoned as R1-11 may be used for an auto body repair shop as indicated in the corresponding site plan in the amending By-law 12-1985 of the former Goderich Township.

21.13.8.1 Notwithstanding Section 21.6.4.3 to the contrary, the existing north side yard allowance on the subject lot's accessory building is 1.37 metres.

**21.13.8.2 SPECIAL PROVISIONS**

**21.13.8.2.1 PLANTING STRIP REQUIREMENTS**

21.13.8.2.1.1 A planting strip shall be provided on lands indicated as 'planting strip' in the amending By-law 12-1985 of the former Goderich Township.

21.13.8.2.1.2 Such planting strip shall have a width throughout of not less than 1.5 metres and shall be in addition to any other required yard.

21.13.8.2.1.3 Such planting strip shall be contained within the zone or on the lands for which it is a requirement, and shall run the entire length of the zone or property line or lines separating it from the abutting zone or use except that no planting strip shall be located between the street line and the building line in such a manner or of such a height as to obscure the vision of the operator of a motor vehicle traveling on a public street.

21.13.8.2.1.4 Such planting strip shall consist of a continuous unpierced planting of trees or shrubs, and shall be maintained at an ultimate height of not less than 2 metres.

21.13.8.2.1.5 Such planting strip shall be planted and maintained by the owner or owners of the land on which the planting strips are required.

21.13.8.2.1.6 Subject to the site plan approval, a solid fence or wall of equivalent height may be considered as an alternative to a planting strip. In any site plan agreement under Section 40 of the Planning Act using a fence or wall as an alternative to a buffer strip, the following aspects relating to the fence or wall shall be considered: location, height, porosity, materials and finishing.

*(Township of Goderich Zoning By-law amended by By-Law 12-1985)*

**21.13.9 R1-12**

Notwithstanding the provisions of Section 21.4.3 and 21.4.4 to the contrary, the area zoned R1-12 may have a frontage of 27.9 metres.

- Notwithstanding the provisions of Section 21.1 and 21.3 to the contrary, a duplex dwelling or use is not permitted on the lands zoned 'R1-12.'

- Notwithstanding the provisions of Section 21.6.3 to the contrary, in the area zoned 'R1-12', an attached carport or garage will require a minimum side yard of 3 metres. All other provisions of this by-law shall apply. *(Township of Goderich Zoning By-law amended by By-Law 4-1989)*

**21.13.10 R1-13**

Notwithstanding any provision of this by-law to the contrary, in the area zoned R1-13, any buildings or structures must be located within the north 79 metres of the property; for the purpose of determining setbacks, the front lot line shall be a line which is parallel to the north property line at a lot depth of 79 metres. All other provisions of this By-law, as amended, shall apply. *(Township of Goderich Zoning By-law amended by By-law 21-1995)*

**21.13.11 R1-14**

Notwithstanding any provision of this By-law to the contrary, the area zoned R1-14 may be used for a home industry subject to the home industry definition of this by-law except for the following additional requirements. Such home industry shall: be limited to a woodworking shop including an indoor display area; be wholly located within an accessory building not exceeding 85 square metres floor area; be operated only by residents of the dwelling on the same lot and not including any other employees; and not including any outdoor storage. The accessory building containing the home industry may be located in the front yard to the side of the dwelling provided the accessory building has a minimum front yard of 15 metres. All other provisions of this By-law, as amended, shall apply. *(Township of Goderich Zoning By-law amended by By-law 26-1999)*

<b>R1</b>	<b>Municipality of Central Huron Zoning By-law Section 21 Residential Low Density (R1)</b>	<b>R1</b>
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**21.13.12 R1-15-h**

Notwithstanding the provisions of Section 21.4 to the contrary, the lot area and lot frontage existing at the date of passing of this amending by-law shall be the minimum required lot area and lot frontage. Notwithstanding the provisions of Section 21 to the contrary, no development requiring a septic system shall be permitted on the lands zoned R1-15-H without the approval of the Huron County Health Unit. No development shall be permitted on the lands zoned R1-15-H without the removal of the holding zone by the Municipality of Central Huron. All other applicable provisions shall apply. (*Township of Hullett Zoning By-law amended by By-law 18-1996*)

**21.13.13 R1-16**

Notwithstanding the provisions of Section 21.4 to the contrary, the required setbacks for buildings and structures shall be from the boundary lines of the R1-16 zone (1 acre – 112.98' x 389.46') rather than from the lot lines. (*Township of Hullett Zoning By-law amended by By-law 6-1998*)

**21.13.14 R1-17**

Notwithstanding the provisions of Section 21.1 and 21.3, to the contrary, on lands zoned R1-17, the following shall apply:

21.13.14.1 The total minimum lot area shall be 2.2 hectares (5.44 acres)

21.13.14.2 A dog kennel for breeding purposes shall also be permitted, with a maximum of 12 adult dogs. For the purposes of this zone, an adult dog shall be defined as a dog over the age of six months.

21.13.14.3 The dog kennel and dog runs shall maintain a 100 metre setback from adjacent residential dwellings.

(*As amended by By-law 207-2022*)

**21.13.15 R1-18**

Notwithstanding the provisions of Section 21.1 and 21.3, to the contrary, the R1-18 zone shall recognize the two existing main buildings and shall permit each building to contain not more than one residential dwelling unit. That each such dwelling unit contain not more than three (3) bedrooms. Additional dwelling units shall not be permitted. Notwithstanding the provisions of Section 21.4, the location of the existing buildings are hereby recognized and deemed to establish the minimum zone provisions where deficient from the requirements of Section 21.4. In the event of purposeful demolition, or accidental destruction of either building, only one dwelling unit shall be permitted in accordance with Section 21. The minimum lot area for lands zoned R1-18 shall be 1397 sq. m. Notwithstanding Section 21.6, accessory buildings shall not be permitted to the rear of the former church building. All other provisions of this By-law continue to apply. (*Township of Hullett Zoning By-law amended by By-law 26-2002*)

**21.13.16 R1-19**

Notwithstanding the provisions of Section 21.1 to the contrary, the area zoned as R1-19 may be used for an auto body repair shop.

**21.13.17 R1-20**

Notwithstanding the provisions of Section 21.1 to the contrary, the area zoned as R1-20 may be used for a townhouse and condominium development.

**21.13.18 R1-21**

Notwithstanding the provisions of Section 21.3 to the contrary, the area zoned R1-21 may be used for a mobile home. (*Township of Goderich Zoning By-law amended by By-Law 18-1984*)

**21.13.19 R1-24**

Notwithstanding the provisions of Section 21.1 and 21.3 to the contrary, the area zoned R1-24 may be used for a single detached dwelling, and accessory buildings, 1 guest cabin, a conservation pond, and an accessory building for the conservation pond subject to the following:

21.13.18.1 The total maximum floor area of the guest cabin shall be limited to 30 square metres.

21.13.18.2 The establishment of a guest cabin shall be subject to the Front, Rear and Side Yard requirements required for the establishment of a main building in a R1-24 zone. (*Township of Goderich Zoning By-law amended by By-Law 4-1991*)

<b>R1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 21 Residential Low Density (R1)</b>	<b>R1</b>
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**21.13.20 R1-26**

In the area zoned R1-26 the provisions of Section 3.21 shall apply except that the operative date for the purpose of Section 3.21 shall be March 11, 1996 (the date lots are created as permitted by severance B29/95). For the northerly lot in the area zoned R1-26 the west lot line shall be considered the front lot line. The area zoned R1-26 shall maintain an overall density of one lot per 0.39 ha. All other applicable provisions of this By-law, as amended, shall apply. (*Township of Goderich Zoning By-law amended by By-Law 6-1994; 12-1995*)

**21.13.21 R1-27**

Notwithstanding the provisions of Section 21.1 to the contrary, the area zoned R1-27 may also be used for a home industry. Notwithstanding the provisions of Section 21.6.3.1 to the contrary, the area zoned R1-27 may contain accessory buildings up to a maximum total floor area of 400 square metres. All other applicable provisions shall apply. (*Township of Goderich Zoning By-law amended by By-law 13-1996*)

**21.13.22 R1-28**

Notwithstanding the provisions of Sections 21.1, 21.3 and 21.4 to the contrary, the following special provisions apply to lands zoned R1-28:

- 21.13.21.1 Development shall be by plan of condominium to permit semi-detached dwellings and multiple family dwellings with a maximum of 6 dwelling units per building. Maximum number of dwelling units - 59.
- 21.13.22.2 Lot Area (minimum) 3.9 ha.
- 21.13.22.3 Lot Area per dwelling unit (min.) 660 sq. m.
- 21.13.22.4 Lot Frontage (minimum) 30 metres.
- 21.13.22.5 Front Yard Depth (minimum) 7.5 metres.
- 21.13.22.6 Exterior Side Yard Depth (min.) 7.5 metres.
- 21.13.22.7 Rear Yard Depth (minimum) 7.5 metres.
- 21.13.22.8 Side Yard Depth (minimum) 3.0 metres.
- 21.13.22.9 Lot Coverage (maximum) 23 %.
- 21.13.22.10 Landscaped Open Space (min.) 30 %.
- 21.13.22.11 Building Height (maximum) 9 metres
- 21.13.22.12 Total Floor Area (minimum):
  - One Storey: 84 sq. m
  - 1 1/2 storey or split level 112 sq. m
  - 2 or 2 1/2 storey 140 sq. m
- 21.13.22.13 Accessory buildings and structures, owned by the condominium corporation are permitted, having a maximum lot coverage of 3% and a maximum floor area of 25 sq. m. for any one building or structure.
- 21.13.22.14 Parking spaces (minimum) - 2 per dwelling plus not less than one additional parking space for every two multiple family dwelling units.
- 21.13.22.15 A planting strip shall be provided adjacent to lands zoned R1-20  
A vegetation buffer shall be provided adjacent to Highway #21  
A vegetation buffer shall be provided adjacent to Jowett's Grove Road.
- 21.13.22.16 Sewer services shall be public.
- 21.13.22.17 Water service shall be provided from the well on site until a public water system is available. All other provisions of this By-law continue to apply. (*Township of Goderich Zoning By-law amended by By-law 37-2003*)

**21.13.23 R1-29**

The R1-29 zone recognizes an existing legal non-conforming contract landscaping/maintenance business (without retail) and permits its expansion through the establishment of an accessory storage building, to a maximum total accessory building lot coverage of 13%; the maximum permitted height of the storage building is 7.4 metres (24 feet) to peak. All other provisions of this By-law shall apply. (*Township of Goderich Zoning By-law amended by By-Law 22-1993*)  
Notwithstanding any provisions of this by-law to the contrary, the area zoned R1-29 may also be used for the keeping of not more than 8 horses. The provisions of section 3.19 shall apply to the area zoned R1-29 except that the operative date for the purpose of section 3.19 shall be the date that the lot is

<b>R1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 21 Residential Low Density (R1)</b>	<b>R1</b>
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created as permitted by severance B65/97. All other applicable provisions shall apply. (*Township of Goderich Zoning By-law amended by By-Law 22-1993 and 3-1998*)

**21.13.24 R1-30**

R1-30 zone provisions deleted by Municipality of Central Huron Zoning By-law Amendment 44-2014

**21.13.25 R1-31**

Notwithstanding Section 21.4.6 to the contrary, the front yard setback for the area zoned R1-31 shall be 3.28 metres. Notwithstanding 3.5 to the contrary, no front yard encroachments are permitted for the area zoned R1-31.

**21.13.26 R1-32**

Notwithstanding Section 21.4.3 to the contrary, on land zoned R1-32 the minimum lot frontage shall be 12.5 metres. Notwithstanding Section 21.4.9 to the contrary, on the lands zoned R1-32 the minimum rear yard setback shall be 19.2 metres (*Town of Clinton Zoning By-law amended by By-law 25-2007*).

**21.13.27 R1-33**

Notwithstanding Section 21.4.5 to the contrary, on the land zoned R1-33 the required lot depth shall be 23.44 metres. Notwithstanding Section 21.4.9 to the contrary on the land zoned R1-33 the minimum rear yard setback shall be 4 metres.

**21.13.28 R1-34**

Notwithstanding the provisions of Section 21.4.1 and 21.4.4 of this By-law to the contrary, the following special provisions shall apply to the property zoned R1-34:

- minimum lot area 1340 square metres
- Minimum lot frontage 36 metres (*Township of Hullett Zoning By-law amended by By-law 23-1980*)

**21.13.29 R1-36**

Notwithstanding the provisions of Section 21.4.1 to the contrary, the following special provisions shall apply to the property zoned R1-36:

- minimum lot area 1400 sq m
- minimum lot frontage 36m

**21.13.29 R1-37**

Notwithstanding section 21.4.3 to the contrary, for the area zoned R1-37 the minimum lot frontage requirement is 11.7 metres. All other provisions of this By-law shall apply.

**21.13.30 R1-39**

Notwithstanding the provisions of Section 21.4.3 to the contrary, for the area zoned R1-39 the interior lot frontage requirement shall be 12.9 metres. Notwithstanding the provisions of Section 21.4.6 to the contrary, for the area zoned R1-39 the front yard setback shall be 6 metres measured from the lot line. All other provisions of this zoning By-law shall apply. (*Amended by By-law 09-2012*)

**21.13.31 R1-40**

Notwithstanding Section 21.1 to the contrary, in the area zoned R1-40 a storage shed is permitted in the absence of a main residential use. All other provisions of this By-law shall apply. (*Amended by By-law 25-2012*)

**21.13.32 R1-41**

Notwithstanding the provisions of Section 21.1 to the contrary, the area zoned as R1-41 may be used for a mobile home. All other provisions of this by-law continue to apply. (*Amended by By-law 17-2015*)

**21.13.33 R1-42**

Notwithstanding the provisions of Section 21.4.3. and 21.4.4. to the contrary, the area zoned as R1-42 the minimum lot frontage for an interior lot is 14 metres and the minimum lot frontage for a corner lot is 16 metres. All other provisions of this by-law continue to apply. (*Amended by By-law 45-2018*)

<b>R1</b>	<b>Municipality of Central Huron Zoning By-law Section 21 Residential Low Density (R1)</b>	<b>R1</b>
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**21.13.34 R1-43**

Notwithstanding the provisions of Sections 3.25.4, 21.1, 21.2 and 21.3 to the contrary, the lands to which this temporary use by-law applies may permit the keeping of two alpacas, one of which is a registered Emotional Support Animal. The R1-43 temporary special zone will allow the two alpacas to be kept on the property. The temporary zoning will be in effect for a period of 2 (two) years following the date of passing of the temporary zone amendment. *(Amended by By-law 22-2020)*

**21.13.35 R1-44**

Notwithstanding the provisions of Section 21.4 and 21.7 to the contrary, for the area zoned as R1-44, a minimum front yard setback of 5.0 metres, minimum lot depth of 26 metres, minimum lot area of 405 square metres, and minimum off-street parking space depth of 5 metres will be permitted in tandem to an off-street parking space. All other provisions of this By-law continue to apply (As amended by By-law 11-2021)

**21.13.36 R1-45**

Notwithstanding the provisions of Section 21.1 to the contrary, in the R1-45 zone, a commercial plumbing business is permitted to be operated within an existing building. A maximum of four vehicles associated with the plumbing business may be parked at the property. This temporary zone shall be in effect until November 4, 2027 (As amended by By-law 203-2024)

**21.13.37 R1-46**

Notwithstanding the provisions to the contrary, in the area zoned R1-46 the following zone provisions apply:

- Minimum rear yard setback from the NE zone for all structures is 10 metres;
- Maximum height of an accessory building is 7 metres; and
- Section 3.24.1.3. applies to the lot abutting the R1-19 zone.

(as amended by By-law 203-2022)

<b>R2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 22 Residential Medium Density (R2)</b>	<b>R2</b>
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## SECTION 22

### RESIDENTIAL MEDIUM DENSITY (R2)

No person within any Residential Medium Density (R2) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### 22.1 PERMITTED USES

- Uses permitted in the R1 zone subject to provisions of Section 21;
- Rowhouse Dwelling
- Multiple Unit Dwelling
- Retirement Home
- Dwelling with Support subject to Section 22.6
- Uses Accessory to the permitted uses.

(As amended by By-law 27-2022)

#### 22.2 ACCESSORY USES

- 22.2.1 Home occupation
- 22.2.2 Bed and breakfast establishment
- 22.2.3 Uses accessory to the permitted uses
- 22.2.4 Additional Residential Unit(s) (As amended by By-law 27-2022)

#### 22.3 PERMITTED STRUCTURES

- 22.3.1 Buildings and structures for the permitted uses
- 22.3.2 Buildings and structures accessory to the permitted uses
- 22.3.3 Modular or mobile dwelling unit for purposes of Additional Residential Unit (As amended by By-law 27-2022)

#### 22.4. Deleted by By-law 27-2022

#### 22.5 TRIPLEX AND QUADRUPLEX ZONE PROVISIONS

		<b>Triplex Full Services (Public Water and Public Sewer)</b>	<b>Quadruplex Full Services (Public Water and Public Sewer)</b>
22.5.1	Interior Lot Area (minimum)	810 square metres	940 square metres
22.5.2	Corner Lot Area (minimum)	1080 square metres	1260 square metres
22.5.3	Interior Lot Frontage (minimum)	15 metres (As amended by By-law 27-2022)	15 metres (As amended by By-law 27-2022)
22.5.4	Deleted by Bylaw 27-2022		
22.5.5	Front yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
22.5.6	Interior side yard setback (minimum)	1.5 metres	1.5 metres
	Attached side yard	0 metres	0 metres

<b>R2</b>	<b>Municipality of Central Huron Zoning By-law Section 22 Residential Medium Density (R2)</b>	<b>R2</b>
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22.5.7	Exterior side yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
22.5.8	Rear yard setback (minimum)	8 metres	8 metres
22.5.9	Lot coverage (maximum)	40 %	40 %
22.5.10	Landscaped open space (minimum)	30 %	30 %
22.5.11	Height of building (maximum)	11 metres	
22.5.12	Deleted by By-law 27-2022		
22.5.13	Deleted by By-law 27-2022		
22.5.14	Deleted by By-law 27-2022		

#### **22.5.15 TITLE SEPARATION OF ROWHOUSE DWELLINGS**

A triplex, fourplex, rowhouse and/or multiple unit dwelling which is further subdivided in accordance with Section 50 or 51 of the Planning Act is deemed to comply with provisions of Section 22. (As amended by By-law 27-2022)

#### **22.6 Multiple Unit Dwelling and Residential With Supports (Full Services)**

- 22.6.1. Lot Area (minimum) 740 square metres
  - 22.6.2. Lot Frontage (minimum) 20 metres
  - 22.6.3. Lot Coverage (maximum) 40 percent
  - 22.6.4. Front Yard and Exterior Side Yard (minimum)
    - Local Road: 6 metres measured from lot line
    - County/Provincial Road: 10 metres measured from lot line or 25 metres measured from centre line of road, whichever is greater.
  - 22.6.5. Rear Yard (minimum) 7.5 metres
  - 22.6.6. Interior Side Yard (minimum) 3 metres
  - 22.6.7. Landscaped Open Space (minimum) 30 percent
  - 22.6.8. Height of Building 11 metres
- (As amended by By-law 27-2022)

#### **22.7 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **22.7.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation.

##### **22.7.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in a R2 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

##### **22.7.3 Location of Accessory Buildings**

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the main building.

Accessory buildings built on a corner lot shall be located in the interior side yard and/or the rear yard and can be no closer to a street than the setback required for the main building.

Accessory buildings shall not be located between the main building and the front lot line

##### **22.7.4 Zone Provisions for Accessory Buildings and Structures**



<b>R2</b>	<b>Municipality of Central Huron Zoning By-law Section 22 Residential Medium Density (R2)</b>	<b>R2</b>
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22.7.4.1	Lot coverage (maximum)	The lesser of 10 percent of the total lot area or the lot coverage of the main building provided that the lot coverage of all buildings and structures does not exceed the lot coverage requirement of 22.4, 22.5, 22.6 as applicable.
22.7.4.2	Distance between main and accessory buildings (minimum)	2 metres
22.7.4.3	Interior side yard setback (minimum)	1.25 metres Semi-detached garages may be centred on a mutual lot line
22.7.4.4	Rear yard setback (minimum)	1.25 metres
22.7.4.5	Building height (maximum)	6 metres or the height of the main dwelling, whichever is less (Amended by By-law 27-2022)

**22.8 PARKING:** Refer to Section 3.22 General Provisions

**22.9 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions.

**22.10 PLANTING STRIP:** Refer to Section 3.24 General Provisions.

**22.11 ADDITIONAL RESIDENTIAL UNIT PROVISIONS**

- 22.11.1 Any additional exterior stairways provided for the additional unit leading to a full floor above the first storey in a single detached dwelling shall not be located in the front yard.
- 22.11.2 One additional on-site parking space shall be provided for the additional unit in addition to the parking for the main dwelling.
- 22.11.3 Both the main dwelling and the additional unit shall be served by one driveway.
- 22.11.4 Additional Residential Unit in an accessory building will be subject to the Ontario Building Code and will require a change of use permit.
- 22.11.5 Where on partial services or private septic, meets the septic requirements of the Building Code.
- 22.11.6 An additional residential unit may be established within an existing single detached residence, row house or semi-detached dwelling or in an accessory building on the same property.

**22.12 SPECIAL ZONES**

**22.12.1 R2-1**

- 22.12.1.1 Notwithstanding the provisions of Section 22.1 to the contrary, the property zoned R2-1 shall not include any permitted uses other than a detached single detached dwelling; a converted dwelling containing not more than two dwelling units and a home occupation.

**22.12.2 R2-2**

- 22.12.2.1 Notwithstanding the provisions of Section 22.1 to the contrary, the permitted uses in the area zoned R2-2 shall be limited to a guest or tourist home, a detached single detached dwelling, a converted dwelling containing not more than two dwelling units and a home occupation;
- 22.12.2.2 The area zoned R2-2 may contain a maximum of eight guest rooms. All other applicable provisions shall apply;
- 22.12.2.3 Notwithstanding the provisions of Section 3.22 General Provisions to the contrary, the area zoned R2-2 may locate the required parking area in the exterior side yard;
- 22.12.2.4. Notwithstanding and further to the provisions of Section 3.26. the area zoned R2-2 shall provide a planting strip along the rear lot line;
- 22.12.2.5 Notwithstanding the definition for a Dwelling, Guest or Tourist Home to the contrary, a guest or tourist home in the R2-2 zone may mean a dwelling in which the proprietor or manager resides. All other provisions in the definition for a Dwelling, Guest or Tourist Home shall apply. *(Town of Clinton Zoning By-law amended by By-law 18-1987)*

<b>R2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 22 Residential Medium Density (R2)</b>	<b>R2</b>
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**22.12.3 R2-3**

- 22.12.3.1 Notwithstanding the provisions of Section 22.1 to the contrary, the permitted uses in the area zoned R2-3, shall be limited to a private, senior citizen's retirement home accommodating not more than 20 persons and operated as a single housekeeping unit, a detached single detached dwelling, a group home.
- 22.12.3.2 Notwithstanding Section 22.9 to the contrary, the detached garage may be located in the side yard and shall have a minimum setback of 0.3 metres from the abutting lot line.
- 22.12.3.3 Notwithstanding Section 3.22 to the contrary, the area zoned R2-3 shall have the same minimum parking area requirements as required for a Group Home.
- 22.12.3.4 A private, senior citizen's retirement home in the R2-3 zone may mean a dwelling in which the owner, proprietor or manager resides.
- 22.12.3.5 The zone provisions of Section 21.4 shall apply in said zone.
- 22.12.3.6 All other applicable provisions shall apply. (*Town of Clinton Zoning By-law amended by By-law 17-1994*) (*As further amended by By-law 15-1997*)

**22.12.4 R2-4**

Notwithstanding the provisions of Section 3 and 22 to the contrary, the area zoned R2-4 shall have the following requirements:

- 22.12.4.1 Rear yard (minimum): 2.7 metres
- 22.12.4.2 Interior Side Yard (minimum):
  - Minimum on one side: 3 metres;
  - and on the other side: 0.9 metres;
- 22.12.4.3 Parking Area Location on Lot - Uncovered surface parking areas shall be permitted in the required side and interior yards provided that no part of the parking area, other than a driveway, is located closer than one (1) metre to any lot line.
- 22.12.4.4 Parking Aisles - For parallel parking, the parking aisle shall not be less than 3 metres in perpendicular width.
- 22.12.4.5 Width of Parking Spaces (minimum): 2.7 metres;
- 22.12.4.6 All other applicable provisions of this By-law, as amended, shall apply. (*Town of Clinton Zoning By-law amended by By-law 25-1993*)

**22.12.5 R2-5**

Notwithstanding the provisions of section 22.8.3, the area zoned R2-5 may locate an additional exterior stairway in the side yard. (*Town of Clinton Zoning By-law amended by By-law 9-1990*)

**22.12.6 R2-6**

- 22.12.6.1 Notwithstanding the provisions of Section 22.7.5 to the contrary, the area zoned R2-6 shall have a minimum lot depth of 28 metres;
- 22.12.6.2 Notwithstanding the provisions of Section 3.22.10 to the contrary, the area zoned R2-6 may contain the required parking area in the side yard, provided that no part of the required parking area other than a driveway is located closer than one metre to any lot line or the dwelling;
- 22.12.6.3 All other applicable provisions shall apply. (*Town of Clinton Zoning By-law amended by By-law 21-2007*)

**22.12.7 R2-7**

Notwithstanding the requirements of Section 22.6.6 to the contrary, in the area zoned R2-7 the side yard requirements for Lot 1, 2, 3, 5, 6, 7 and 8 are as listed below. In all other areas, Section 22.6.6 applies.

- Lot 1 West side yard is 2.5 metres
- Lot 2 Both side yards are 2.5 metres
- Lot 3 East side yard is 2.5 metres
- Lot 5 East side yard is 2.5 metres
- Lot 6 Both side yards are 2.5 metres
- Lot 7 West side yard is 2.5 metres. East side yard is 2.0 metres
- Lot 8 West side yard is 2.0 metres

**Title separation of quadruplex dwellings**

<b>R2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 22 Residential Medium Density (R2)</b>	<b>R2</b>
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Quadruplex or rowhouse dwellings may be separated to give distinct ownerships to each dwelling unit by lot lines in line with the party wall, provided that all units continue to comply with the requirements of this By-law. Notwithstanding the requirements of Section 22.6.9 to the contrary, once separated, the interior units of Lots 4, 5, 8, 9 and 10 shall be permitted a maximum lot coverage of 49 %. (Amended by By-law 11-2011)

**22.12.8 R2-7-h**  
***Lifted by By-Law 23-2016***

**22.12.9 R2-8-h**  
Notwithstanding Section 22.1 of the Central Huron Zoning By-law, the permitted uses in a R2-8 zone include one single detached dwelling and a semi-detached dwelling. All other provisions of this By-law shall apply.

Prior to the –holding zone being lifted for the area zoned R2-8-h, Council will be satisfied that:

- the water and sanitary servicing strategy have been provided to the satisfaction of the Municipality of Central Huron
- storm water management and lot grading and drainage plans have been provided to the satisfaction of the Municipality of Central Huron and the Ausable Bayfield Conservation Authority
- a traffic study has been provided to the satisfaction of the Municipality's engineer
- a design of the residential units have been provided to the satisfaction of the Municipality of Central Huron
- any gas easements have been located to the satisfaction of Union Gas

(Amended by By-law 33-2011)

**22.12.10 R2-9**  
Notwithstanding the provisions of Sections 22.6.6, 22.6.8 and 22.6.11 of this by-law to the contrary, the area zoned R2-9 allows a minimum interior side yard setback of 2 metres, a minimum rear yard setback of 5 metres and a maximum building height of 16 metres. All other provisions of this by-law shall apply. (Amended by By-law 41-2014)

**22.12.11 R2-10**  
Notwithstanding the provisions of Sections 22.5. of this by-law to the contrary, for the area zoned R2-10 the required interior side yard setback for a semi-detached dwelling is 1.8 metres. All other provisions of this by-law shall apply. (Amended by By-law 64-2017)

**22.12.12 R2-12**  
Notwithstanding the provisions to the contrary, in the area zoned R2-12, the minimum interior side yard setback shall be 1.5 metres and the maximum lot coverage shall be 48%. (As amended by By-law 100-2021)

**22.12.13 R2-13**  
Notwithstanding the provisions to the contrary, in the area zoned R2-13, the minimum interior side yard setback shall be 1.5 metres with the exception of the most southerly unit. (As amended by By-law 100-2021)

**22.12.14 R2-14**  
Notwithstanding the provisions to the contrary, in the area zoned R2-14 the following zone provisions apply:

- minimum interior side yard setback of 1.5 metres
- minimum lot depth of 22 metres
- minimum rear yard of 6 metres
- maximum lot coverage of 42%; and
- minimum lot area (per unit) of 450 square metres (corner unit) and 345 square metres (interior unit). (As amended by By-law 202-2022)

<b>R3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 23 Residential High Density (R3)</b>	<b>R3</b>
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## **SECTION 23**

### **RESIDENTIAL HIGH DENSITY (R3)**

No person within any Residential High Density (R3) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **23.1 PERMITTED USES**

- 23.1.1. Rowhouse dwelling
- 23.1.2. Multiple unit dwelling
- 23.1.3. Dwelling with Supports subject to Section 23.5
- 23.1.4. Retirement home or home for the aged
- 23.1.5. Community facility within multiple unit residential dwelling
- 23.1.6. Uses accessory to the permitted uses (Amended by By-law 27-2022)

#### **23.2 ACCESSORY USES**

- 23.2.1. Home occupation
- 23.2.2. Additional Residential Unit in a rowhouse dwelling (As amended by By-law 27-2022)
- 23.2.3. Uses accessory to the permitted uses

#### **23.3 PERMITTED STRUCTURES**

- 23.3.1. Buildings and structures for the permitted use
- 23.3.2. Deleted by By-law 27-2022
- 23.3.3. Buildings and structures accessory to the permitted uses

#### **23.4 ROWHOUSE DWELLING ZONE PROVISIONS**

		<b>Full Services (Public Water and Public Sewer)</b>	
23.4.1	Lot area (minimum)	Interior lot 750 square metres for the first four units	Corner lot 1000 square metres for the first four units
		190 square metres lot area required for each unit above four	
23.4.2	Lot frontage (minimum)	30 metres	
23.4.3	Deleted by By-law 27-2022		
23.4.4	Front yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater	
23.4.5	Rear yard setback (minimum)	7.5 metres (Amended by By-law 27-2022)	
23.4.6	Interior side yard setback for end dwelling units (minimum)	1.5 metres (Amended by By-law 27-2022)	
23.4.7	Exterior side yard setback for end units (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater	
23.4.8	Lot coverage (maximum)	45 percent (Amended by Bylaw 27-2022)	
23.4.9	Landscaped open space (minimum)	30 percent	
23.4.10	Deleted by By-law 27-2022		
23.4.11	Height of building (maximum)	11 metres	

<b>R3</b>	<b>Municipality of Central Huron Zoning By-law Section 23 Residential High Density (R3)</b>	<b>R3</b>
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23.4.12	Deleted by By-law 27-2022
23.4.13	Deleted by By-law 27-2022

23.4.14 Title Separation of Dwelling Units (Deleted) (As amended by By-law 27-2022)

#### 23.4.15 **PRIVACY FENCE**

Every ground floor dwelling unit in a Rowhouse dwelling shall have an unobstructed private yard as an outdoor amenity area. The privacy yard shall be bordered by a wall or solid fence not less than 2 metres high along a minimum of 90% of its perimeter

#### 23.4.16 **MORE THAN ONE ROWHOUSE DWELLING ON A LOT**

More than one Rowhouse dwelling unit may be established on a lot subject to the following:

- front, rear and side yards shall be provided for the development as a whole
- a minimum space of 18 metres shall be provided between any exterior wall of the buildings containing a habitable room window
- a minimum separation space of 3 metres shall be provided between 2 end walls facing each other where neither wall contains a habitable room window

### 23.5 **MULTIPLE UNIT DWELLING & DWELLING WITH SUPPORTS ZONE PROVISIONS**

		<b>Full Services</b> (Public Water and Public Sewer)
23.5.1	Lot area (minimum)	740 square metres
23.5.2	Lot frontage (minimum)	20 metres
23.5.3.	Deleted by By-law 27-2022	
23.5.4	Lot coverage (maximum)	40 percent
23.5.5	Front yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
23.5.6	Rear yard setback (minimum)	10 metres
23.5.7	Interior side yard setback (minimum)	6 metres
23.5.8	Exterior side yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
23.5.9	Landscaped open space (minimum)	35 percent
23.5.10	Height of building (maximum)	13.5 metres or 4 storeys
23.5.11	Floor area per dwelling unit (minimum)	55 square metres Plus 7 square metres for every additional bedroom over 3 (Amended by By-law 37-2011)
23.5.12	Amenity area (minimum)	A communal amenity area of no less than 100 square metres with a square or rectangular orientation shall be provided. (Amended by By-law 27-2022)
23.5.13	Common walkway	No common walkway shall be located within 3 metres of a wall with a window
23.5.14	Balcony for apartment units above grade	Minimum 1.5 metres deep and 2.4 metres long and a privacy wall separating units.

23.5.15 Deleted by By-law 27-2022

<b>R3</b>	<b>Municipality of Central Huron Zoning By-law Section 23 Residential High Density (R3)</b>	<b>R3</b>
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23.5.16 Deleted by By-law 27-2022

**23.5.17 MORE THAN ONE APARTMENT BUILDING ON A LOT**

More than one apartment building may be established on a lot subject to the following:

- front, rear and side yards shall be provided for the development as a whole
- a minimum space of 18 metres shall be provided between any exterior wall of the buildings containing a habitable room window
- a minimum separation space of 3 metres shall be provided between 2 end walls facing each other where neither wall contains a habitable room window

**23.6 NURSING HOME, RETIREMENT HOME, HOSPICE AND HOME FOR THE AGED ZONE PROVISIONS**

		<b>Full Services (Public Water and Public Sewer)</b>
23.6.1	Lot area (minimum)	For the first 5 units: 550 square metres and 75 square metres for each unit above 5
23.6.2	Lot frontage (minimum)	20 metres
23.6.3	Lot coverage (maximum)	40 percent
23.6.4	Front yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
23.6.5	Rear yard setback (minimum)	10 metres
23.6.6	Interior side yard setback (minimum)	3 metres
23.6.7	Exterior side yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
23.6.8	Landscaped open space (minimum)	30 percent
23.6.9	Height of Building	13.5 metres or 4 storeys
23.6.10	Amenity area (minimum per unit)	14 square metres
23.6.11	Floor area per unit (minimum)	10 square metres

**23.7 ACCESSORY BUILDINGS AND ACCESSORY USES**

**23.7.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation.

**23.7.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in a R3 zone until the main building or use to which it is accessory is established.

**23.7.3 Location of Accessory Buildings**

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the main building

Accessory buildings shall not be located between the main building and the front lot line

Accessory buildings built on a corner lot shall be located in the interior side yard and/or the rear yard and can be no closer to a street than the setback required for the main building.

<b>R3</b>	<b>Municipality of Central Huron Zoning By-law Section 23 Residential High Density (R3)</b>	<b>R3</b>
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#### 23.7.4 Zone Provisions for Accessory Buildings and Structures

23.7.4.1	Lot coverage (maximum)	The lesser of 10 percent of the total lot area or the lot coverage of the main building provided that the lot coverage of all buildings and structures does not exceed 40%
23.7.4.2	Distance between main and accessory buildings (minimum)	2 metres
23.7.4.3	Interior side yard setback (minimum)	1.25 metres Semi-detached garages may be centred on a mutual lot line
23.7.4.4	Rear yard setback (minimum)	1.25 metres
23.7.4.5	Building height (maximum)	6 metres or the height of the main dwelling, whichever is less (Amended by Bylaw 27-2022)

**23.8 PARKING REGULATIONS** Refer to Section 3.22 General Provisions

**23.9 EXTERIOR LIGHTING PROVISIONS** Refer to Section 3.5 General Provisions.

**23.10 PLANTING STRIP PROVISIONS** Refer to Section 3.24 General Provisions.

#### **23.11 ADDITIONAL RESIDENTIAL UNIT WITHIN ROWHOUSE DWELLING OR DETACHED STRUCTURE PROVISIONS**

Permitted as per the provisions of Section 22. (As amended by By-law 27-2022)

#### **23.12 SPECIAL ZONES**

##### **Title of Separation Dwelling Units**

A rowhouse or multiple unit dwelling which is further subdivided in accordance with Section 50 or 51 of the Planning Act is deemed to comply with provisions of Section 23. (As amended by By-law 27-2022)

##### **23.12.1 R3-1**

- 23.12.1.1 Notwithstanding the provisions of Section 23.1 to the contrary, the area zoned R3-1 may be used for only the following uses: senior citizens apartment dwelling; a nursing home; a home for the aged or rest home; uses accessory to the permitted use;
- 23.12.1.2 Notwithstanding the provisions of Section 3.24 General Provisions to the contrary, the area zoned R3-1 may provide the required visitor parking in the side yard and shall provide all other required parking in the rear yard.
- 23.12.1.3 Notwithstanding the provisions of Section 23.6.8 to the contrary, the area zoned R3-1 shall have a maximum building height of eleven metres and such building shall not exceed two storeys. (*Town of Clinton Zoning By-law amended by By-law 13-1986*)

##### **23.12.2 R3-2**

Notwithstanding the provisions of 23.4.6 to the contrary, the minimum setback from a collector road in the area zoned R3-2 shall be 17.5 metres;

- The provisions of Section 23.5.16 and 23.5.12 shall not apply to the R3-2 zone;
- Notwithstanding the provisions of section 3.24 General Provisions to the contrary, resident parking may also be located in the interior side yard and visitor parking may be located in the front yard;
- Notwithstanding the provisions of section 3.24 General Provisions to the contrary, the minimum parking aisle width for 90-degree parking shall be 6 metres. (*Town of Clinton Zoning By-law amended by By-law 38-1988*)

##### **23.12.3 R3-4**

Notwithstanding the provisions of Section 3.19 to the contrary, the operative date of the legal non-complying uses in the area zoned R3-4 shall be the date of passing of this amending By-law 30-1992 of the former Town of Clinton. (Refer to by-law amendment for permitted uses and recognized deficiencies).

<b>R3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 23 Residential High Density (R3)</b>	<b>R3</b>
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*Note: The by-law amendment referred to above is copied below for convenience. References to zone provisions have been revised to correspond with this by-law:*

*By-law 30 for 1992 changes the zoning of Registered Plan 328, Part of Lot 185 (municipally known as 75 Huron Street and 10 Orange Street) in the Town of Clinton from Residential Medium Density (R2) to Residential High Density-Special (R3-4), to permit an apartment dwelling with eight units, including 2 bachelor units, 1 one bedroom unit and 5 two bedroom units. The subject land is approximately 0.13 acres. The lot frontage and lot depth are 41.25 feet and 132 feet respectively. The apartment building is an existing structure. Eight surface parking spaces are proposed on the subject lot. The by-law recognizes the following deficiencies:*

- a) Section 23.5.2 requires a minimum frontage of 20 metres. The subject lot frontage of 12.6 metres is deficient by 7.4 metres.*
- b) Section 23.5.1 requires a minimum lot area of 740 square metres. The subject property, with a lot area of 526 square metres, is deficient by 214 square metres.*
- c) Section 23.5.4 requires a maximum lot coverage of 40%. An examination of the "Plan of Survey" prepared by Christian Kiar on March 27, 1990 indicates that the lot coverage exceeds 40%.*
- d) Sections 23.5.5, 23.5.7, and 23.5.8 state minimum standards for front yard, interior side yard and exterior side yard, respectively. However, the subject property has no front yard, interior side yard and exterior side yard.*
- e) Section 23.5.11 requires a minimum floor area of 55 square metres for a one-bedroom unit and a minimum floor area of 64.3 square metres for a two-bedroom unit. In the subject building, the one bedroom unit (#8) is deficient by approximately 3 square metres (32 square feet) and one two-bedroom unit (#1) is deficient by approximately 12.3 square metres (32.4 square feet).*
- f) Any possible deficiencies in Minimum Amenity Area (Section 23.5.12).*
- g) Any possible deficiencies in privacy yards (Section 23.5.16).*
- h) Eight parking spaces have been proposed for the apartment building. While Section 3.22.1 requires 12 parking spaces for the proposed building, the applicant intends to provide 9 surface parking spaces.*
- i) Planting strip as per requirements in Section 3.24.*
- j) The subject property does not comply with parking requirements which stipulate that parking shall be located in the rear yard only. This by-law recognizes parking in the exterior side yard.*

#### **23.12.4 R3-5**

- 23.12.4.1** Residential apartment building containing 1 storey shall be permitted on the lands zoned R3-5.
- 23.12.4.2** Notwithstanding the provisions of Section 23.5.5 to the contrary, a front yard of 6.4 metres shall be permitted for the existing building on the lands zoned R3-5.
- 23.12.4.3** Notwithstanding the provisions of Section 23.5.8 to the contrary, an exterior side yard of 3.6 metres shall be permitted for the existing building on the lands zoned R3-5.
- 23.12.4.4** Notwithstanding the provisions of Section 23.5.5 to the contrary, a setback of 16.4 metres from an arterial road shall be permitted for the existing building on the lands zoned R3-5.
- 23.12.4.5** The provisions of Section 23.5.2 and Section 3.26 General Provisions do not apply to the lands zoned as R3-5.
- 23.12.4.6** Notwithstanding the provisions of Section 23.5.12 to the contrary, no privacy amenity area shall be required for the existing building on the lands zoned R3-5.
- 23.12.4.7** Notwithstanding the provisions of Section 23.5.9 to the contrary, the minimum landscaped open space for the lands zoned R3-5 shall be 24% of the lot area.  
(Town of Clinton Zoning By-law amended by By-law 13-1996)

#### **23.12.5 R3-6**

Notwithstanding the provisions of Section 3.22.10 to the contrary, for the area zoned R3-6, two parking spaces are permitted in the front yard. Notwithstanding the provisions of Sections 23.5.14 and 23.5.6 to the contrary, each apartment in the area zoned R3-6 shall have a balcony, patio or porch with a minimum area of 8.5 square metres. For the area zoned R3-6, an encroachment of 2.4 metres is permitted on the north side yard for a porch and entry steps. All other provisions of this zoning By-law shall apply.  
(Amended by By-law 09-2012)



<b>R3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 23 Residential High Density (R3)</b>	<b>R3</b>
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**23.12.7 R3-7**

Notwithstanding the provisions to the contrary, in the area zoned R3-7, a multi-unit residential building is permitted with 1.0 parking spaces per unit, no privacy yards and the parking area setback from Rattenbury Street is 0 metres. In addition, 'off-site parking' is permitted as follows: All required parking spaces are to be provided on the same property as the use for which they are provided. Should additional spaces be required, 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 area shall require a site plan agreement. All other provisions of this by-law shall apply. *(Amended by By-law 91-2021)*

<b>R4</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 24 Mobile Home Park (R4)</b>	<b>R4</b>
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## **SECTION 24**

### **MOBILE HOME PARK (R4)**

No person within any Mobile Home Park (R4) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **24.1 PERMITTED USES**

- 24.1.1 A mobile home park
- 24.1.2 Uses accessory to the permitted uses

#### **24.2 ACCESSORY USES**

- 24.2.1 A home occupation
- 24.2.2 Passive and active recreation
- 24.2.3 Uses accessory to the permitted uses

#### **24.3 PERMITTED STRUCTURES**

- 24.3.1 Park administrative, sales or rental office
- 24.3.2 Convenience retail store or a personal service store to serve the day-to-day commercial needs of the mobile home park residents
- 24.3.3 One dwelling unit within the rear portion or second storey of the main office or sales facility or one single detached residence accessory to the mobile home park use
- 24.3.4 Mobile home
- 24.3.5 Mobile home - double wide
- 24.3.6 Modular Home
- 24.3.7 Detached dwelling
- 24.3.8 Park or playground
- 24.3.9 Recreational or community centre
- 24.3.10 Swimming pool
- 24.3.11 Buildings and structures accessory to the permitted use

#### **24.4 MOBILE HOME PARK ZONE PROVISIONS**

24.4.1	Lot area (minimum)	4 hectares
24.4.2	Lot frontage (minimum)	100 metres
24.4.3	Front yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
24.4.4	Interior side yard setback (minimum)	4.5 metres
24.4.5	Exterior side yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
24.4.6	Rear yard setback (minimum)	8 metres
24.4.7	Building height (maximum)	9 metres
24.4.8	Distance required from any other permitted structure to a mobile home	6 metres

<b>R4</b>	<b>Municipality of Central Huron Zoning By-law Section 24 Mobile Home Park (R4)</b>	<b>R4</b>
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#### **24.5 MOBILE HOME SITE ZONE PROVISIONS**

24.5.1	Site area (minimum)	420 square metres
24.5.2	Site frontage (minimum)	13.5 metres
24.5.3	Front yard setback (minimum)	3 metres from interior road
24.5.4	Interior side yard setback (minimum)	2 metres
24.5.5	Exterior side yard setback (minimum)	3 metres from interior road
24.5.6	Rear yard setback (minimum)	3 metres
24.5.7	Unit floor area (minimum)	50 square metres
24.5.8	Site coverage (maximum)	35 percent

#### **24.6 ACCESSORY BUILDINGS AND ACCESSORY USES TO THE MOBILE HOME PARK**

Uses and buildings that are accessory to the mobile home park use are required to be developed according to the provisions in Section 24.4.

#### **24.7 ACCESSORY BUILDINGS AND ACCESSORY USES TO THE MOBILE HOME PARK SITE**

##### **24.7.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation.

##### **24.7.2 Establishment of an Accessory Building or Use**

Buildings and structures accessory to a mobile home are permitted on a site. No more than 2 accessory buildings or structures shall be permitted on one site.

No accessory structures or use shall be established on a site until a mobile home to which it is accessory is established.

##### **24.7.3 Location of Accessory Buildings**

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the mobile home.

Accessory buildings shall not be located between the mobile home and the front lot line of the site.

##### **24.7.4 Zone Provisions for Accessory Buildings and Structures**

24.7.4.1	Distance between mobile home unit and accessory buildings (minimum)	1.5 metres
24.7.4.2	Interior side yard setback (minimum)	1.25 metres
24.7.4.3	Rear yard setback (minimum)	1.25 metres
24.7.4.4	Building height (maximum)	4 metres

#### **24.8 ADDITIONAL PROVISIONS FOR MOBILE HOME PARKS**

##### **24.8.1 Access**

Each mobile home site within a mobile home park shall be located on an internal access road which shall have a paved surface and shall be a minimum traveled width of 4 metres for one-way traffic flow and 6 metres for two-way traffic flow.

##### **24.8.2 Additions**

Additions to mobile homes shall be permitted provided that the yard setback and lot coverage provisions for the site are maintained.

##### **24.8.3 Density**

The maximum density of mobile home units in a mobile home park shall be 20 units per gross hectare.

##### **24.8.4 Exterior Lighting:**

Refer to General Provision Section 3.5.

**24.8.5 Parking**

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

Parking for commercial buildings, recreational buildings and community centres shall be in accordance with the Section 3.22 of the General Provisions.

**24.8.6 Recreation Space / Open Space**

Not less than 10% of the gross area of a mobile home park shall be used as recreation space, placed in locations convenient to all residents. Such space shall be free of traffic hazards and shall not include areas designated as planting strips. Where recreation space exceeds 500 square metres, two or more such areas shall be provided.

**24.8.7 Services**

Each mobile home located within a mobile home park shall be provided with water supply and sewage disposal facilities, solid waste disposal, storm drainage, hydro, street lighting, telephone and road maintenance.

**24.8.8 Skirting and Foundation for Mobile Homes**

Each mobile home unit located on a mobile home site shall be placed on a permanent substructure or permanent foundation supports. All mobile homes shall be provided with durable skirting, with access where necessary, to screen the view of the undercarriage or foundation supports.

**24.9 SPECIAL ZONES**

**24.9.1 R4-1**

24.9.1.1 Notwithstanding the provisions of Section 24.4.1 to the contrary, in the area zoned R4-1 the minimum lot area for a mobile home park shall be 3.453 hectares.

24.9.1.2 Notwithstanding the provisions of Section 24.4.3 to the contrary, in the area zoned R4-1 the minimum front yard shall be 7.5 metres.

24.9.1.3 Section 24.7.4 shall apply in the area zoned R4-1 with the exception that visitor parking is not required to be dispersed throughout the mobile home park.

24.9.1.4 In the area zoned R4-1 the provisions of Sections 24.4.4, 24.4.6, and 24.5 do not apply.

24.9.1.5 Maximum no. of mobile home units: 55;

24.9.1.6 Side yard (minimum): 1.5 metres;

24.9.1.7 Minimum setback from a C3 zone: 1 metre;

24.9.1.8 Minimum rear yard where rear lot line abuts a railway: 0 metres;

24.9.1.9 Minimum rear yard for other rear lot lines: 3 metres;

24.9.1.10 Maximum site coverage per mobile home site (site locations are shown on Key Map 26K):

Site	Coverage (sq m)
1	234
2	165
3	171
4	180
5	180
6	186
7	152
8	169
9	115
10	79
11	72
12	58
13	72

Site	Coverage (sq m)
14	68
15	127
16	155
17	80
18	65
19	67
20	61
21	67
22 & 24	64 & 108
23	63
25	53
26	50
27	54
28	51
29	86
30	98
31	111
32	64
33	82
34	144
35	70
36	75
37	127
38	95
39	91
40	86
41	101
42	84
43	88
44	84
45	158
46	161
47	167
48	167
49	98
50	197
51	162
52	159
53	176
54	289
55	198

24.9.1.11 minimum separation distance between mobile homes:

- between long sides: 4 metres
- between a long side and a short side: 4 metres;
- between narrow sides of units: 1.5 metres;

<b>R4</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 24 Mobile Home Park (R4)</b>	<b>R4</b>
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24.9.1.12 minimum setback from an internal roadway:

<b>Previous unit's setback</b>	<b>Setback required</b>
Less than 1.5 m	1.5 m
1.5 to 3 m	Maintain previous unit's setback
Greater than 3 m	3 m
No previous unit	3 m

24.9.1.13 Notwithstanding the provisions of this By-law to the contrary, the provisions of Sections 3.18 and 3.19 of this By-law shall apply to the area zoned R4-1 as at the date this amendment is adopted (March 15, 1994). For the purposes of this section "lot" shall refer to the area zoned R4-1.

24.9.1.14 All other applicable provisions shall apply. *(Town of Clinton Zoning By-law amended by By-law 9-1994)*

<b>VC1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 25 Village Commercial - Hamlets (VC1)</b>	<b>VC1</b>
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## **SECTION 25**

### **VILLAGE COMMERCIAL-Hamlets (VC1)**

No person within any Village Commercial-Hamlets (VC1) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **25.1 PERMITTED USES**

- 25.1.1 Agricultural service and supply establishment
- 25.1.2 Assembly hall
- 25.1.3 Auction sale facility
- 25.1.4 Bank or a financial institution
- 25.1.5 Bed and breakfast establishment
- 25.1.6 Business or professional office
- 25.1.7 Clinic
- 25.1.8 Day nursery
- 25.1.9 Dwelling unit(s) within the rear portion or second storey of a commercial building
- 25.1.10 Dwelling existing on the date of passage of this by-law and its strengthening, repair, renovation, enlargement or re-establishment in event of accidental destruction, subject to the R2 zone provisions
- 25.1.11 Farm produce sales outlet
- 25.1.12 Eating establishment
- 25.1.13 Funeral home
- 25.1.14 Gasoline bar
- 25.1.15 Health club
- 25.1.16 Hotel
- 25.1.17 Motel
- 25.1.18 Office use
- 25.1.19 Parking lot
- 25.1.20 Places of entertainment
- 25.1.21 Post office
- 25.1.22 Private club
- 25.1.23 Public works yard
- 25.1.24 Retail store except those dealing with heavy machinery, fuels, factory equipment, building materials, new or used automobiles, boats, trailers, motorcycles or snowmobiles
- 25.1.25 Personal service shop
- 25.1.26 Service and repair shop
- 25.1.27 Veterinarian's clinic
- 25.1.28 Brewery/ Distillery/ Winery
- 25.1.28 Uses accessory to the permitted use

#### **25.2 ACCESSORY USES**

- 25.2.1 Wholesale or warehouse use accessory to any of the foregoing permitted uses
- 25.2.2 Uses accessory to the permitted use

#### **25.3 PERMITTED STRUCTURES**

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

#### **25.4 ZONE PROVISIONS**

25.4.1	Lot area (minimum)	1,850 square metres
25.4.2	Lot frontage (minimum)	30 metres
25.4.3	Front yard setback (minimum)	3 metres measured from the lot line
25.4.4	Interior side yard setback (minimum)	3 metres
25.4.5	Exterior side yard setback (minimum)	3 metres measured from the lot line
25.4.6	Rear yard setback (minimum)	7.5 metres
25.4.7	Lot coverage (maximum)	50 percent
25.4.8	Landscaped open space (minimum)	10 percent

<b>VC1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 25 Village Commercial - Hamlets (VC1)</b>	<b>VC1</b>
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25.4.9	Main building height (maximum)	12 metres
25.4.10	Minimum dwelling unit area for dwelling units located within a commercial unit	55 square metres

## **25.5 BUILDING REGULATIONS FOR ACCESSORY RESIDENTIAL USE**

- 25.5.1 Access to dwelling units within a commercial building from the adjacent street shall be provided for the exclusive use of the dwelling unit.
- 25.5.2 May not be located in a basement or cellar.

## **25.6 ESTABLISHMENT OF A RESIDENTIAL USE IN A COMMERCIAL BUILDING**

Any existing commercial building which has been used for a commercial use may be converted to a residential use subject to the provisions of the R2 zone.

## **25.7 ACCESSORY BUILDINGS AND ACCESSORY USES**

### **25.7.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:  
- human habitation.

### **25.7.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in a VC1 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

### **25.7.3 Location of Accessory Buildings**

Shall be erected in the rear yard and/or in the interior side yard and shall comply with the front yard setback for the main building.

Accessory buildings built on a corner lot shall be located in the interior side yard and/or rear yard and can be no closer to a street than the setback required for the main building.

Accessory buildings shall not be located between the main building and the front lot line.

### **25.7.4 Zone Provisions for Accessory Buildings and Structures**

25.7.4.1	Lot coverage (maximum)	10% of the total lot area provided that the lot coverage of all buildings and structures does not exceed 50 percent
25.7.4.2	Distance between main and accessory buildings (minimum)	2 metres
25.7.4.3	Interior side yard setback (minimum)	1.25 metres
25.7.4.4	Rear yard setback (minimum)	1.25 metres
25.7.4.5	Building height (maximum)	8 metres, and shall not be more than 2 storeys When an accessory building is located in a yard which abuts a residential zone, the building height shall not exceed 6 metres.

**25.8 PARKING:** Refer to Section 3.22 General Provisions

**25.9 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions

**25.10 PLANTING STRIPS:** Refer to Section 3.24 General Provisions

## **25.11 SPECIAL ZONES**

### **25.11.1 VC1-1**

Further to the provisions of Section 25.1 the property zoned VC1-1 may also include as a permitted use the storage of vehicles subject to the following:

- such vehicles are in a licensed, operative condition.



<b>VC1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 25 Village Commercial - Hamlets (VC1)</b>	<b>VC1</b>
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- a planting strip shall be established along the rear, exterior and interior side yard subject to the provisions of Section 3.24.

25.11.2 **VC1-2**

Further to the provisions of Section 25.1, an existing agricultural feed mill is recognized as a permitted use.

25.11.3 **VC1-3**

Further to the provisions of Section 25.1, an existing gas bar is recognized as a permitted use.

25.11.4 **VC1-4**

Further to the provisions of Section 25.1, an existing implement dealership is recognized as a permitted use.

25.11.5 **VC1-5**

Further to the provisions of Section 25.1, an existing business involving the storage of derelict vehicles and the service of vehicles is recognized as a permitted use, subject to the provisions of Section 31 (Salvage Yard).

25.11.6 **VC1-6**

Further to the provisions of Section 25.1, an existing automotive sales and repair (including fender and body repair) use is recognized as a permitted use, subject to the provisions that no more than 20 vehicles may be stored on the property at any one time.

25.11.7 **VC1-7**

Notwithstanding the provisions of Section 25.1, of this By-law to the contrary the permitted uses for the lands zoned VC1-7 are as follows:

- an existing residence and re-establishment in event of accidental destruction;
- the parking of trucks, including the construction of a parking garage.

*(Township of Hullett Zoning By-law amended by By-law 10-1988)*

25.11.8 **VC1-8**

25.11.8.1 Notwithstanding the provisions of Section 25.1 to the contrary, a post office and all uses permitted in the R1 and VC1 zones, shall be permitted on the lands zoned VC1-8.

25.11.8.2 Notwithstanding the provisions of Section 25.4 to the contrary, the lot and existing buildings on the lands zoned VC1-8 shall be deemed to comply with the provisions of the VC1 zone. All other provisions of this By-law shall apply. *(Township of Hullett Zoning By-law amended by By-law 18-2000)*

25.11.9 **VC1-9**

Notwithstanding the provisions of Section 25.4 to the contrary, the following special provisions shall apply to the property zoned VC1-9:

- minimum lot area: 1127 square metres
- minimum lot frontage: 26.47 metres
- front yard depth: 0 metres
- exterior side yard depth: 0 metres
- a fence or barrier will be erected and maintained to prohibit parking and driving on the septic system
- where the provisions established by the existing commercial building are deficient from the requirements of Sections 25.4 and 3.24, the provisions established by the existing commercial site shall establish the minimum requirement on lands zoned VR1-9. All other provisions of the VC1 zone apply. *(Township of Hullett Zoning By-law amended by By-law 31-2004)*

<b>VC1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 25 Village Commercial - Hamlets (VC1)</b>	<b>VC1</b>
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**25.11.10 VC1-10**

Notwithstanding the provisions of Section 3.3 to the contrary, in the area zoned VC1-10 a gas station, eating establishment and convenience retail store are permitted. In the VC1-10 zone a 35.5 metre wide entrance is permitted. All other provisions of this By-law shall apply. (*Amended by By-law 31-2013*)

**25.12. Village Commercial (VC2)**

This zone applies to one property – located at Concession 11, Part Lot 25, East Ward.

The VC2 zone is subject to the provisions of Section 25 with the addition of the following permitted uses:

- Agricultural service establishment;
- Agricultural supply establishment;
- Automotive sales and service establishment;
- Automotive washing establishment;
- Recreational vehicle sales and service establishment;
- Drive in restaurant
- Permanent fruit or vegetable stand;
- Service station
- Uses accessory to the permitted uses. In the area zoned VC2, all outdoor storage must be located in the rear or interior side yard. (*As amended by By-law 27-2022*)

<b>C3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 26 Highway Commercial (C3)</b>	<b>C3</b>
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## **SECTION 26**

### **HIGHWAY COMMERCIAL (C3)**

No person within any Highway Commercial (C3) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **26.1 PERMITTED USES**

- 26.1.1 Agricultural sales, service and supply establishment
- 26.1.2 Auction sale facility excluding the sale of livestock
- 26.1.3 Ambulance station
- 26.1.4 Assembly Hall (Amended by By-law 37-2011)
- 26.1.5 Bed & breakfast establishment
- 26.1.6 Beer Store (Amended by By-law 27-2011)
- 26.1.7 Boat, motorcycle, motor home, snowmobile, or travel trailer sales and service establishment
- 26.1.8 Bus Depot (Amended by By-law 37-2011)
- 26.1.9 Commercial storage warehouse (rental units)
- 26.1.10 Contractors' yard
- 26.1.11 Convenience store
- 26.1.12 Drive-in theatre
- 26.1.13 Dwelling unit(s) within the rear portion or second storey of a commercial building
- 26.1.14 Dwelling existing on the date of passage of this by-law and its strengthening, repair, renovation, enlargement or re-establishment in event of accidental destruction, subject to the R2 zone provisions
- 26.1.15 Eating establishment
- 26.1.16 Farm Produce Sales Outlet (Amended by By-law 37-2011)
- 26.1.17 Fire hall
- 26.1.18 Funeral home
- 26.1.19 Garden centre
- 26.1.20 Gasoline bar
- 26.1.21 Health Club requiring an area larger than 1000 square metres (Amended by By-law 37-2011)
- 26.1.22 Hotel or motel
- 26.1.23 Landscaping and Gardening Supply (Amended by By-law 37-2011)
- 26.1.24 Laundromat
- 26.1.25 Liquor Store
- 26.1.26 Medical Clinic requiring an area larger than 1000 square metres (Amended by By-law 37-2011)
- 26.1.27 Mobile home and/or recreational vehicle sales and service establishment
- 26.1.28 Motor vehicle repair shop
- 26.1.29 Motor vehicle sales and/or service establishment
- 26.1.30 Motor vehicle washing establishment
- 26.1.31 Parking lot
- 26.1.32 Police facility
- 26.1.33 Public park in accordance with the provisions of Section 12 Open Space and Parkland
- 26.1.34 Public works yard
- 26.1.35 Retail lumber and building supply establishment
- 26.1.36 Retail store with gross floor area in excess of 1,000 square metres
- 26.1.37 Service and repair shop
- 26.1.38 Tavern
- 26.1.39 Veterinarian's Clinic (Amended by By-law 37-2011)
- 26.1.40 Brewery/distillery winery
- 26.1.41 Uses accessory to the permitted uses

#### **26.2 ACCESSORY USES**

- 26.2.1 Wholesale or warehouse use accessory to any of the foregoing permitted uses
- 26.2.2 Storage containers in accordance with Sections 26.5.5 and 3.40
- 26.2.3 Uses accessory to the permitted use

#### **26.3 PERMITTED STRUCTURES**

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

<b>C3</b>	<b>Municipality of Central Huron Zoning By-law Section 26 Highway Commercial (C3)</b>	<b>C3</b>
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## 26.4 ZONE PROVISIONS

26.4.1	Lot area (minimum)	1,400 square metres
26.4.2	Lot frontage (minimum)	30 metres
26.4.3	Lot depth (minimum)	50 metres
26.4.4	Front yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
26.4.5	Interior side yard setback (minimum)	3 metres except where the interior side lot line abuts a residential use, zone or motel/hotel the interior side yard shall be: 7.5 metres
26.4.6	Exterior side yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
26.4.7	Rear yard setback (minimum)	8 metres
26.4.8	Lot coverage (maximum)	40 %
26.4.9	Landscaped open space (minimum)	20 %
26.4.10	Building height (maximum)	12 metres
26.4.11	Building height – motel or hotel (max)	15 metres
26.4.12	Minimum dwelling unit area for dwelling units located within a commercial unit	55 square metres

## 26.5 ACCESSORY BUILDINGS AND ACCESSORY USES

### 26.5.1 Use of Accessory Buildings

The following uses shall not be permitted in accessory buildings:  
- human habitation.

### 26.5.2 Establishment of an Accessory Building or Use

No accessory building or use shall be established in a C3 zone until the main building or use to which it is accessory is established.  
Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

### 26.5.3 Location of Accessory Buildings

Shall be erected in the rear yard and/or in the interior side yard and shall comply with the front yard setback of the main building  
Accessory buildings built on a corner lot shall be located in the interior side yard and/or rear yard and can be no closer to a street than the setback required for the main building.  
Accessory buildings shall not be located between the main building and the front lot line.

<b>C3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 26 Highway Commercial (C3)</b>	<b>C3</b>
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**26.5.4 Zone Provisions for Accessory Buildings and Structures**

26.5.4.1	Lot coverage (maximum)	10% of the total lot area provided that the lot coverage of all buildings and structures does not exceed 40 percent
26.5.4.2	Distance between main and accessory buildings (minimum)	2 metres
26.5.4.3	Interior side yard setback (minimum)	3 metres
26.5.4.4	Rear yard setback (minimum)	3 metres
26.5.4.5	Building height (maximum)	8 metres, and shall not be more than 2 storeys When an accessory building is located in a yard which abuts a residential zone, the building height shall not exceed 6 metres.

**26.5.5 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 3 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.

**26.6 ADDITIONAL SETBACKS FOR GASOLINE SERVICE PUMPS**

A pump island may be located within any front yard or exterior side yard provided:

- 26.6.1 the minimum distance between any portion of the pump island and any lot line shall be five metres
- 26.6.2 where the lot is a corner lot, no portion of any pump island shall be located within the site triangle
- 26.6.3 no portion of any pump island shall be located within a radius of 10 metres of intersecting street lines

**26.7 OUTDOOR STORAGE**

The outdoor storage of goods or materials shall be permitted only to the rear or interior side of the main building provided that:

- 26.7.1 All outdoor storage is accessory to the use of the main building on the lot
- 26.7.2 Such outdoor storage shall be set back a minimum of 3 metres from any lot line and 7.5 metres from any lot line abutting a residential zone
- 26.7.3 Outdoor storage does not cover more than 35% of the lot area nor exceed twice the ground floor area of the main building on the lot

**26.8 OUTSIDE DISPLAY AREAS**

An outdoor display area shall be permitted in all yards provided:

- 26.8.1 Such outdoor display area is for merchandise kept for sale on the premises
- 26.8.2 Such outdoor display area is set back a minimum of 3 metres from any lot line
- 26.8.3 Such outdoor display area does not cover more than 35% of the lot area

**26.9 PARKING:** Refer to Section 3.22 General Provisions

**26.10 PLANTING STRIPS:** Refer to Section 3.24 General Provisions

**26.11 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions

**26.12 WASTE EFFLUENT**

No effluent or waste shall be permitted which is unsuitable for the sewage treatment plant, unless it is permitted by special agreement with the Municipality.

**26.12 SPECIAL ZONES**

**26.12.1 C3-1**

Notwithstanding the provisions of Section 26.1 to the contrary, the area zoned C3-1 may also be used

<b>C3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 26 Highway Commercial (C3)</b>	<b>C3</b>
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for a single store which may include sporting goods, electronic equipment and hardware. All other provisions shall apply. (*Town of Clinton Zoning By-law amended by By-law 20-1988*)

26.12.2 **C3-4**

Notwithstanding the provisions of Section 26.1 to the contrary, the area zoned C3-4 may also be used for one accessory dwelling unit in which the operator of the business resides.

The dwelling unit must be inside the main building and not exceed a floor area of 150 sq. metres. An outdoor miniature golf area is also permitted. All other applicable provisions shall apply. (*Town of Clinton Zoning By-law amended by By-law 25-1989*)

26.12.3 **C3-5 (Deleted by By-law 37-2011)**

26.12.4 **C3-6 (Deleted by By-law 34-2011)**

26.12.5 **C3-7**

Notwithstanding the minimum lot area requirement of Section 26.4.1, the minimum lot area for lands zoned C3-7 shall be 4032 m sq. (43400 ft. sq.), being the combined area of Parts 1 to 4 22R 3375. Access to lands zoned C3-7 shall be provided by means of Ontario Street. No permission for access or entrance shall be permitted to Smith or Townsend Streets. All other applicable provisions continue to apply. (*Town of Clinton Zoning By-law amended by By-law 24-2001*)

26.12.8 **C3-9 COMMERCIAL SHOPPING CENTRE**

26.12.8.1 **DEFINITIONS**

For the purposes of this section, the following definitions shall apply:

- 26.12.8.1.1 **"Ancillary Area"** means an area within a big box store which is accessible only through the principal entrance to the big box store and each such ancillary area shall not be greater than 325 square metres of gross leasable floor area.
- 26.12.8.1.2 **"Big Box Store"** means a store that has a gross leasable floor area of not less than 2,320 square metres and not greater than 10,690 square metres that is under the management and control of a single tenant and which may contain ancillary areas which are occupied by a licensee, concessionaire or subtenant of the tenant, and shall also include a service station or gasoline bar provided in association with the big box store. Furthermore, the store shall be identified to the public at large as a single entity, however ancillary area licensees, concessionaires, and subtenants may be permitted to identify themselves through exterior signage, which signage shall be of an ancillary nature to the tenant's signage;
- 26.12.8.1.3 **"Gross Leasable Floor Area" (g.l.f.a.)** means the aggregate of the areas of each floor, at, above, or below established grade, designed for tenant or owner occupancy, measured from the centreline of joint interior partitions and from the exterior of outside walls or walls adjoining common areas and shall exclude: areas devoted to mechanical, electrical or garbage rooms; mezzanine areas not devoted to sales, storage or customer services; exterior garden centres and exterior sales areas;
- 26.12.8.1.4 **"Service Commercial"** means personal service uses, restaurants, drive-in restaurants, gasoline bars, service shops, service stations, banks, trust companies, other financial institutions, professional offices and offices and shall not include uses selling department store type merchandise, food and convenience type merchandise, home improvement merchandise and automobile related merchandise or service stations or gasoline bars provided in association with such uses;
- 26.12.8.1.5 **"Shopping Centre"** means a group of commercial uses, in one or more buildings, designed and managed as a unit, and providing common parking areas, driveways, and other related facilities.

26.12.8.2 **PERMITTED USES**

- 26.12.8.2.1 uses permitted in the C3 zone:

<b>C3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 26 Highway Commercial (C3)</b>	<b>C3</b>
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- 26.12.8.2.2 a shopping centre which may include the following uses:
- 26.12.8.2.2.1 a bank or financial institution a department store
  - 26.12.8.2.2.2 a gasoline bar
  - 26.12.8.2.2.3 a department store
  - 26.12.8.2.2.4 an office or professional office
  - 26.12.8.2.2.5 a retail store
  - 26.12.8.2.2.6 a service shop
  - 26.12.8.2.2.7 a service station
  - 26.12.8.2.2.8 a supermarket
  - 26.12.8.2.2.9 a wholesale use
  - 26.12.8.2.2.10 a restaurant
  - 26.12.8.2.2.11 a drive-in restaurant
- 26.12.8.2.3 uses accessory to the permitted uses.

#### 26.12.8.3 FLOOR AREA REGULATIONS

- 26.12.8.3.1 - The maximum size of all uses within the area zoned C3-9, whether or not such uses are on separately titled lots, shall not exceed:
- a) 20,900 square metres of total floor area; and
  - b) 19,975 square metres of gross leasable floor area
- 26.12.8.3.2 - Subject to section 26.12.8.1.3, the maximum total gross leasable floor area of all commercial uses shall not exceed 18,580 square metres and shall be in the form of:
- a) not more than three (3) big box stores; and/or
  - b) any permitted commercial use within buildings existing on the lands on the 7th day of November 1994.
- 26.12.8.3.3 - In addition to the gross leasable floor area permitted in section 26.16.2, an additional 1,395 square metres gross leasable floor area may be used for restaurants, drive-in restaurants and service commercial uses, provided that service commercial uses, excluding restaurants and drive-in restaurants, shall not exceed a maximum 930 square metres of gross leasable floor area.

#### 26.12.8.4 SITE REGULATIONS

- 26.12.8.4.1 Parking shall be provided at a ratio of one parking space per 18 square metres of gross floor area;
- 26.12.8.4.2 All other provisions for the C3 zone shall continue to apply;
- 26.12.8.4.3 All other provisions of this Zoning By-law, as amended, shall continue to apply to the extent that they do not conflict with the provisions of the C3-9 zone. *(Township of Goderich Zoning By-law amended by By-law 6-1996)*

#### 26.12.9 C3-10

Notwithstanding the provisions of Section 26 to the contrary, the following provisions shall apply to the area zoned C3-10:

##### 26.12.9.1 PERMITTED USES

In addition to the C3 permitted uses, the area zoned C3-10 may be used for a landscaping and garden supply establishment.

##### 26.12.9.2 OUTDOOR STORAGE

The outdoor storage of goods or materials shall be permitted only to the rear of the main building provided that:

- such outdoor storage is accessory to the use of the main building on the lot;
- such outdoor storage complies with the yard and setback requirements of the C3 zone;
- such outdoor storage does not cover more than thirty-five percent (35%) of the lot area;
- any portion of the area used for outdoor storage, where it does not adjoin the outside wall of a building is completely concealed from view from the road by a fence, planting strip or decorative masonry wall or a combination thereof;
- the screening described in the forgoing section shall be a minimum of 1.8 metres in

<b>C3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 26 Highway Commercial (C3)</b>	<b>C3</b>
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height above ground level and kept in a neat and attractive manner.

#### 26.12.9.3 **OUTDOOR DISPLAY AREAS**

An outdoor display area shall be permitted to the front of the main building provided:

- such outdoor display area is for merchandise kept for sale on the premises;
- such outdoor display area complies with the yard and setback requirements of the C3 zone, except that the outdoor display area may be located in the front yard and exterior side yard provided such outdoor display area is no closer than 5 metres to any street line;
- such outdoor display area does not cover more than thirty-five percent (35%) of the lot area ;
- area is kept in a neat and attractive manner.

#### 26.12.9.4 **PARKING:** The provisions of Section 3.24 apply.

All other provisions of the C3 zone apply to the land. *(Township of Goderich Zoning By-law amended by By-law 27-2003)*

#### 26.12.10 **C3-11**

Notwithstanding the provisions of Section 26.1 to the contrary a facility involved in the manufacture of pumps and pressure systems is recognized as a permitted use.

#### 26.12.11 **C3-12**

Notwithstanding Section 26.4.7 to the contrary, for the area zoned C3-12 the rear yard shall be 3 metres. The area zoned C3-12 shall be permitted to have a private septic system until such time as Municipal sanitary services are available. *(Amended by By-law 200-2023)*

#### 26.12.12 **C3-13**

Notwithstanding the provisions of Section 26.1 to the contrary, an adult day centre is recognized as a permitted use. All other applicable provisions shall apply. *(Amended by By-law 37-2011)*

#### 26.12.13 **C3-14**

Notwithstanding the provisions of Section 26.1 to the contrary, a financial services office is recognized as a permitted use. In addition, the area zoned C3-14 shall have a minimum lot depth of 35 metres and a rear yard of 3 metres. All other applicable provisions shall apply. *(Amended by By-law 54-2014)*

#### 26.12.14 **C3-15**

Notwithstanding the provisions of Section 26.1 to the contrary, a promotional marketing business is recognized as a permitted use. In addition, the area zoned C3-15 shall have a minimum lot depth of 35 metres and a rear yard of 4.5 metres. The C3-15 zone shall have a minimum lot frontage of 23.8 metres and a minimum area of 840 square metres. All other applicable provisions shall apply. *(Amended by By-law 54-2014)*

#### 26.12.15 **C3-17**

Notwithstanding the provisions of Section 26.1 to the contrary, a financial services office is recognized as a permitted use. All other applicable provisions shall apply. *(Amended by By-law 37-2011)*

#### 26.12.16 **C3-18**

Notwithstanding Sections 26.1.36 and 26.4.3 to the contrary, in the area zoned C3-18 a retail appliance store with a floor area of 340 square metres or more is permitted. The C3-18 zone recognizes a minimum lot depth of 42 metres. All other provisions of this Bylaw shall apply. *(Amended by By-law 32-2013)*

#### 26.12.17 **C3-20**

In addition to the uses permitted in the C3 zone, the following shall also be allowed:

- a) The brewing of beer and the distilling of liquor;
- b) The retailing of goods produced on site including beer, liquor, fruits and vegetables as well as other items associated with the operation of the brewery and distillery;



<b>C3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 26 Highway Commercial (C3)</b>	<b>C3</b>
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- c) Outdoor recreational activities including soccer, ice skating, hockey games, concerts, food and beverage festivals, holiday events, cross country skiing, snowshoeing, cycling, running, dog sledding, paint balling and laser tag.

Accessory buildings and structures shall be permitted in the C3-20 zone in the front and exterior side yards provided such buildings and structures comply with the front and exterior side yard requirements applicable to principal buildings as established in Section 26.4 of the By-Law. (as amended by By-law 19-2016)

#### **C3-21**

Notwithstanding the provisions of Section 26.1 to the contrary, in the area zoned C3-21, an existing single detached residence and accessory buildings is permitted. Any additions or alterations to the single detached dwelling or new accessory buildings will be in accordance with the provisions of Section 21 of this by-law (R1 Zone). All other provisions of By-law 20-2010 as amended, shall apply. (As amended by By-law 61-2019)

### **26.13 STATUS ZONES**

#### **26.13.1 C3-8**

Notwithstanding the provisions of Section 26.1 to the contrary, the area zoned C3-8 may also be used for a business office. (*Town of Clinton Zoning By-law amended by By-law 5-1986*) Uses permitted also include: a commercial indoor recreational facility; a dance studio, a health club, private and public parks.

<b>C4</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 27 Core Commercial - Clinton (C4)</b>	<b>C4</b>
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## **SECTION 27**

### **CORE COMMERCIAL- CLINTON (C4)**

No person within any Core Commercial- Clinton (C4) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **27.1 PERMITTED USES**

- 27.1.1 Dance or photographic studio
- 27.1.2 Art gallery
- 27.1.3 Assembly hall
- 27.1.4 Bank or financial institution
- 27.1.5 Bed & breakfast establishment
- 27.1.6 Bus depot
- 27.1.7 Business and professional office
- 27.1.8 Church
- 27.1.9 Clinic
- 27.1.10 Community facility
- 27.1.11 Commercial school
- 27.1.12 Contractor's yard – with no outdoor storage of heavy equipment or building material
- 27.1.13 Dry cleaning establishment
- 27.1.14 Dwelling unit(s) within the rear portion or second storey of a commercial building
- 27.1.15 Dwelling unit(s), existing on the date of passage of this by-law and their strengthening, repair, renovation, enlargement or re-establishment in event of accidental destruction, subject to the R2 zone provisions
- 27.1.16 Eating establishment
- 27.1.17 Farm produce sales outlet or farmers market
- 27.1.18 Government office
- 27.1.19 Health club
- 27.1.20 Hotel or motel
- 27.1.21 Garden centre
- 27.1.22 Laundromat
- 27.1.23 Library
- 27.1.24 Parking lot
- 27.1.25 Personal service shop
- 27.1.26 Place of entertainment
- 27.1.27 Police facility
- 27.1.28 Post office
- 27.1.29 Printing establishment
- 27.1.30 Private club
- 27.1.31 Public building
- 27.1.32 Public park in accordance with the OS1 zone provisions
- 27.1.33 Retail store except those dealing with heavy machinery, fuels, factory equipment, building materials, new or used automobiles, boats, trailers, motorcycles, or snowmobiles
- 27.1.34 Service and repair shop
- 27.1.35 Tavern
- 27.1.36 Taxi stand
- 27.1.37 Brewery/ Distillery/ Winery
- 27.1.38 Day Nursery/ Daycare
- 27.1.39 Uses accessory to the permitted uses

#### **27.2 ACCESSORY USES**

- 27.2.1 Wholesale or warehouse use accessory to any of the foregoing permitted uses
- 27.2.2 Uses accessory to the permitted uses

#### **27.3 PERMITTED STRUCTURES**

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

<b>C4</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 27 Core Commercial - Clinton (C4)</b>	<b>C4</b>
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## 27.4 ZONE PROVISIONS

27.4.1	Interior lot area (minimum)	No minimum
27.4.2	Corner lot area (minimum)	No minimum
27.4.3	Lot frontage (minimum)	No minimum
27.4.4	Lot depth (minimum)	No minimum
27.4.5	Front yard setback (minimum)	No minimum
27.4.6	Interior side yard setback (minimum)	No minimum except where the interior lot line of a C4 zone abuts a Residential Zone the minimum interior side yard shall be: 3 metres
27.4.7	Exterior side yard setback (minimum)	No minimum
27.4.8	Rear Yard setback (minimum)	8 metres
27.4.9	Set Back from a Lane or Right-Of-Way	3 metres
27.4.10	Lot Coverage (maximum)	No maximum
27.4.11	Landscaped Open Space (minimum)	No minimum
27.4.12	Main building height (maximum)	14 metres
27.4.13	Minimum dwelling unit area for dwelling units located within a commercial unit	55 square metres

## 27.5 BUILDING REGULATIONS FOR ACCESSORY RESIDENTIAL USE

Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling unit.

## 27.6 ACCESSORY BUILDINGS AND ACCESSORY USES

### 27.6.1 Use of Accessory Buildings

The following uses shall not be permitted in accessory buildings:  
- human habitation.

### 27.6.2 Establishment of an Accessory Building or Use

No accessory building or use shall be established in a C4 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

### 27.6.3 Location of Accessory Buildings

Shall be erected in the rear yard and/or the interior side yard and shall comply with the front yard setback of the main building closer to a street than the setback required for the main building.  
Accessory buildings shall not be located between the main building and the front lot line.

### 27.6.4 Zone Provisions for Accessory Buildings and Structures

27.6.4.1	Lot coverage (maximum)	10% of the total lot area
27.6.4.2	Distance between main and accessory buildings (minimum)	2 metres
27.6.4.3	Interior side yard setback (minimum)	1.25 metres
27.6.4.4	Rear yard setback (minimum)	1.25 metres
27.6.4.5	Building height (maximum)	8 metres, and shall not be more than 2 storeys When an accessory building is located in a yard which abuts a residential zone, the building height shall not exceed 6 metres.

<b>C4</b>	<b>Municipality of Central Huron Zoning By-law Section 27 Core Commercial - Clinton (C4)</b>	<b>C4</b>
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- 27.7 PARKING:** Refer to Section 3.22 General Provisions
- 27.8 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions
- 27.9 PLANTING STRIPS:** Refer to Section 3.24 General Provisions
- 27.10 STATUS ZONES**
- 27.10.1 C4-12**  
Notwithstanding the provisions of 27.1.15 to the contrary, an apartment with as many as four units is recognized in the C4-12 zone.
- 27.11 WASTE EFFLUENT**  
No effluent or waste shall be permitted which is unsuitable for the sewage treatment plant, unless it is permitted by special agreement with the Municipality.
- 27.12 SPECIAL ZONES**
- 27.12.1 C4-1**  
Notwithstanding the provisions of Section 27.1 to the contrary the area zoned C4-1 may also be used for an automobile sales and service establishment. *(Town of Clinton Zoning By-law amended by By-law 25-1985)*
- 27.12.2 C4-2**  
Notwithstanding the provisions of Section 27.1 to the contrary the area zoned C4-2 may also be used for a bus depot, bus garage and the service of buses and other vehicles including small engines, boats, and other heavy equipment and the retail of automobiles, including the sale of gasoline and diesel fuel.
- 27.12.3 C4-3**  
Notwithstanding the provisions of Section 27.1 to the contrary, the area zoned C4-3 may also be used for an auto body shop.
- 27.12.4 C4-5**  
Notwithstanding the provisions of Section 27.1 to the contrary, the area zoned C4-5 may also be used for an existing automobile service station.
- 27.12.5 C4-6**  
Notwithstanding the provisions of Section 27.1 to the contrary, the area zoned C4-6 may also be used for an ambulance service. *(Town of Clinton Zoning By-law amended by By-law 34-1987)*
- 27.12.6 C4-7**
- 27.12.6.1 Parking**  
Notwithstanding the provisions of Sections 3.22 to the contrary, the area zoned C4-7 shall contain a minimum of 15 parking spaces and each parking space shall have a minimum width of 2.5 metres and a minimum depth of 5.5 metres. The driveway which provides access to the parking area in the rear yard shall have a minimum width of 3 metres and the parking aisle in the rear yard shall have a minimum width of 4.5 metres.  
• Notwithstanding the provisions of Section 3.22 to the contrary, the area zoned C4-7 may contain a parking area in front of the main building provided such a parking area is not closer than 3.5 metres to the street line.
- 27.12.6.2 Planting Strip**  
Notwithstanding the provisions of Section 3.24 to the contrary, the area zoned C4-7 does not require a planting strip.
- 27.12.6.3 Setback from a Lane or Right-of way**  
Notwithstanding the provisions of Section 27.4.9 to the contrary, in the area zoned C4-7 a minimum setback of 3 metres from a lane or right-of-way shall apply. *(Town of Clinton Zoning By-law amended by By-law 11-1988)*

<b>C4</b>	<b>Municipality of Central Huron Zoning By-law Section 27 Core Commercial - Clinton (C4)</b>	<b>C4</b>
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- 27.12.7 **C4-8**  
Notwithstanding the provisions of Section 27.1 to the contrary, the area zoned C4-8 may also be used for a landscape and garden supply business. *(Town of Clinton Zoning By-law amended by By-Law 29-1991)*
- 27.12.8 **C4-9**  
Notwithstanding and in addition to the provisions of Section 27 to the contrary, the lands zoned C4-9 may also be used for private senior citizens' retirement home accommodating not more than eight persons and operating as a single housekeeping unit. Notwithstanding Section 3.22 to the contrary, a private senior citizen's retirement home in the area zoned C4-9 shall provide three on site parking spaces as the minimum parking area requirement. All other provisions shall apply. *(Town of Clinton Zoning By-law amended by By-Law 18-1996)*
- 27.12.9 **C4-10**  
Notwithstanding section 27.1.15 to the contrary, for the area zoned C4-10, a converted dwelling is permitted with two apartments. All other provisions of this by-law shall apply.
- 27.12.10 **C4-11-h**  
Notwithstanding section 27.1.15 to the contrary, for the area zoned C4-11, a converted dwelling is permitted with two apartments. The holding zone shall be lifted when adequate parking is provided. All other provisions of this by-law shall apply.
- 27.12.11 **C4-13**  
Notwithstanding Section 27.1 to the contrary, for the area zoned C4-12 a residential use for up to three apartments is permitted with or without a commercial use.
- 27.12.12 **C4-14**  
In the area zoned C4-14, a three-unit rowhouse dwelling is permitted subject to the provisions of the R2 zone. *(As amended by Bylaw 27-2022)*

<b>C5</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 28 Fringe Commercial - Clinton (C5)</b>	<b>C5</b>
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## **SECTION 28**

### **FRINGE COMMERCIAL- CLINTON (C5)**

#### **28.1 PERMITTED USES**

- 28.1.1 Uses permitted in the C3 Zone in accordance with the provisions of Section 26
- 28.1.2 Uses permitted in the C4 Zone in accordance with the provisions of Section 27
- 28.1.3 Uses permitted in the R1 Zone in accordance with the provisions of Section 21
- 28.1.4 Uses permitted in the R2 Zone in accordance with the provisions of Section 22
- 28.1.5 Uses accessory to the permitted uses

#### **28.2 ACCESSORY USES**

- 28.2.1 Uses accessory to the permitted uses
- 28.2.2 A second unit in accordance with Section 28.11

#### **28.3 PERMITTED STRUCTURES**

- 28.3.1 Buildings and structures for the permitted uses.
- 28.3.2 Buildings and structures accessory to the permitted uses.

#### **28.4 ZONE PROVISIONS FOR ACCESSORY DWELLING UNITS EXISTING DWELLING, CONVERSION, GROUP HOME, ACCESSORY DWELLING**

- An existing dwelling is permitted subject to the provisions of the R2 Zone of this By-law.
- An existing dwelling may be converted to create one or more additional dwelling units subject to the provisions of the R2 Zone of this By-law.
- A group home may be established in an existing dwelling subject to the provisions, of the R2 Zone.
- All or a portion of an existing dwelling may be used for a permitted commercial use subject to the provisions of the Section below. Any portion of the existing dwelling which is retained as an accessory unit or units shall be subject to the following:
  - any dwelling unit or units shall form part of the main building and shall be to the rear and/or above the commercial use
  - the dwelling unit or units shall be completely self-contained and have separate and direct access to a yard or street
  - the minimum floor area of an accessory dwelling unit shall be as follows:
 

Bachelor Unit	37 square metres
One Bedroom Unit	55 square metres
Two Bedroom Unit	65 square metres
Three Bedroom Unit	84 square metres
plus 9.3. square metres for every bedroom in excess of 3	

#### **28.7 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **28.7.1 No Human Habitation**

Human habitation shall not be permitted in accessory buildings that are accessory to a commercial main use.

##### **28.7.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in a C5 Zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres in area are permitted in any yard.

##### **28.7.3 Location of Accessory Buildings**

Accessory Buildings shall be erected in the rear yard and/ or in the interior side yard and shall comply with the front yard setback of the main building. Accessory buildings built on a corner lot shall be located in the interior side yard and/ or rear yard and can be no closer to a street than the setback required for the main building.

Accessory buildings shall not be located between the main building and the front lot line.

##### **28.7.4 Zone Provisions for Accessory Buildings and Structures**

28.7.4.1	Lot coverage (maximum)	10% of the total lot area provided that the lot coverage of all buildings and structures does not exceed 40%
28.6.4.2	Distance between main and accessory	2 metres

<b>C5</b>	<b>Municipality of Central Huron Zoning By-law Section 28 Fringe Commercial - Clinton (C5)</b>	<b>C5</b>
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	buildings (minimum)	
28.7.4.3	Interior side yard setback (minimum)	1.25 metres
28.7.4.4	Rear yard setback (minimum)	1.25 metres
28.7.4.5	Building height (maximum)	8 metres, and shall not be more than 2 storeys When an accessory building is located in a yard which abuts a residential zone, the building height shall not exceed 6 metres.

**28.8 PARKING:** Refer to Section 3.22 General Provisions

**28.9 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions

**28.10 PLANTING STRIPS:** Refer to Section 3.24 General Provisions

#### **28.11 SECOND RESIDENTIAL UNIT PROVISIONS**

- 28.11.1 Any additional exterior stairways provided for the second unit leading to a full floor above the first storey in a single detached dwelling shall not be located in the front yard.
- 28.11.2 One additional on-site parking space shall be provided for the second unit in addition to the parking for the main dwelling.
- 28.11.3 Both the main dwelling and the second unit shall be served by one driveway.
- 28.11.4 Second units in an accessory building will be subject to the Ontario Building Code and will require a change of use permit.
- 28.11.5 No second unit will be established without being connected to full municipal water and sewer services.
- 28.11.6 A second residential unit may be established within an existing single detached residence, row house or semi-detached dwelling or in an accessory building to an existing residence on the same property, but in no case shall there be more than two dwellings permitted per lot.

#### **28.12 WASTE EFFLUENT**

No effluent or waste shall be permitted which is unsuitable for the sewage treatment plant, unless it is permitted by special agreement with the Municipality.

#### **28.13 SPECIAL ZONES**

##### **28.13.1 C5-1**

Notwithstanding the provisions of Section 3.24.10 to the contrary, the required parking area shall be set back 2 metres from the lot lines abutting a Residential Zone. The provisions of Section 3.18 (non-complying uses) shall apply except that the operative date for the purpose of Section 3.18 shall be the date of passing of amending by-law 52-1988 (December 19, 1988). All other applicable provisions shall apply. (Town of Clinton Zoning By-law amended by By-law 52-1988) (permits the lands to be used for a sporting goods store, electronic equipment, hardware store)

##### **28.13.2 C5-2**

Notwithstanding section 21.4.3 to the contrary, for the area zoned C5-2 the minimum lot frontage requirement is 12.2 metres. Notwithstanding section 21.4.1 to the contrary, for the area zoned R1-38 the minimum lot area requirement is 308 square metres. Notwithstanding section 21.4.7 to the contrary, for the area zoned R1-38 the interior side yard requirement for the east side yard is .49 metres. All other provisions of this By-law shall apply.

##### **28.13.3 C5-3**

In addition to those uses listed in Section 26.1, a telephone equipment sales store, a communication system fiber optic hub location and a communication system service and repair centre are considered permitted uses. In addition, the minimum interior side yard shall be 2.25 metres. All other applicable provisions shall apply. (Amended by By-law 34-2011)

<b>M1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 29 Light Industrial (M1)</b>	<b>M1</b>
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## **SECTION 29**

### **LIGHT INDUSTRIAL (M1)**

No person within any Light Industrial (M1) Zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **29.1 PERMITTED USES**

- 29.1.1 Assembly, manufacturing, fabricating, packaging, printing, publishing plant or warehouse conducted and wholly contained within an enclosed building and which is not nor will become obnoxious, offensive or dangerous by reason of the presence, emission or production of odour, dust, noise, smoke, fumes, glare, radiation or corrosive gases and which is not detrimental in appearance or effect to surrounding uses provided that such operation shall be carried on in a wholly enclosed building or structure
- 29.1.2 Cartage, express or truck terminal or yard
- 29.1.3 Catering service or light equipment rentals
- 29.1.4 Commercial storage warehouse (rental units)
- 29.1.5 Communications facility
- 29.1.6 Contractor's yard
- 29.1.7 Dry cleaning establishment
- 29.1.8 Fire hall
- 29.1.9 Ambulance station
- 29.1.10 Police station
- 29.1.11 Furniture refinishing, woodworking or upholstery shop
- 29.1.12 Indoor sports recreational facility
- 29.1.13 Industrial mall
- 29.1.14 Laboratory or research facility
- 29.1.15 Motor vehicle sales and/or service establishment
- 29.1.16 Parking lot
- 29.1.17 Public park subject to the provisions of Section 11 (OS1 zones)
- 29.1.18 Public works yard, garage, warehouse or storage yard
- 29.1.19 Service industrial use
- 29.1.20 Warehouse
- 29.1.21 Wholesale outlet
- 29.1.22 Recycling centre
- 29.1.23 Licensed cannabis production facility
- 29.1.24 brewery/distillery winery
- 29.1.25 Uses accessory to the permitted uses

#### **29.2 ACCESSORY USES**

- 29.2.1 Showroom or retail sales
- 29.2.2 Storage containers in accordance with Sections 28.5.5 and 3.40
- 29.2.3 Uses accessory to the permitted uses

#### **29.3 PERMITTED STRUCTURES**

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

#### **29.4 ZONE PROVISIONS**

29.4.1	Lot area (minimum)	- 600 square metres where land is serviced with municipal water and sewage - 1850 square metres where the land has a private septic system and/or a private well
29.4.2	Lot frontage (minimum)	20 metres
29.4.3	Lot depth (minimum)	30 metres
29.4.4	Front yard setback (minimum)	10 metres from a local road or 19 metres from a Provincial or County Road measured from the lot line



<b>M1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 29 Light Industrial (M1)</b>	<b>M1</b>
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		- 15 metres where the land on the opposite side of the street from an M1 zone is zoned Residential or Community Facility
29.4.5	Rear yard setback (minimum)	7.5 metres except: - 15 metres where any rear lot line abuts any Residential zone or Community Facility zone
29.4.6	Interior side yard setback (minimum)	3 metres except: - 10 metres where any rear lot line abuts any Residential zone or Community Facility zone
29.4.7	Exterior side yard setback (minimum)	10 metres from a local road or 15 metres from a Provincial or County Road measured from the lot line - 15 metres where the land on the opposite side of the street from an M1 zone is zoned Residential or Community Facility measured from the lot
29.4.8	Building height (maximum)	12 metres
29.4.9	Lot coverage (maximum)	40%
29.4.10	Landscaped open space (minimum)	10%

#### 29.4.11 **Property Abutting Railway or Hydro Right-of-Way**

Where any lot line or portion thereof abuts a railway or hydro right-of-way, the interior side or rear yard required along the lot line that abuts the railway or hydro right-of-way shall be 1.5 metres.

### 29.5 **ACCESSORY BUILDINGS AND ACCESSORY USES**

#### 29.5.1 **Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:  
- human habitation.

#### 29.5.2 **Establishment of an Accessory Building or Use**

No accessory building or use shall be established in a M1 zone until the main building or use to which it is accessory is established.

Buildings and structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

A maximum of 25 percent of the gross floor area of the main industrial building may be used for showroom or retail sales area accessory to the main industrial use.

#### 29.5.3 **Location of Accessory Buildings**

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback of the main building.

Accessory buildings built on a corner lot shall be located in the interior side yard and/or the rear yard and can be no closer to a street than the setback required for the main building.

Accessory buildings shall not be located between the main building and the front lot line.

#### 29.5.4 **Zone Provisions for Accessory Buildings and Structures**

29.5.4.1	Lot coverage (maximum)	10 percent of the total lot area provided that the lot coverage of all buildings and structures does not exceed 40 percent.
29.5.4.2	Distance between main and accessory buildings (minimum)	2 metres
29.5.4.3	Distance to side or rear lot line (minimum)	3 metres
29.5.4.4	Building height for accessory buildings	8 metres Shall not be more than 2 storeys

<b>M1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 29 Light Industrial (M1)</b>	<b>M1</b>
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	(maximum)	When an accessory building is located in a yard which abuts a residential zone, the building height shall not exceed 6 metres
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**29.5.5 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 3 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.

**29.6 PARKING:** Refer to Section 3.22 General Provisions

**29.7 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions

**29.8 PLANTING STRIPS:** Refer to Section 3.24 General Provisions

**29.9 OPEN STORAGE AND FENCING**

Notwithstanding Section 3.6 Fences and 3.21 Outdoor Storage of Waste to the contrary, on lands zoned M1 a 1.8 metre (minimum) high fence or planting strip must be established and maintained around the perimeter of outside open storage.

The required fence or planting strip shall be a solid visual barrier.

No open storage shall be permitted higher than the fence or planting strip.

Open storage is only permitted in the rear yard.

Open storage must comply with the yard and setback requirements of the M1 zone according to Section 29.4.

Open storage must not cover more than 35% of the lot area nor exceed twice the ground floor area of the main building on the lot.

**29.10 OUTDOOR MANUFACTURING**

Not permitted.

**29.11 INDUSTRIAL EFFLUENT**

No industrial effluent or waste shall be permitted which is unsuitable for the sewage treatment plant, unless it is permitted by special agreement with the Municipality. All waste shall be disposed of in a Ministry of Environment approved facility.

All industrial uses shall comply with all Ministry of Environment regulations for air, noise, water, waste and sewage.

**29.12 BUILDINGS PER LOT**

More than one main building per lot is permitted.

**29.13 SPECIAL ZONES**

**29.13.1 M1-1**

Notwithstanding the provisions of Section 29.1 to the contrary the area zoned M1-1 may also be used for a feed mill, flour mill or grain elevator.

In addition, notwithstanding the provisions of Sections 29.4.4 to the contrary, a weigh scale and an accessory office are permitted in the front yard.

Notwithstanding the provisions of Section 29.4.6 to the contrary, an easterly side yard of 3.6 metres is recognized.

Notwithstanding the provisions of Sections 29.5.4.4, 29.4.8, and 3.10 to the contrary, main and accessory buildings and structures may exceed maximum height restrictions.

Notwithstanding the provisions of Section 29.5.3 to the contrary, accessory buildings and structures are permitted in the front and side yards and may be located closer than 2 metres to the main buildings on the lot.

Notwithstanding the provisions of Section 29.5.4.1 to the contrary, the lot coverage of all buildings and

<b>M1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 29 Light Industrial (M1)</b>	<b>M1</b>
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structures, including accessory buildings and structures shall not exceed 40%.  
(As amended by By-law 7-1998)

- 29.13.2 **M1-2**  
Notwithstanding the provisions of Section 29.1 to the contrary the area zoned M1-2 may also be used for a contractor's yard.
- 29.13.3 **M1-3**  
Notwithstanding the provisions of Section 29.1, to the contrary, the area zoned M1-3 shall include, as an additional use, an auction sales facility. Notwithstanding the provisions of Section 29.4., to the contrary, the front yard depth is 11.5 m (38ft.). (*Township of Goderich Zoning By-law amended by By-Law 27-1992*)  
In the area zoned M1-3, the uses of the C3 zone are also permitted subject to the provisions of the C3 zone. (Bylaw 27-2022)
- 29.13.4 **M1-6**  
Notwithstanding the provisions of 29.2 to the contrary, the area zoned M1-6 will permit storage containers for a self-storage business. All other provisions of this by-law shall apply.
- 29.14 STATUS ZONES**
- 29.14.1 **M1-4**  
Notwithstanding the provisions of Section 29.1 to the contrary a propane and distribution plant is recognized as a permitted use.
- 29.14.2 **M1-5**  
Notwithstanding the provision of Section 29.1 to the contrary a school bus barn is recognized as a permitted use.

<b>M2</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 30 General Industrial (M2)</b>	<b>M2</b>
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## **SECTION 30**

### **GENERAL INDUSTRIAL (M2)**

No person within any General Industrial (M2) Zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **30.1 PERMITTED USES**

- 30.1.1 Any use permitted in an M1 Zone
- 30.1.2 Aggregate storage and sales yard
- 30.1.3 Agricultural industrial establishment
- 30.1.4 Agricultural processing establishment not including dead stock removal
- 30.1.5 Cartage, express or truck transport terminal or yard
- 30.1.6 Communication tower
- 30.1.7 Contractor's yard
- 30.1.8 Fuel storage tank or supply yard
- 30.1.9 Lumber yard
- 30.1.10 Motor vehicle body shop
- 30.1.11 Motor vehicle sales and/or service establishment
- 30.1.12 Motor vehicle repair shop
- 30.1.13 Sawmill or lumber mill
- 30.1.14 Redi-mix plant
- 30.1.15 Uses accessory to the permitted uses

#### **30.2 ACCESSORY USES**

- 30.2.1 Showroom or retail sales
- 30.2.2 Storage containers in accordance with Section 29.5.5 and 3.40
- 30.2.3 Uses accessory to the permitted uses

#### **30.3 PERMITTED STRUCTURES**

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

#### **30.4 ZONE PROVISIONS**

30.4.1	Lot area (minimum)	- 600 square metres where land is serviced with municipal water and sewage - 1850 square metres where the land has a private septic system and/or a private well
30.4.2	Lot frontage (minimum)	20 metres
30.4.3	Lot depth (minimum)	30 metres
30.4.4	Front yard set back (minimum)	10 metres from a local road measured from the lot line or 19 metres from a Provincial or County Road. - 15 metres where the land on the opposite side of the street from an M2 zone is zoned Residential or Community Facility
30.4.5	Rear yard setback (minimum)	7.5 metres except: - 15 metres where any rear lot line abuts any Residential zone or Community Facility zone
30.4.6	Interior side yard setback (minimum)	3 metres except: - 10 metres where any side lot line abuts any Residential zone or Community Facility zone
30.4.7	Exterior side yard setback (minimum)	15 metres from a Provincial or County Road or 10 metres from a local road measured from the lot line. - 15 metres where the land on the opposite side of the street from an M2 zone is zoned Residential or Community Facility
30.4.8	Building height	30 metres

<b>M2</b>	<b>Municipality of Central Huron Zoning By-law Section 30 General Industrial (M2)</b>	<b>M2</b>
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	(maximum)	If any portion of the building or structure is erected above a height of 15 metres, such building or structure must be set back from the centerline of the abutting street or from the front, side or rear lot lines a further distance of .5 metres for each metre of height above 15 metres.
30.4.9	Lot Coverage (maximum)	40%
30.4.10	Landscaped Open Space (minimum)	10%

#### 30.4.11 **Property Abutting Railway or Hydro Right-of-Way**

Where any lot line or portion thereof abuts a railway or hydro right-of-way, the interior side or rear yard required along the lot line that abuts the railway or hydro right-of-way shall be 1.5 metres.

### 30.5 **ACCESSORY BUILDINGS AND ACCESSORY USES**

#### 30.5.1 **Use of Accessory Buildings**

The following uses shall not be permitted in an accessory building:

- human habitation.

#### 30.5.2 **Establishment of an Accessory Building or Use**

No accessory building or use shall be established in a M2 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

A maximum of 25 percent of the gross floor area of the main industrial building may be used for showroom or retail sale accessory to the main industrial use.

#### 30.5.3 **Location of Accessory Buildings**

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback of the main building.

Accessory buildings built on a corner lot shall be located in the interior side yard and/or the rear yard and can be no closer to a street than the setback required for the main building.

Accessory buildings shall not be located between the main building and the front lot line.

#### 30.5.4 **Zone Provisions for Accessory Buildings and Structures**

30.5.4.1	Lot coverage (maximum)	10 percent of the total lot area provided that the lot coverage of all buildings and structures does not exceed 40 percent.
30.5.4.2	Distance between main and accessory buildings (minimum)	2 metres
30.5.4.3	Distance to side or rear lot line (minimum)	3 metres
30.5.4.4	Building Height (maximum)	8 metres Shall not be more than 2 storeys When an accessory building is located in a yard which abuts a residential zone, the building height shall not exceed 6 metres

#### 30.5.5 **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 3 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.

<b>M2</b>	<b>Municipality of Central Huron Zoning By-law Section 30 General Industrial (M2)</b>	<b>M2</b>
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**30.6 PARKING:** Refer to Section 3.22 General Provisions

**30.7 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions

**30.8 PLANTING STRIPS:** Refer to Section 3.24 General Provisions

**30.9 OPEN STORAGE AND FENCING**

Notwithstanding Section 3.6 Fences and 3.21 Outdoor Storage of Waste to the contrary, on lands zoned M1 a 1.8 metre (minimum) high fence or planting strip must be established and maintained around the perimeter of outside open storage. .

The required fence or planting strip shall be a solid visual barrier.

No open storage shall be permitted higher than the fence or planting strip.

Open storage is only permitted in the rear yard.

Open storage must comply with the yard and setback requirements of the M2 zone according to Section 29.4.

Open storage must not cover more than 35% of the lot area nor exceed twice the ground floor area of the main building on the lot.

**30.10 OUTDOOR MANUFACTURING**

Manufacturing is not permitted outdoors.

**30.11 INDUSTRIAL EFFLUENT**

No industrial effluent or waste shall be permitted which is unsuitable for the sewage treatment plant, unless it is permitted by special agreement with the Municipality. All waste shall be disposed of in a Ministry of Environment approved facility.

All industrial uses shall comply with all Ministry of Environment regulations for air, noise, water, waste and sewage.

**30.12 BUILDINGS PER LOT**

More than one main building per lot is permitted.

**30.13 SPECIAL ZONES**

**30.13.1 M2-1**

Notwithstanding the servicing provisions of Section 3.43.1 of this By-law to the contrary, lands zoned M2-1 may be divided into two separate and conveyable properties. Each property may contain an industrial building in compliance with the applicable zone regulations. The permitted uses on lands zoned M2-1 shall only be those uses from Section 29.1 which do not require municipal sanitary services. Such uses shall require a system for the disposal of human waste. A change of use, or new building or structure may only be permitted when the owner has provided to the municipality confirmation that the County of Huron Health Unit has confirmed the ability of an individual septic tank and tile field to be appropriate to handle the effluent generated. In the event the County of Huron Health Unit advises that the change of use requires the provision of full municipal sanitary services, such change of use shall not be permitted until sanitary services are extended to the subject property. The extension of sanitary services shall be at the expense of the owner. Lands zoned M2-1 shall connect to the municipal water system. All other provisions of this By-law continue to apply. (*Town of Clinton Zoning By-law amended by By-law 13-2003*)

<b>CF1</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 31 Community Facility (CF1)</b>	<b>CF1</b>
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## **SECTION 31**

### **COMMUNITY FACILITY (CF1)**

No person within any Community Facility (CF1) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **31.1 PERMITTED USES**

- 31.1.1 Ambulance station
- 31.1.2 Arena
- 31.1.3 Art or cultural facility
- 31.1.4 Assembly hall
- 31.1.5 Cemetery
- 31.1.6 Church or religious institution
- 31.1.7 Clinic
- 31.1.8 Community centre
- 31.1.9 Day nursery/ daycare
- 31.1.10 Fairgrounds
- 31.1.11 Farmers market
- 31.1.12 Fire hall
- 31.1.13 Gaming Facility
- 31.1.14 Grandstand
- 31.1.15 Home for the aged
- 31.1.16 Hospice
- 31.1.17 Hospital
- 31.1.18 Library
- 31.1.19 Museum
- 31.1.20 Parking lot
- 31.1.21 Pipelines
- 31.1.22 Police station
- 31.1.23 Post office
- 31.1.24 Public buildings and uses
- 31.1.25 Public works garage, warehouse or storage yard
- 31.1.26 Public park
- 31.1.27 Racetrack
- 31.1.28 Railway track and station
- 31.1.29 Sewage treatment plant
- 31.1.30 School
- 31.1.31 Sports field
- 31.1.32 Sports and recreation facility
- 31.1.33 Swimming pool, public
- 31.1.34 Theatre
- 31.1.35 Utility service building
- 31.1.36 Water tower or reservoir
- 31.1.37 Water treatment plant
- 31.1.38 Uses accessory to the permitted uses

#### **31.2 ACCESSORY USES**

- 31.2.1 Uses accessory to the permitted uses

#### **31.3 PERMITTED STRUCTURES**

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

<b>CF1</b>	<b>Municipality of Central Huron Zoning By-law Section 31 Community Facility (CF1)</b>	<b>CF1</b>
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#### 31.4 ZONE PROVISIONS

31.4.1	Lot area (minimum)	1000 square metres where full municipal services are available 1850 square metres where partial or private services exist
31.4.2	Lot frontage (minimum)	20 metres
31.4.3	Lot depth (minimum)	30 metres
31.4.4	Front yard setback (minimum)	7.5 metres in a settlement area or 15 metres on a local road outside a settlement area 19 metres abutting a Provincial or County Road In all cases the front yard setback is measured from the lot line
31.4.5	Interior side yard setback (minimum)	5 metres or 9 metres where use abuts a residential use
31.4.6	Exterior side yard setback (minimum)	6 metres in an urban settlement area 9 metres outside an urban settlement area
31.4.7	Rear yard setback (minimum)	10 metres
31.4.8	Building height (maximum)	18 metres
31.4.9	Lot coverage (maximum)	40%
31.4.10	Landscaped open space (minimum)	20%

#### 31.5 ACCESSORY BUILDINGS AND ACCESSORY USES

##### 31.5.1 Use of Accessory Buildings

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation.

##### 31.5.2 Establishment of an Accessory Building or Use

No accessory building or use shall be established in a CF1 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

##### 31.5.3 Location of Accessory Buildings

Shall be erected in the rear yard and/or interior side yard and shall comply with front yard setback of the main building.

Accessory buildings built on a corner lot shall be located in the interior side yard and/or the rear yard and can be no closer to a street than the setback required for the main building.

Accessory buildings shall not be located between the main building and the front lot line.

##### 31.5.4 Zone Provisions for Accessory Buildings and Structures

31.5.4.1	Lot coverage (maximum)	10 percent of the total lot area provided that the lot coverage of all buildings and structures does not exceed 40 percent.
31.5.4.2	Distance between main and accessory buildings (minimum)	2 metres
31.5.4.3	Distance to interior or rear lot line (minimum)	1.25 metres
31.5.4.4	Building Height (maximum)	8 metres Shall not be more than 2 storeys When an accessory building is located in a yard which abuts a residential zone, the building height shall not exceed 6 metres



<b>CF1</b>	<b>Municipality of Central Huron Zoning By-law Section 31 Community Facility (CF1)</b>	<b>CF1</b>
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### **31.6 MINIMUM DISTANCE SEPARATION**

Notwithstanding any other provision of this by-law to the contrary, no residential, institutional, 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.

#### **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 housing facility, closed or inactive cemeteries located within a CF1 zone shall be treated as a Type A land use.

Section 31.6 does not apply in a Settlement Area.

**31.7 PARKING:** Refer to Section 3.22 General Provisions

**31.8 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions

**31.9 PLANTING STRIPS:** Refer to Section 3.24 General Provisions

### **31.10 OPEN STORAGE**

Where a CF1 zone abuts a Residential zone the outdoor storage of goods, material, or equipment is not permitted.

### **31.11 SPECIAL ZONES**

#### **31.11.1 CF1-1**

Notwithstanding the provisions of Section 31.1 to the contrary, the area zoned CF1-1 may be used for one detached single detached dwelling. All other applicable provisions shall apply. *(Town of Clinton Zoning By-law amended by By-law 17-1989)*

#### **31.11.2 CF1-2**

Notwithstanding the provisions of Section 31.1 to the contrary, the area zoned CF1-2 may be used for a holistic health care centre with in-patient, out-patient and educational services relating to holistic healing in addition to the uses permitted in an AG1 zone.  
*(Township of Goderich Zoning By-law amended by By-Law 4-1986)*

#### **31.11.3 CF1-3**

Notwithstanding the provisions of Section 3.24 to the contrary, the area zoned CF1-3 is exempted from the required planting strip along the east half of the south lot line. *(Town of Clinton Zoning By-law amended by By-law 22-1991)*

#### **31.11.4 CF1-4**

Notwithstanding the provisions of Section 31.1 to the contrary, the area zoned CF1-4 may only be used for a parking lot accessory to a church. *(Town of Clinton Zoning By-law amended by By-law 02-1999)*

#### **31.11.5 CF1-5**

In addition to the uses permitted in Section 31.1, an equine and agricultural training facility is permitted in the CF1-5 zone. Notwithstanding Section 3.25.4 the keeping of horses is permitted in a CF1-5 zone *(Town of Clinton Zoning By-law amended by By-law 30-2007)*.

#### **31.11.6 CF1-6**

Notwithstanding the provisions of Section 3.26 to the contrary, the planting strip required along the northwest limit of the subject lot (adjacent to existing residences) is not required until building or activity development occurs within 150 metres of the northwest property line of the lands zoned CF1-6 Notwithstanding the provisions of Section 3.4 to the contrary, the area zoned CF1-6 permits a second main building in addition to the existing St. Anne's Secondary School located in the East Ward, Municipality of Central Huron. All other provisions of this By-law continue to apply. *(Town of Clinton Zoning By-law amended by By-law 06-2004)*

<b>CF1</b>	<b>Municipality of Central Huron Zoning By-law Section 31 Community Facility (CF1)</b>	<b>CF1</b>
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**31.11.7 CF1-7**

Notwithstanding the permitted uses of Section 3.26 to the contrary, on lands zoned CF1-7 an emergency services training building may be a permitted use, building or structure. Such buildings, structures and uses may be permitted in the absence of a Fire Hall. All other provisions of this By-law continue to apply. *(Township of Hullett Zoning By-law amended by By-law 18-2003)*

**31.11.8 CF1-9**

In addition to the uses permitted in Section 31.1, an equine and agricultural training facility is permitted in the CF1-9 zone. Notwithstanding section 3.25.4 to the contrary the keeping of horses is permitted in the CF1-9 zone. A Recreational Vehicle Campground is permitted as an accessory use to an equine and agricultural training facility. A recreational vehicle is defined as a 'travel trailer' in this by-law.

**31.11.9 CF1-10**

Notwithstanding section 3.22.13.5 to the contrary, for the area zoned CF1-10 the perpendicular width of the driveway fronting Beech Street shall be a maximum of 20.1 metres. All other provisions of this By-law apply.

**31.11.10 CF1-11**

Notwithstanding Section 31.4.10 to the contrary, for the area zoned CF1-7 the landscaped open space requirement shall be 12%. *(Town of Clinton Zoning By-law amended by By-law 18-2010)*

<b>SY</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 32 Salvage Yard (SY)</b>	<b>SY</b>
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## **SECTION 32**

### **SALVAGE YARD (SY)**

No person within any Salvage Yard (SY) Zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **32.1 PERMITTED USES**

- 32.1.1 Motor vehicle wrecking establishment
- 32.1.2 Salvage yard
- 32.1.3 Uses accessory to the permitted uses

#### **32.2 ACCESSORY USES**

- 32.2.1 Accessory residence
- 32.2.2 Retail sales accessory to a salvage yard or motor vehicle wrecking establishment
- 32.2.3 Storage Containers in accordance with Section 31.5.5 and 3.40
- 31.2.4 Uses accessory to the permitted uses

#### **32.3 PERMITTED STRUCTURES**

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

#### **32.4 ZONE PROVISIONS**

32.4.1	Lot Area (minimum)	2 hectares
32.4.2	Lot Area (maximum)	6 hectares
32.4.3	Lot Frontage (minimum)	45 metres
32.4.4	Front yard setback (minimum)	15 metres
32.4.5	Interior side yard setback (minimum)	3 metres except: - 15 metres where any side lot line abuts any Non-Industrial Zone - 1 metre where any side lot line abuts any railway right-of-way
32.4.6	Exterior side yard setback (minimum)	30 metres from a municipal or County road or Provincial Highway measured from the lot line
32.4.7	Rear yard setback (minimum)	3 metres except: - 15 metres where any rear lot line abuts any Non-Industrial Zone - 1 metre where any rear lot line abuts a railway right-of-way
32.4.8	Building Height (maximum)	12 metres
32.4.9	Lot Coverage (maximum)	20%

#### **32.5 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **32.5.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:  
- human habitation except where a dwelling is a permitted accessory use.

##### **32.5.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in a SY zone until the main building or use to which it is accessory is established.  
Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.  
A maximum of 25 percent of the gross floor area of the main building may be used for showroom or retail sales accessory to the main use.

<b>SY</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 32 Salvage Yard (SY)</b>	<b>SY</b>
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The outdoor display area for motor vehicles shall be limited to 10 vehicles and be located at a setback of 10 metres from the exterior side or front property line.

### 32.5.3 **Location of Accessory Buildings**

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback of the main building.

Accessory buildings built on a corner lot shall be located in the interior side yard and/or the rear yard and can be no closer to a street than the setback required for the main building.

Accessory buildings (except an accessory residence) shall not be located between the main building and the front lot line.

### 32.5.4 **Zone Provisions for Accessory Buildings and Structures**

32.5.4.1	Lot coverage (maximum)	10 percent of the total lot area provided that the lot coverage of all buildings and structures does not exceed 20 percent.
32.5.4.2	Distance between main and accessory buildings (minimum)	2 metres
32.5.4.3	Distance to interior or rear lot line (minimum)	1.25 metres
32.5.4.4	Building Height for accessory buildings not including an accessory residence (maximum)	10 metres Shall not be more than 2 storeys When an accessory building is located in a yard which abuts a residential zone, the building height shall not exceed 6 metres
32.5.4.5	Building Height for an accessory residence (maximum)	9 metres
32.5.4.6	Accessory residential buildings	31.4 Yard provisions apply

### 32.5.5 **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 3 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.

### 32.6 **MINIMUM DISTANCE SEPARATION (RESIDENTIAL)**

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

**32.7 PARKING:** Refer to Section 3.22 General Provisions

**32.8 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions

**32.9 PLANTING STRIP:** Refer to Section 3.24 General Provisions

### 32.10 **OPEN STORAGE AND FENCING**

Notwithstanding Section 3.6 to the contrary, on lands zoned SY a 2.5 metre (minimum) high fence must be erected and maintained around the perimeter of outside open storage.

The required fence shall be a solid visual barrier.

No vehicles or open storage shall be permitted higher than the fence.

No open storage will be permitted in the front yard.

<b>DS</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 33 Disposal (DS)</b>	<b>DS</b>
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## **SECTION 33**

### **DISPOSAL (DS)**

No person within any Disposal (DS) Zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **33.1 PERMITTED USES**

- 33.1.1 Waste disposal facility as approved by the Ministry of Environment
- 33.1.2 Landfill transfer station
- 33.1.3 Municipal compost site
- 33.1.4 Uses accessory to the permitted uses

#### **33.2 ACCESSORY USES**

- 33.2.1 Uses accessory to the permitted uses

#### **33.3 PERMITTED STRUCTURES**

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

#### **33.4 SPECIAL PROVISIONS**

##### **33.4.1 Provincial Requirements**

All disposal sites shall develop according to the applicable provincial regulations of the Ministry of the Environment, Conservation and Parks.

##### **33.4.2 Restrictions in Areas Adjacent to Operating Licensed Disposal Sites**

No new building or structure, used for residential or livestock purposes shall be erected within 500 metres of any licensed area of a Municipal landfill site until it has been determined by a qualified professional to the satisfaction of the municipality and the Ministry of the Environment, Conservation and Parks, 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.

##### **33.4.3 Restrictions in Areas Adjacent to Non-operating Disposal Sites**

Where technical controls for leachate or leachate and gas are required surrounding a fill area, no new building or structure shall be erected within 30 metres of its perimeter. This distance may be reduced to 20 metres in cases where only gas controls are necessary.

<b>D</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 34 Development (D)</b>	<b>D</b>
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## **SECTION 34**

### **DEVELOPMENT (D)**

No person within any Development (D) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **34.1 PERMITTED USES**

- 34.1.1 Uses lawfully in existence on the date of passing of this By-law that have not been discontinued for a period of more than 24 months
- 34.1.1 Agriculture use, limited
- 34.1.2 Uses accessory to the permitted uses, not including the establishment of new residences and new livestock agricultural buildings.

#### **34.2 ACCESSORY USES**

- 34.2.1 Uses accessory to the permitted uses, not including the establishment of new residences and new agricultural buildings.

#### **34.3 PERMITTED STRUCTURES**

- 34.3.1 Buildings and structures existing on the date of passing of this By-law
- 34.3.2 Buildings and structures accessory to the permitted uses, (e.g. accessory garage or shed for an existing residential use)

#### **34.4 ZONE PROVISIONS FOR EXISTING RESIDENCES**

Existing residences will be allowed to expand, enlarge or re-establish provided that the provisions of the R1 or R2 zone are complied with and provided that the same number of dwellings or dwelling units are maintained.

#### **34.5 ACCESSORY BUILDINGS AND ACCESSORY USES**

##### **34.5.1 Use of Accessory Buildings**

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation.

##### **34.5.2 Establishment of an Accessory Building or Use**

No accessory building or use shall be established in a D zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

##### **34.5.3 Location of Accessory Buildings**

Accessory buildings shall not be located between the main building and the front lot line.  
Accessory buildings built on a corner lot shall be located in the interior side and/or rear yard and can be no closer to the street than the setback required for the main building

##### **34.5.4 Zone Provisions for Accessory Buildings and Structures**

34.5.4.1	Lot coverage (maximum)	10 percent of the total lot area provided that the lot coverage of all buildings and structures does not exceed 35 percent.
34.5.4.2	Distance between main and accessory buildings (minimum)	2 metres
34.5.4.3	Distance to side or rear lot line (minimum)	7.5 metres
34.5.4.4	Building Height (maximum)	6 metres Shall not be more than 2 storeys
34.5.4.5	Front yard setback (minimum)	10 metres

<b>D</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 34 Development (D)</b>	<b>D</b>
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### 34.5 SPECIAL ZONES

#### 34.5.1 D-1

Notwithstanding the provisions of Section 33.1 to the contrary the area zoned D-1, may include a horse barn (with a capacity of up to fifteen (15) horses) and accessory buildings subject to the following provisions:

34.5.1.1 Required separation distance between the horse barn and the boundary of Lot 19 or Lot 7, R.P. 356.

Capacity of Horse Barn (Number of Horses)	Distance in Metres
5 or less	59
6 – 8	81
9 – 10	85
11 – 16	103

34.5.1.2 Side and rear yard requirements for the horse barn: 15 metres

#### 34.5.2 D-2

Notwithstanding Section 34.1 to the contrary, the area zoned D-2 may include a horse barn with a capacity of up to 30 horses and accessory buildings subject to the following provisions:

Lot Area (minimum)	8000 square metres
Front Yard (minimum)	7.5 metres
Side Yard (minimum)	5.0 metres
Rear Yard (minimum)	15 metres
Lot Coverage (maximum)	30 percent
<i>(Town of Clinton Zoning By-law amended by By-law 33-2007)</i>	

#### 34.5.3 D-3

Notwithstanding the provisions in Section 34.1 to the contrary, the area zoned D-3 may be used for a residence and accessory buildings according to the provisions in Section 21 (Residential Low Density) of this By-law. *(Amended by By-law 37-2011)*

#### 34.5.4 D-4

Notwithstanding the provisions of Section 33 of this By-law to the contrary, the lands zoned D-4 are subject to a temporary use by-law. Lands zoned D-4 may be used for two community soccer fields and as an area for parking on a temporary basis. A barrier to the satisfaction of the Municipality of Central Huron will be in place at all times to prevent soccer balls from entering the right-of-way for County Highway 4. All other applicable provisions shall apply. This amendment will be in effect until August 25 2012.

#### 34.5.5 D-5

Notwithstanding the provisions to the contrary, in the area zoned D-5 a salt extraction operation is permitted subject to the provisions of the ER1 zone.

<b>-h</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 35 Holding Zone (-h)</b>	<b>-h</b>
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## **SECTION 35**

### **HOLDING ZONE (-h)**

No person within any Holding (-h) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### **35.1 PERMITTED USES**

- 35.1.1 Uses, buildings and structures lawfully in existence on the date of passing of the By-law to apply the holding zone to the subject lands that have not been discontinued for a period of more than 24 months.
- 35.1.2 Uses, buildings and structures accessory to the permitted uses.

#### **35.2 SPECIAL PROVISIONS**

##### **35.2.1 NEW DEVELOPMENT**

No new development of land will be permitted in a Holding (-h) Zone, until such time as Council has passed a By-law removing the holding symbol.

#### **35.3 EXISTING RESIDENCES**

Existing residences will be allowed to expand, enlarge or re-establish provided that the provisions of the R1 and R2 zones are complied with and provided that the same number(s) of dwelling units are maintained.



<b>M3</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 36 Harbour Industrial (M3)</b>	<b>M3</b>
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## **SECTION 36**

### **HARBOUR INDUSTRIAL (M3)**

No person within any Harbour Industrial zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions.

#### **36.1 PERMITTED USES**

36.1.1 Harbour industrial uses

36.1.2 Open bulk storage associated with the harbour industrial use

#### **36.2 PERMITTED STRUCTURES**

36.2.1 Buildings and structures required for shipping, navigation and harbour administration

36.2.3 Buildings and structures accessory to the permitted use

36.2.4 Buildings and structures necessary for flood and/or erosion control prevention subject to the necessary Conservation Authority permit.

#### **36.3 ZONE PROVISIONS**

36.3.1	Lot area (minimum)	No minimum provided that where neither municipal water nor sanitary sewers are provided, the minimum lot area shall be 1858 square metres plus 46.5 square metres for each person above 20 persons employed on the lot.
36.3.2	Lot depth (minimum)	No minimum
36.3.3	Lot frontage (minimum)	No minimum
36.3.4	Front yard setback (minimum)	6 metres
36.3.5	Rear yard setback (minimum)	No minimum
36.3.6	Interior side yard setback	3 metres
36.3.7	Exterior Side Yard setback (minimum)	6 metres
36.3.8	Lot Coverage (maximum)	85%
36.3.9	Landscaped Open Space (minimum)	10%
36.3.10	Height of Buildings (maximum)	No minimum
36.3.11	Property Abutting Railway or Hydro Right-Of-Way	Notwithstanding any other provisions of this By-Law to the contrary, where any lot line or portion thereof abuts a railway or hydro right-of-way, the interior side or rear yard required along that portion of such lot line which so abuts the railway or hydro right-of-way shall be: 1.5 metres

**36.4 PARKING** Refer to Section 3.22 General Provisions

**36.5 EXTERIOR LIGHTING:** Refer to Section 3.5 General Provisions

#### **36.6 SPECIAL ZONES**

##### **M3-1**

36.6.1 Notwithstanding any provision of this by-law to the contrary, no placing or removal of fill shall be permitted within the M3-1 zone without the prior written permission of the Municipality and the Maitland Valley Conservation Authority. An environmental assessment may be required as a requisite condition for any development in the M3-1 zone. All other provisions of this by-law shall apply. *(Amended by By-law 38-2014)*

<b>C6</b>	<b>Municipality of Central Huron Zoning By-law</b> <b>Section 37 Mixed Use Core Area Commercial (C6)</b>	<b>C6</b>
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## **SECTION 37**

### **MIXED USE CORE AREA COMMERCIAL (C6) ZONE**

#### **37.1. USES PERMITTED**

No person shall within any C6 zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- all uses permitted in a C4 zone;
- Multiple unit residential building;
- Converted dwelling;
- Dwelling with supports;
- residential uses that lawfully existed on the date of the passing of this Bylaw, subject to the provisions of Section 21 or Section 22 according to housing type;
- Community facility;
- Uses accessory to the permitted uses.

#### **37.2. ZONE PROVISIONS**

No person shall within any C6 zone use any lot or erect, alter or use any building or structure except in accordance with the provisions of Section 27.4., unless otherwise stated:

##### **37.2.1. FRONT YARD SETBACK**

Minimum: no minimum

Maximum: established average setbacks of the buildings on abutting lots along the said street on the date the building permit is issued.

##### **37.2.2. HEIGHT OF MAIN BUILDING**

Minimum: 7.6 metres which shall include two storeys

Maximum: 14

##### **37.2.3. PARKING, ACCESSORY BUILDINGS, PLANTING STRIPS, ETC.**

In accordance with the provisions of Section 6 hereof.

#### **37.3. SPECIAL ZONES**

##### **37.3.1 C6-1 (formerly C4-2)**

Notwithstanding the provisions of Section 37.1 to the contrary, the area zoned C6-1 may also be used for a bus depot, bus garage and the service of buses and other vehicles including small engines, boats, and other heavy equipment and the retail of automobiles, including the sale of gasoline and diesel fuel. The uses specifically permitted by this special zone are subject to the provisions of Section 27.4.

##### **37.3.2. C6-2 (formerly M1-2 and C4-8)**

Notwithstanding the provisions of 37.1 to the contrary, the area zoned C6-2 may also be used for a contractor's yard and landscape and garden supply business.

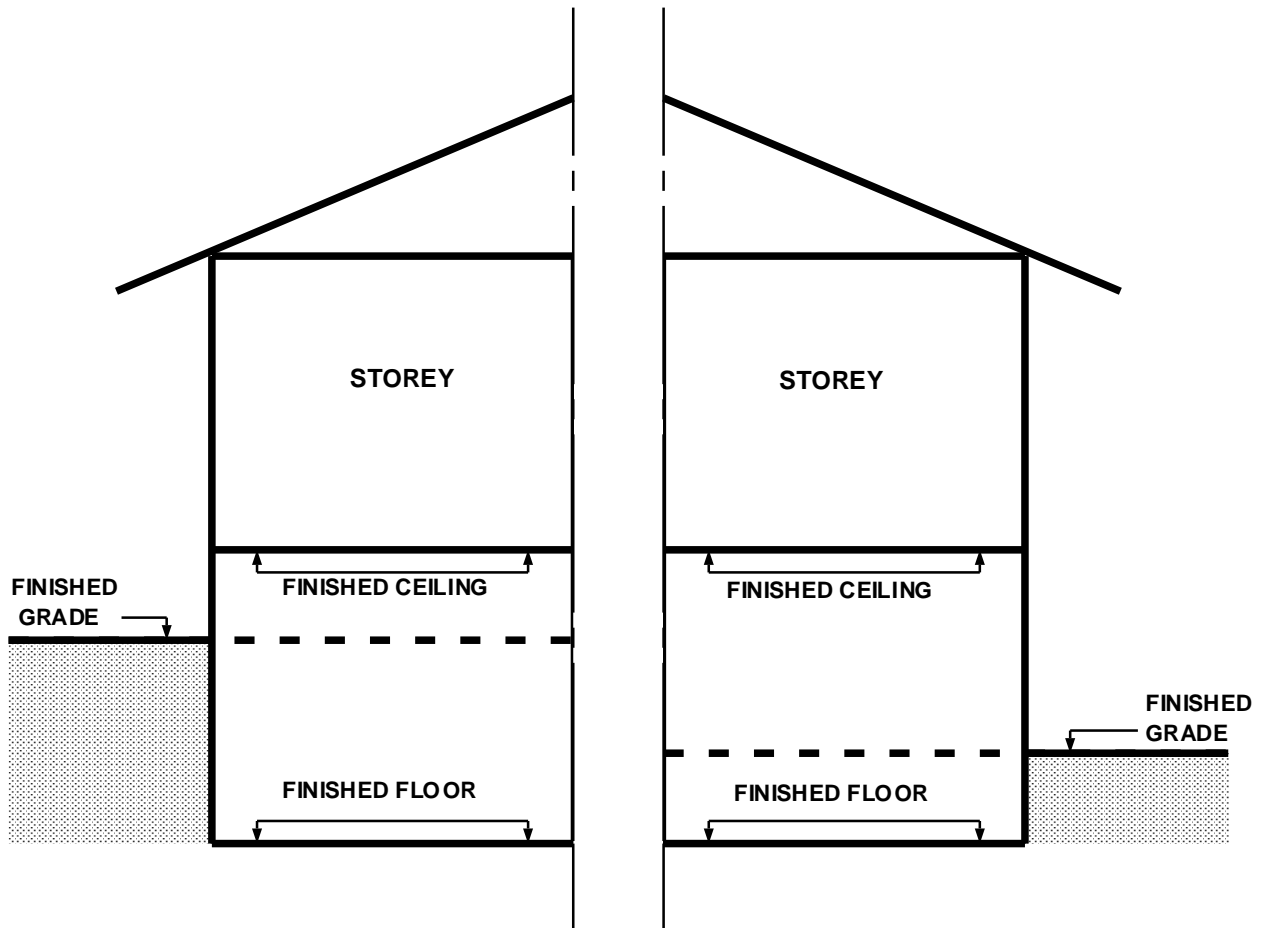
##### **37.3.3. C6-3 (formerly C4-8)**

Notwithstanding the provisions of 37.1 to the contrary, the area zoned C6-3 may also be used for a landscape and garden supply business.

##### **37.3.4. C6-4 (formerly C4-3)**

Notwithstanding the provisions of 37.1 to the contrary, the area zoned C6-4 may also be used for an auto body shop. (As amended by By-law 27-2022)

**APPENDIX 1  
ILLUSTRATION OF CELLAR  
AND BASEMENT DEFINITIONS\***



**CELLAR**

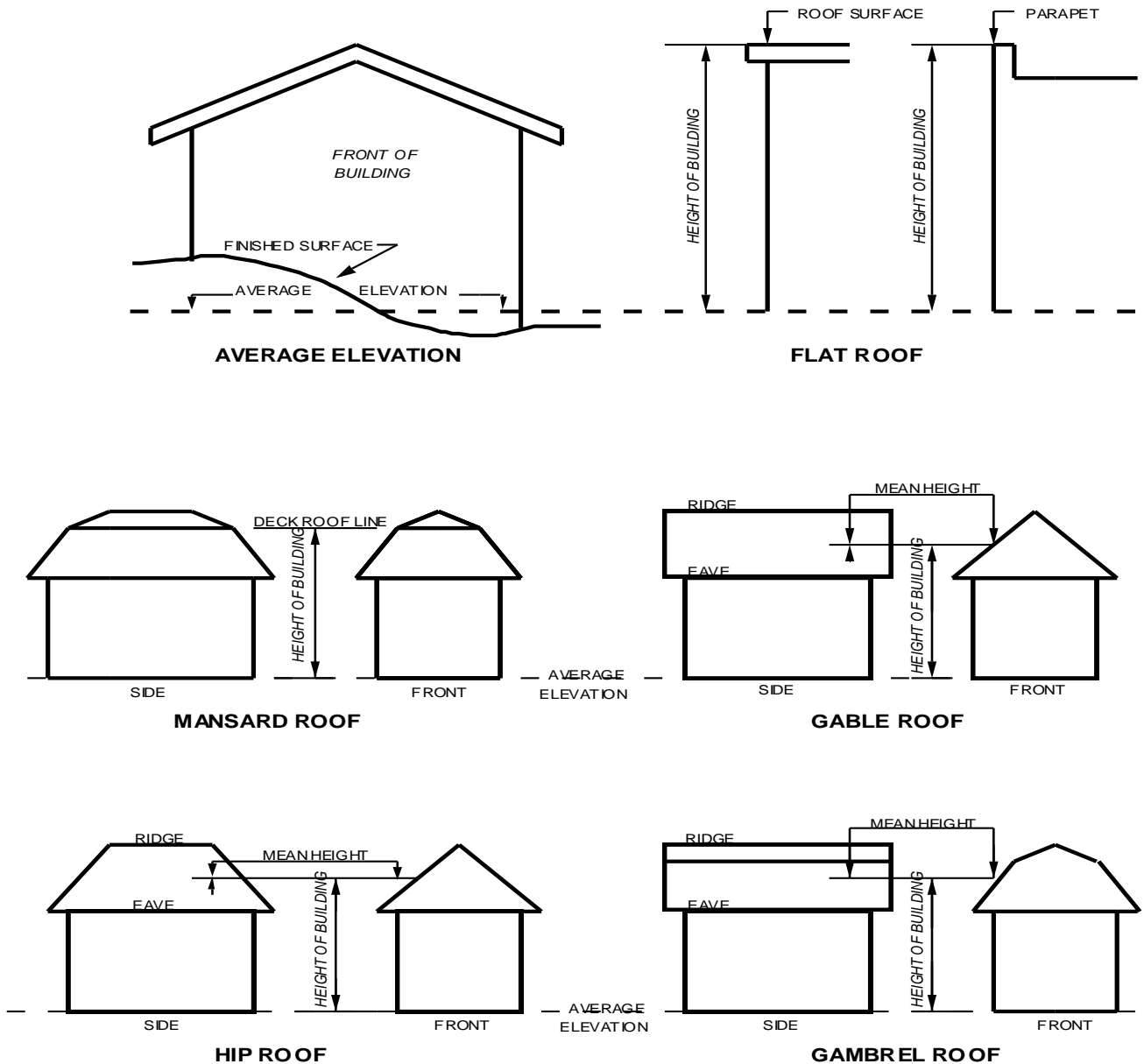
HAS *MORE* THAN ONE HALF OF ITS HEIGHT, FROM FINISHED FLOOR TO FINISHED CEILING, BELOW ADJACENT FINISHED GRADE.

**BASEMENT**

HAS *LESS* THAN ONE HALF OF ITS HEIGHT, FROM FINISHED FLOOR TO FINISHED CEILING, BELOW ADJACENT FINISHED GRADE.

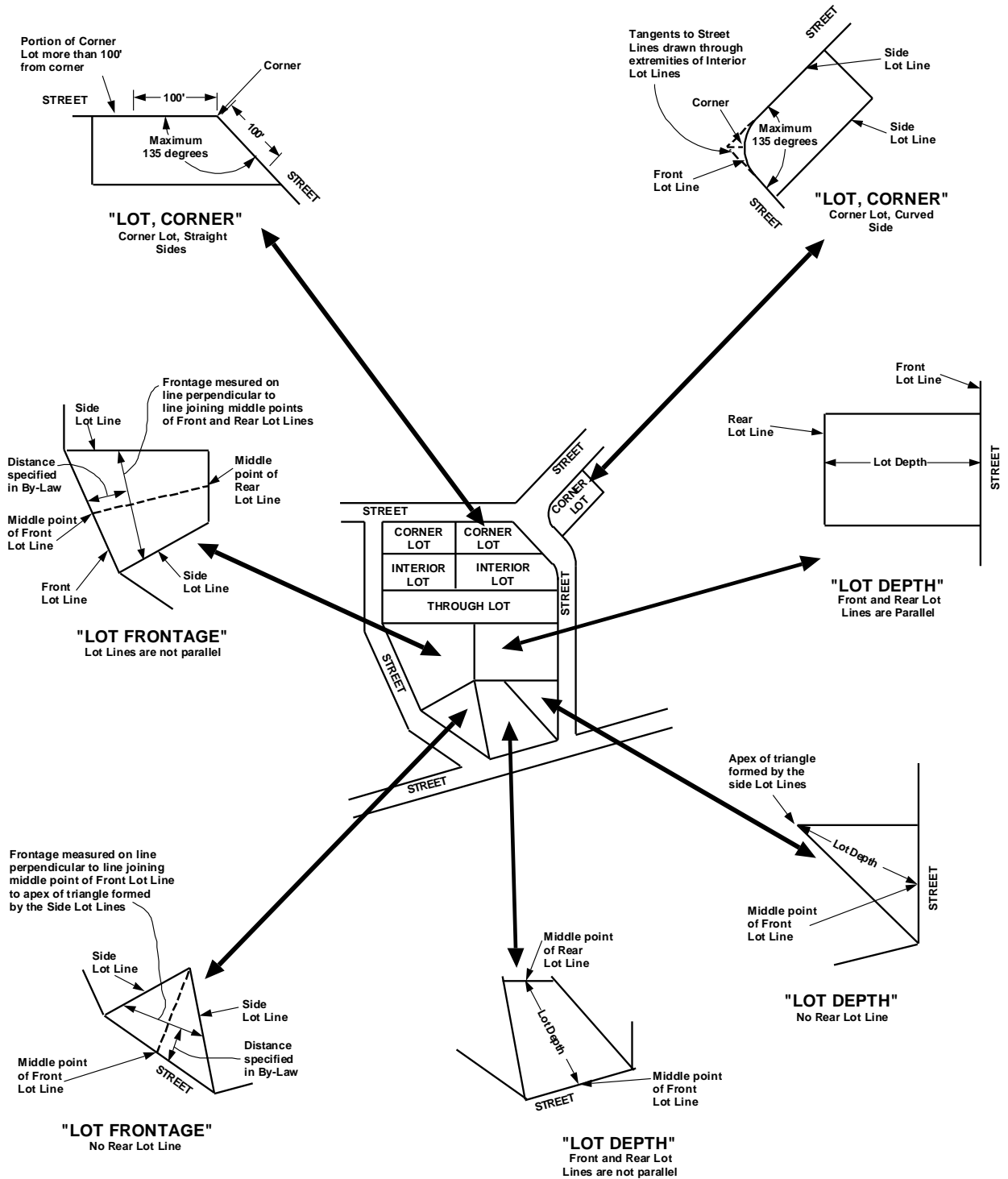
\*THE ILLUSTRATION OF CELLAR AND BASEMENT DOES NOT FORM PART OF THIS BY-LAW, BUT IS PROVIDED FOR CONVENIENCE.

**Appendix 2**  
**Illustration Of Heights**  
**Of Buildings\***



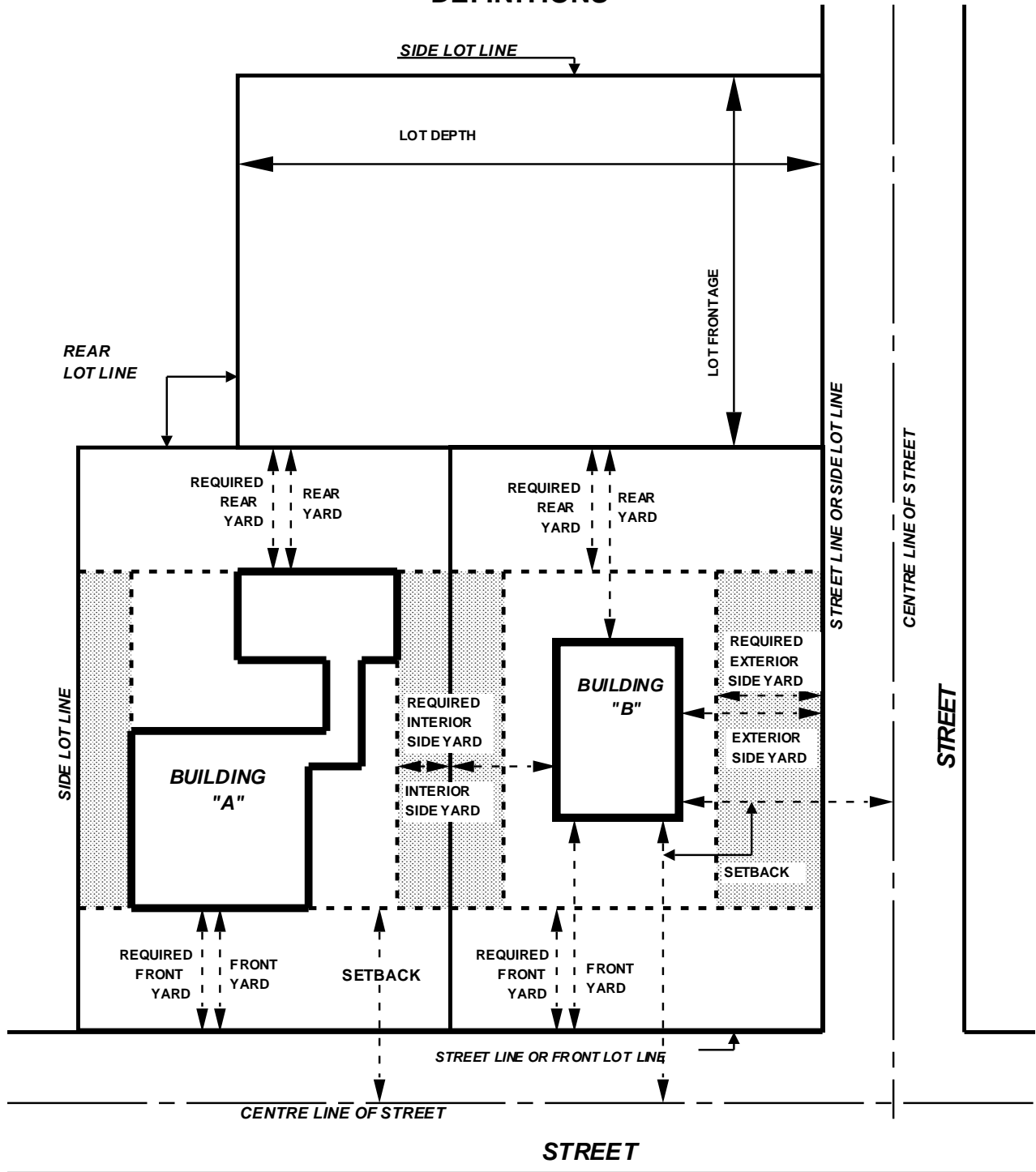
\*THE ILLUSTRATIONS ARE FOR CONVENIENCE ONLY AND DO NOT FORM PART OF THIS BY-LAW.

**APPENDIX 3**  
**ILLUSTRATION OF LOT DEFINITIONS\***



\*The illustrations are for convenience only and do not form part of this By-Law.

# APPENDIX 4 ILLUSTRATION OF YARD DEFINITIONS\*

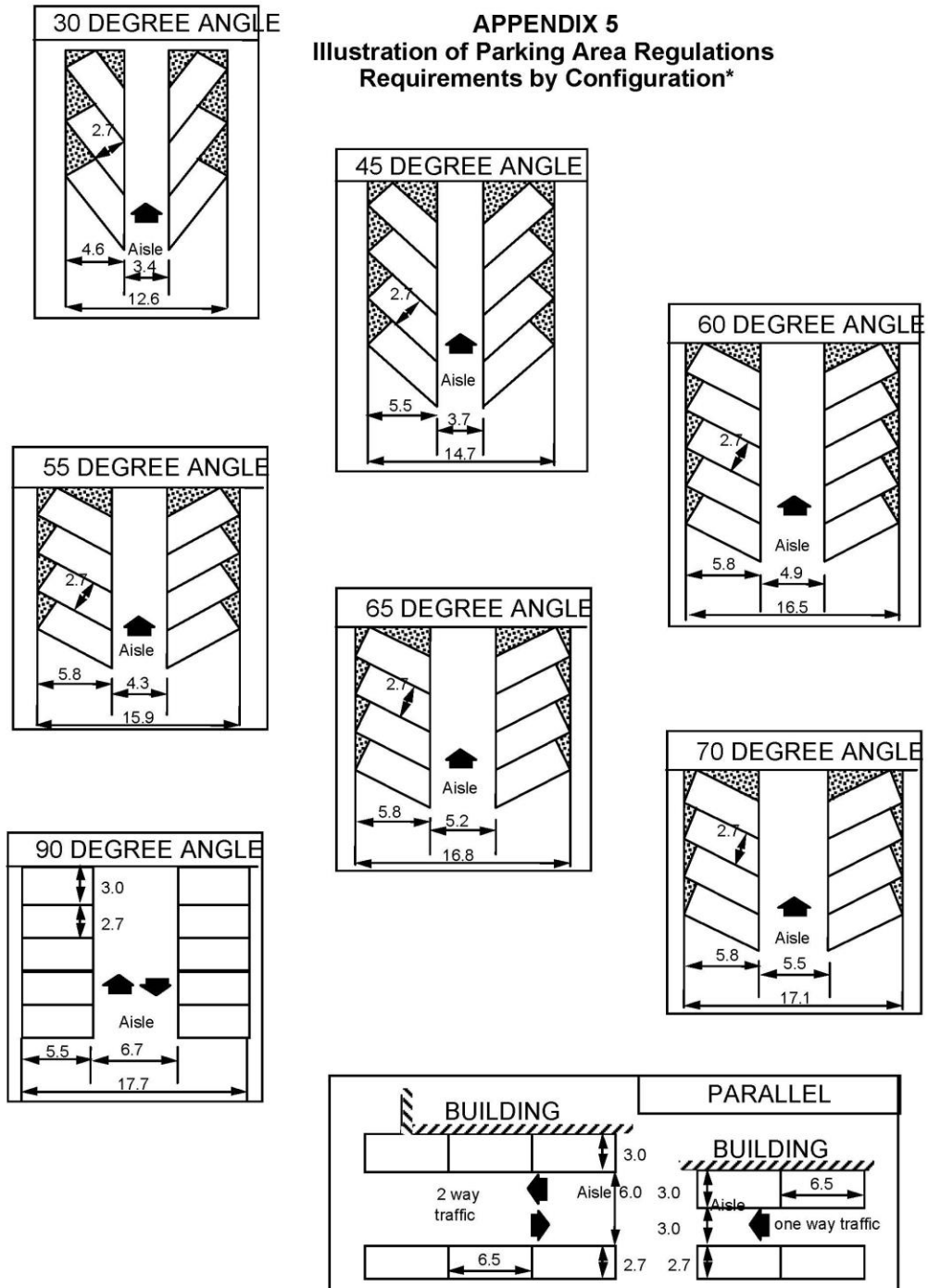


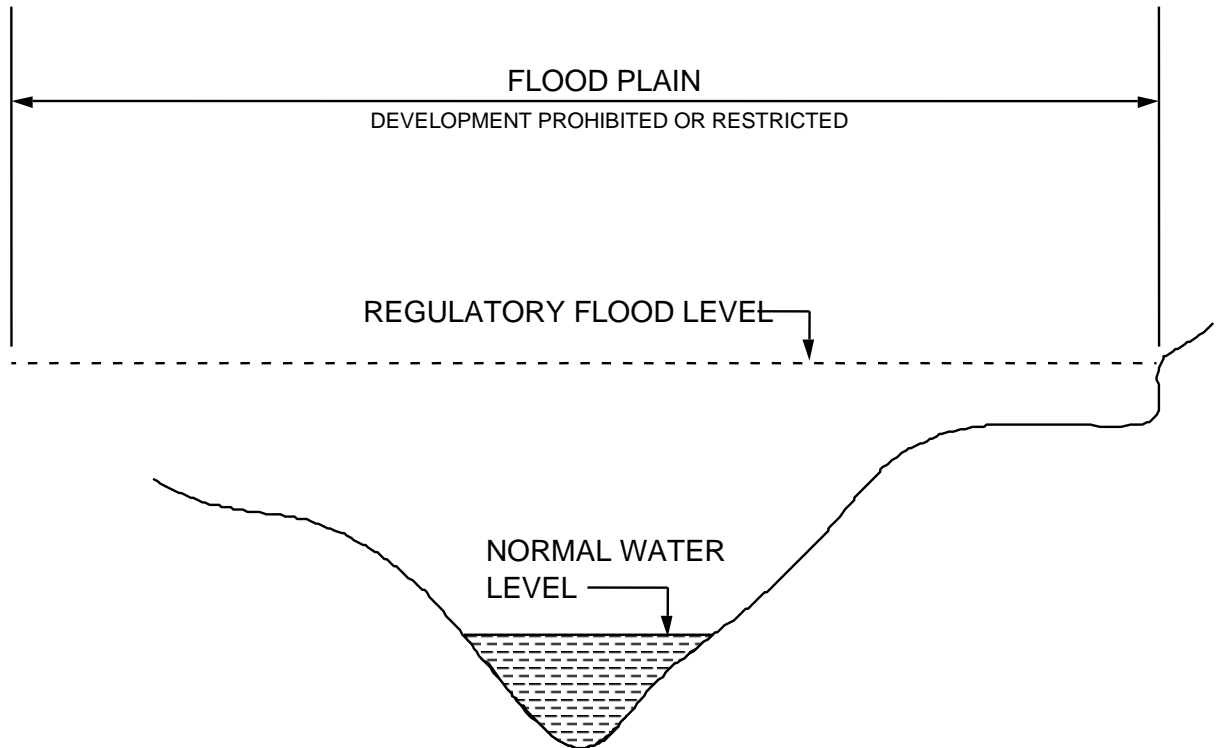
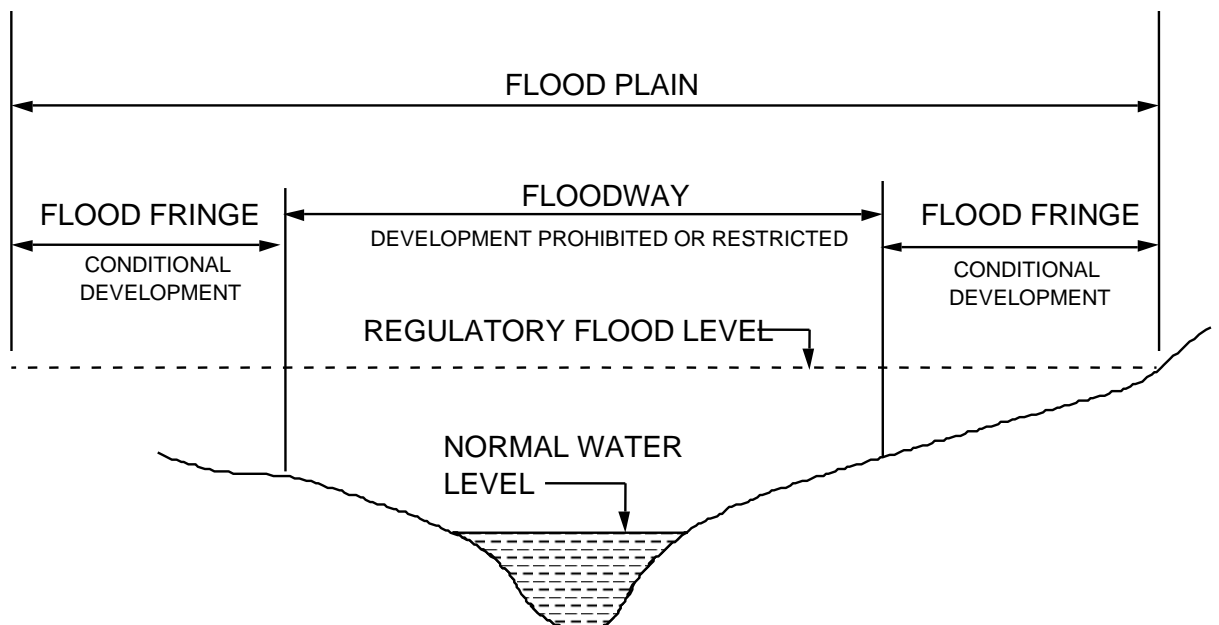
BUILDING "B" VOLUNTARILY INCREASED FRONT YARD, SIDE YARD, REAR YARD AND SETBACK ON CORNER LOT

\*The illustrations are for convenience only and do not form part of this By-Law.

## Central Huron Zoning By-law

### APPENDIX 5 Illustration of Parking Area Regulations Requirements by Configuration\*

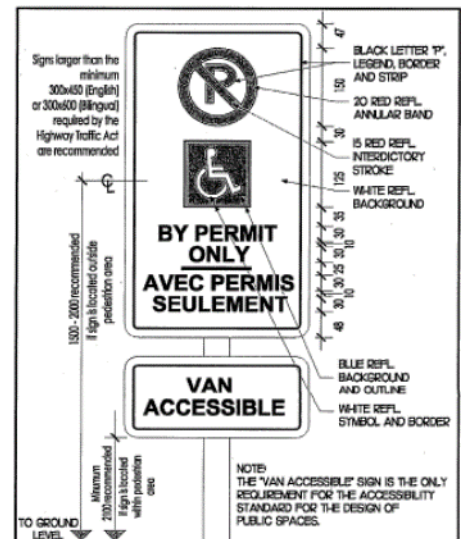
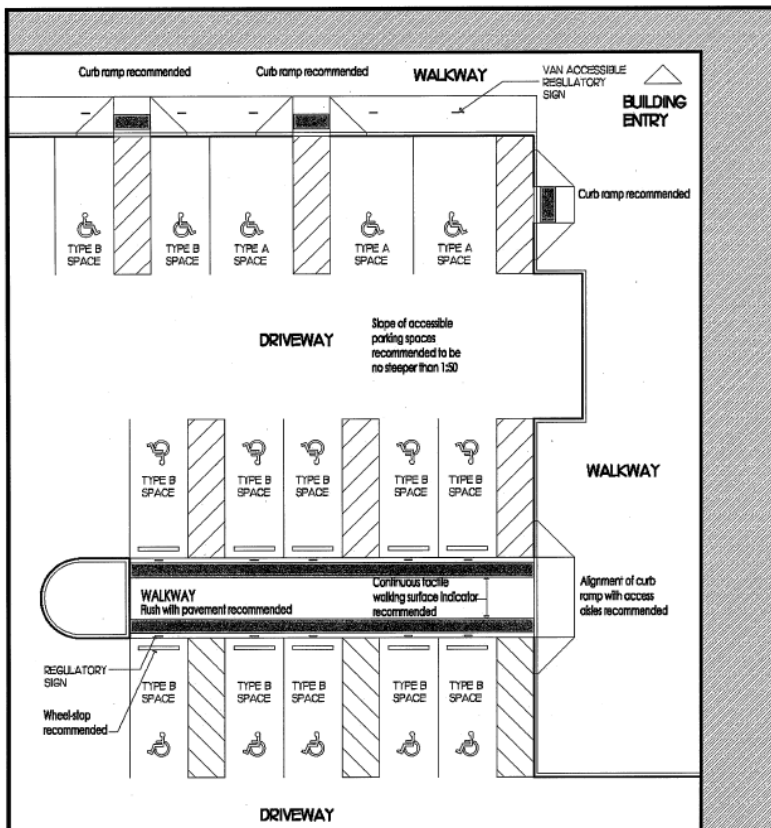
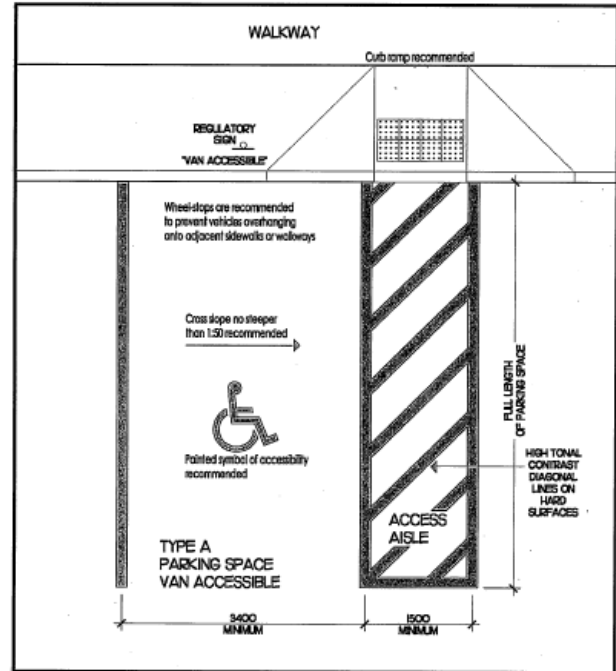
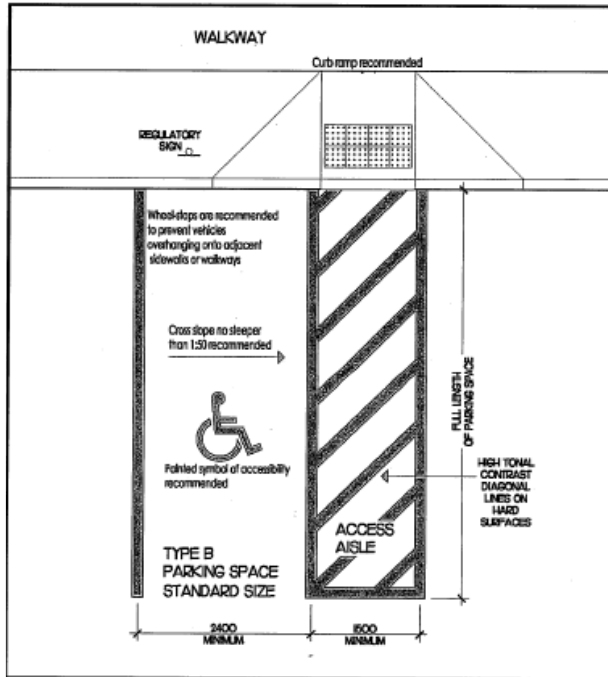


**ONE ZONE CONCEPT****TWO-ZONE FLOODWAY - FLOOD FRINGE CONCEPT**



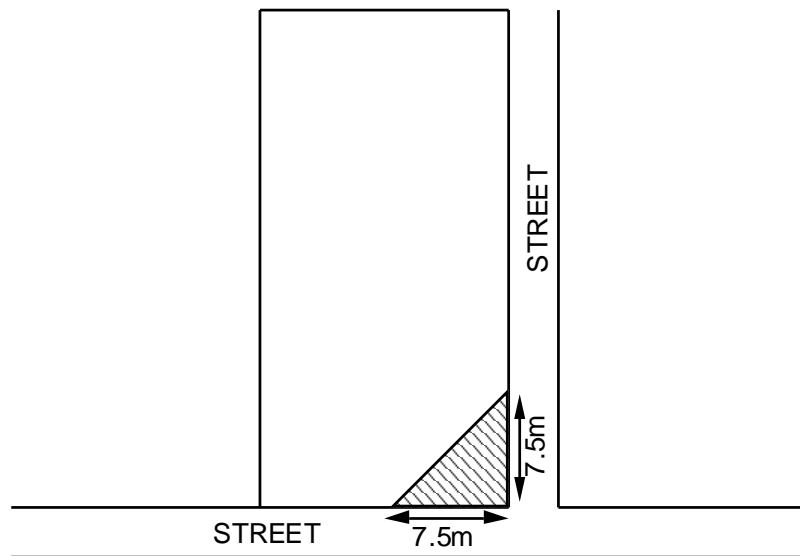
**APPENDIX 7**  
**BARRIER FREE PARKING ILLUSTRATIONS**

*\* The illustrations are for convenience only and do not form part of this By-law*

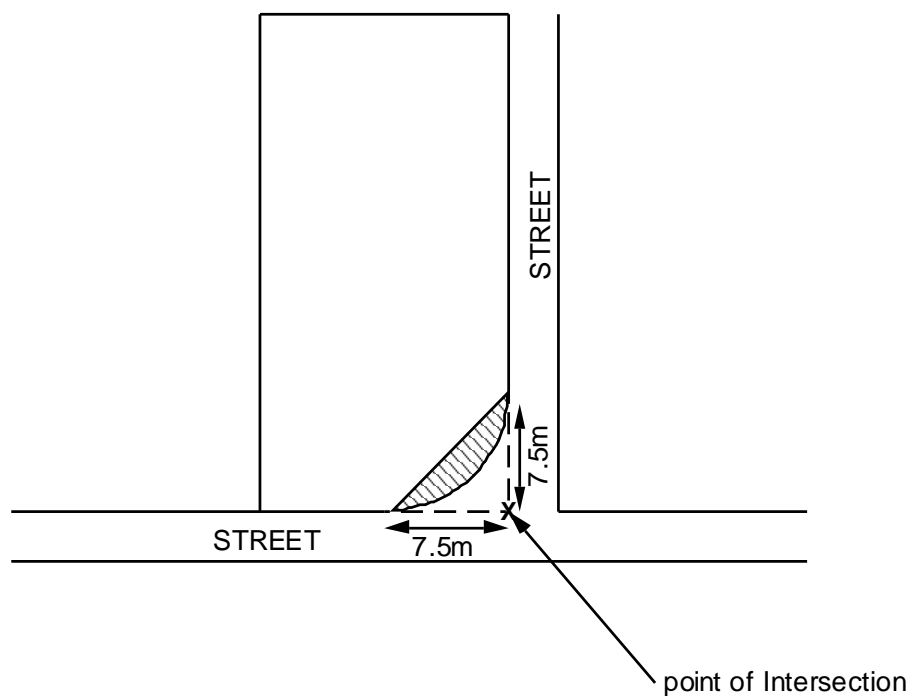


## APPENDIX 8 SIGHT TRIANGLES

Where streets do intersect at a point



Where streets do not intersect at a point

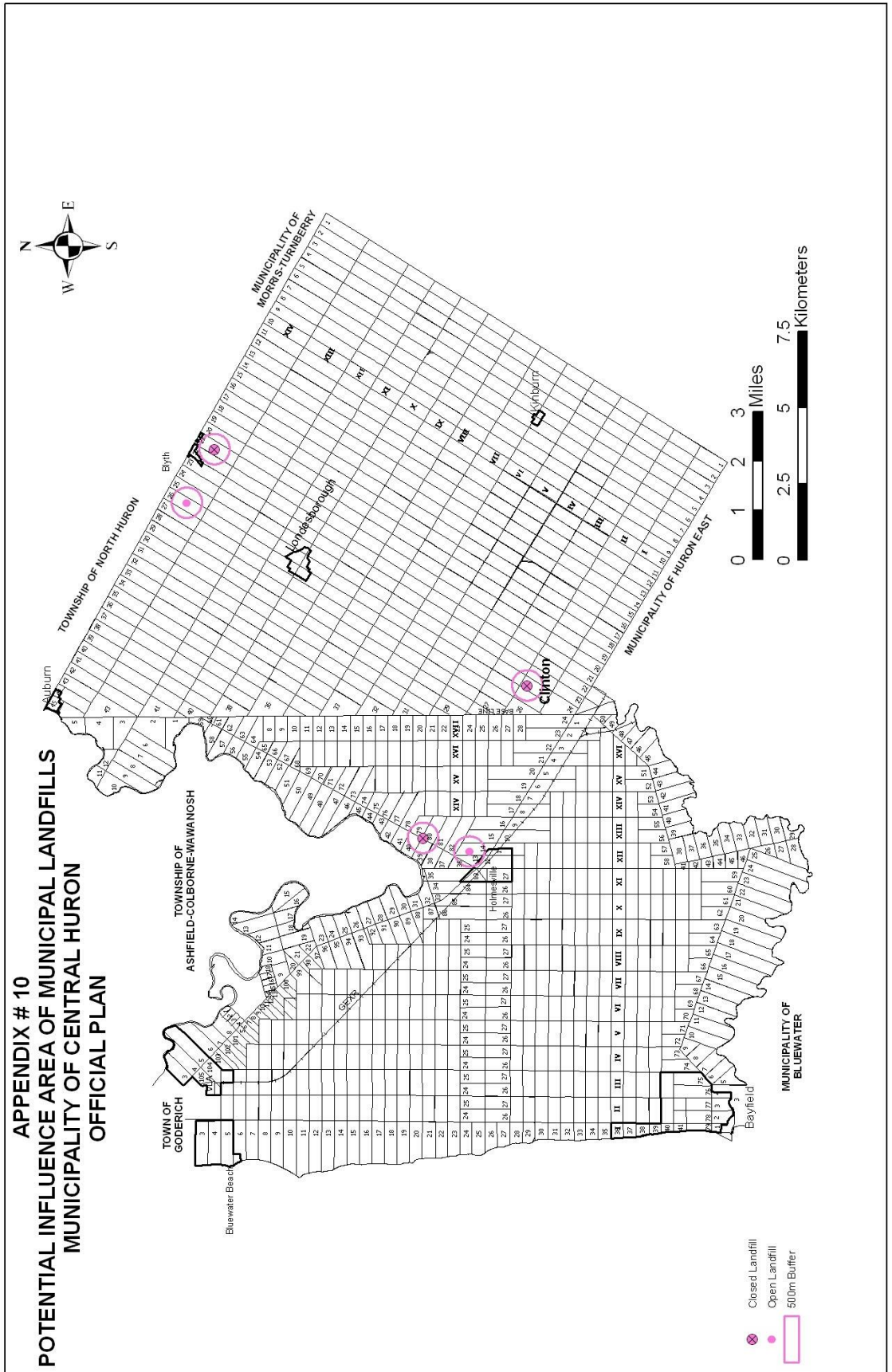


## APPENDIX 9

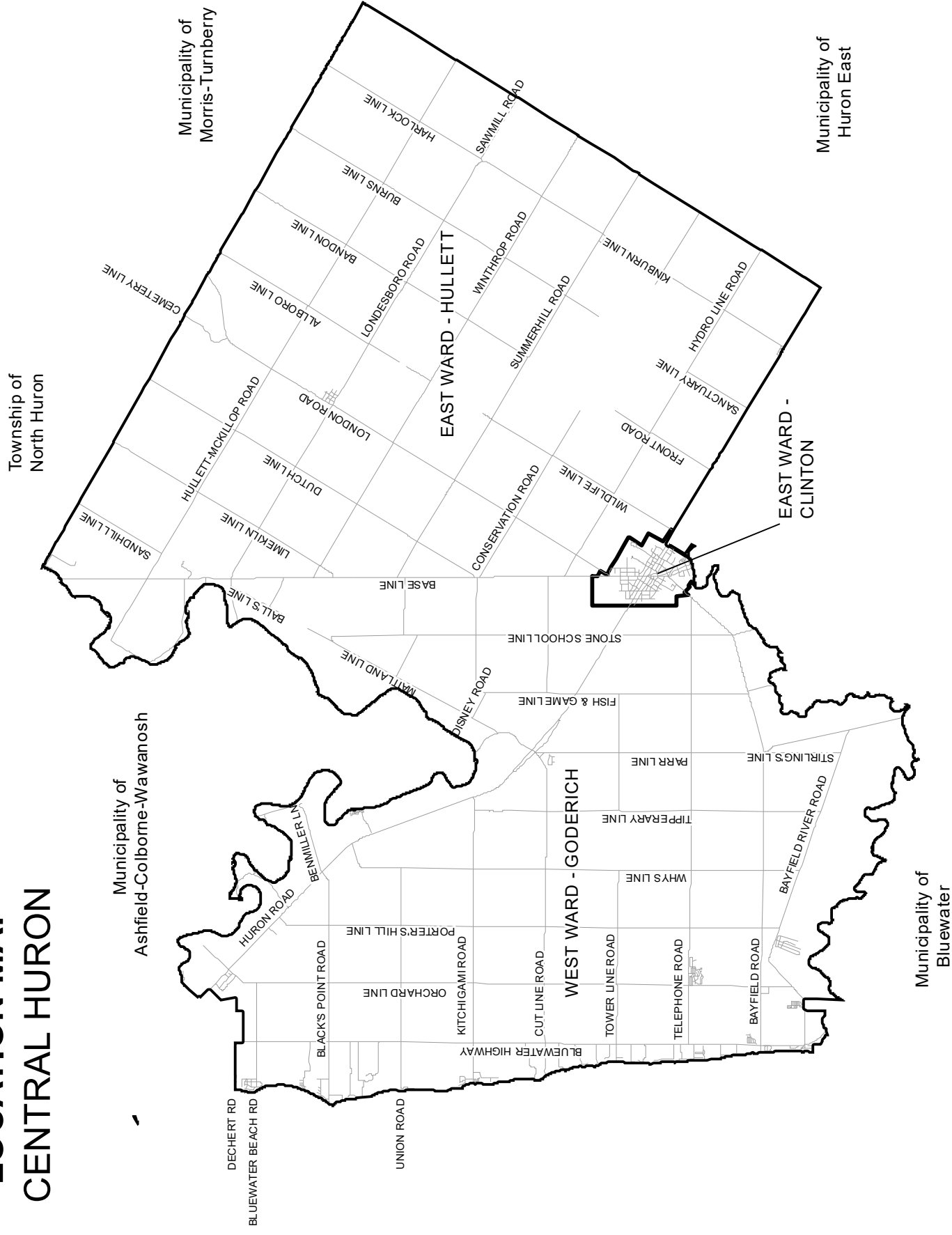
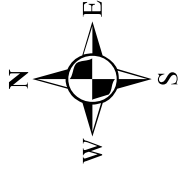
### METRIC CONVERSION INFORMATION

The metric conversion information is for convenience purposes only and does not form part of this by-law.

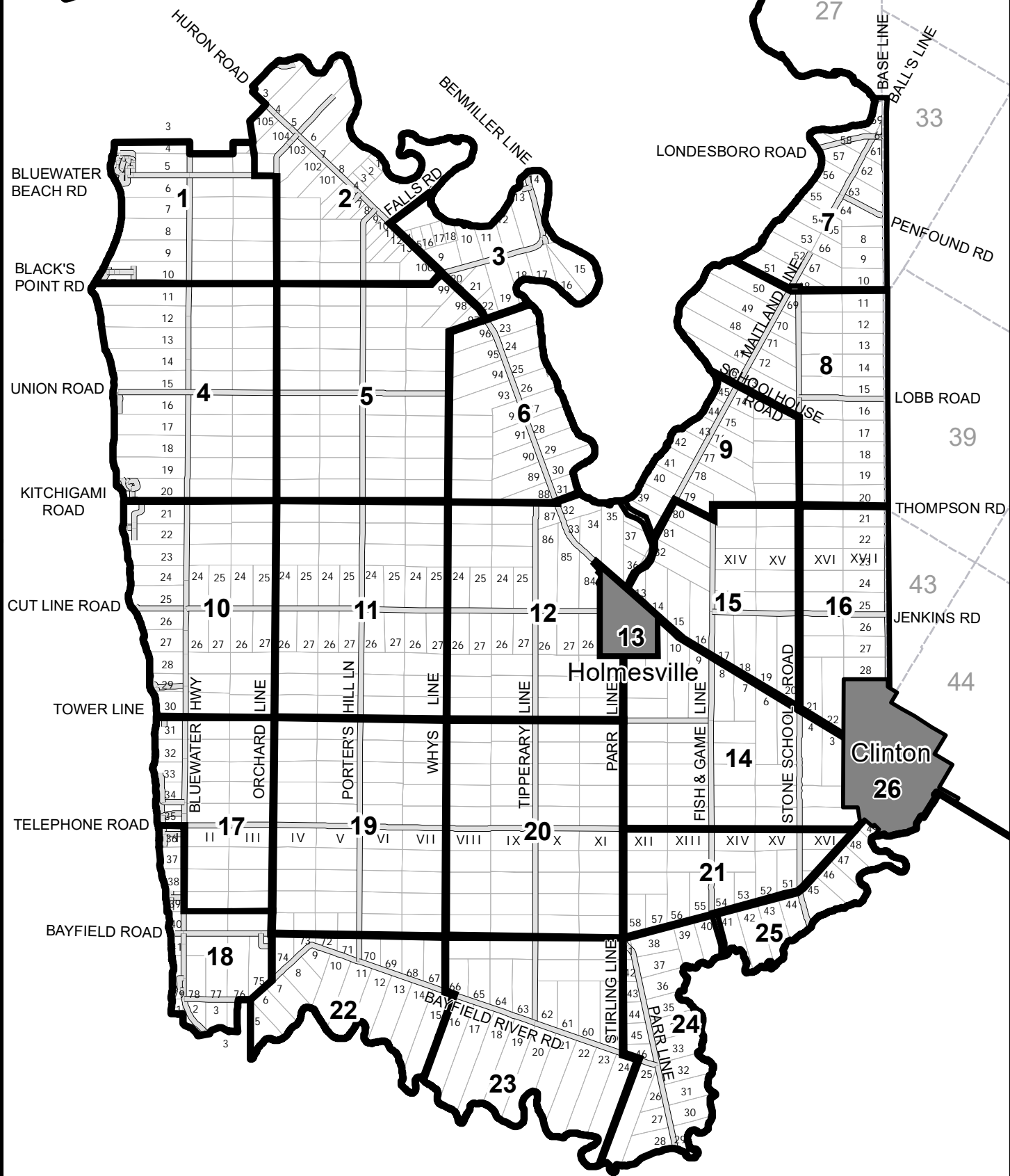
<b>1. Units of length</b> 1 kilometre = 1,000 metres 1 kilometre = .62 miles	<b>3. Conversion Factors</b> <b>Length</b> 1 metre = 3.2808 ft. 1 foot = .3048 metres  <b>Area</b> 1 sq. metre = 10.763991 sq. ft. 1 sq. ft. = .0929034 sq. metres 1 acre = .4046856 hectares 1 hectare = 2.471054 acres		
<b>2. Units of Area</b> 1 hectare = 10,000 sq. metres 1 sq. kilometre = 100 hectares 1 acre = 43,560 square feet			
<b>4. Conversions of commonly used values</b>			
1 hectare = 2.47 acres 2 hectares = 4.94 acres 4 hectares = 9.88 acres 6 hectares = 14.82 acres 38 hectares = 93.86 acres	<b>Area</b>		
<b>Metres</b>	<b>Feet</b>	<b>Square Metres</b>	<b>Square Feet</b>
1	3.28	5	53
1.5	4.92	10	108
2	6.56	20	215
3	9.84	65	700
4	13.12	70	753
4.8	15.75	75	807
5.5	18.04	84	904
6	19.68	90	969
7.5	24.61	100	1,076
8	26.24	150	1,615
9	29.52	280	3,014
10	32.81	345	3,714
11	36.08	420	4,521
12	39.36	435	4,682
15	49.21	690	7,427,
17	55.76	700	7,535
18.5	60.70	780	8,396
20	65.62	1000	10,763
23	75.44	1394	15,005
25	82	1575	16,954
30	98.43	1850	19,913
46	150.92	2000	21,528
60	196.85	4000	43,056
90	295.28	5000	53,821
100	328.08		



## LOCATION MAP

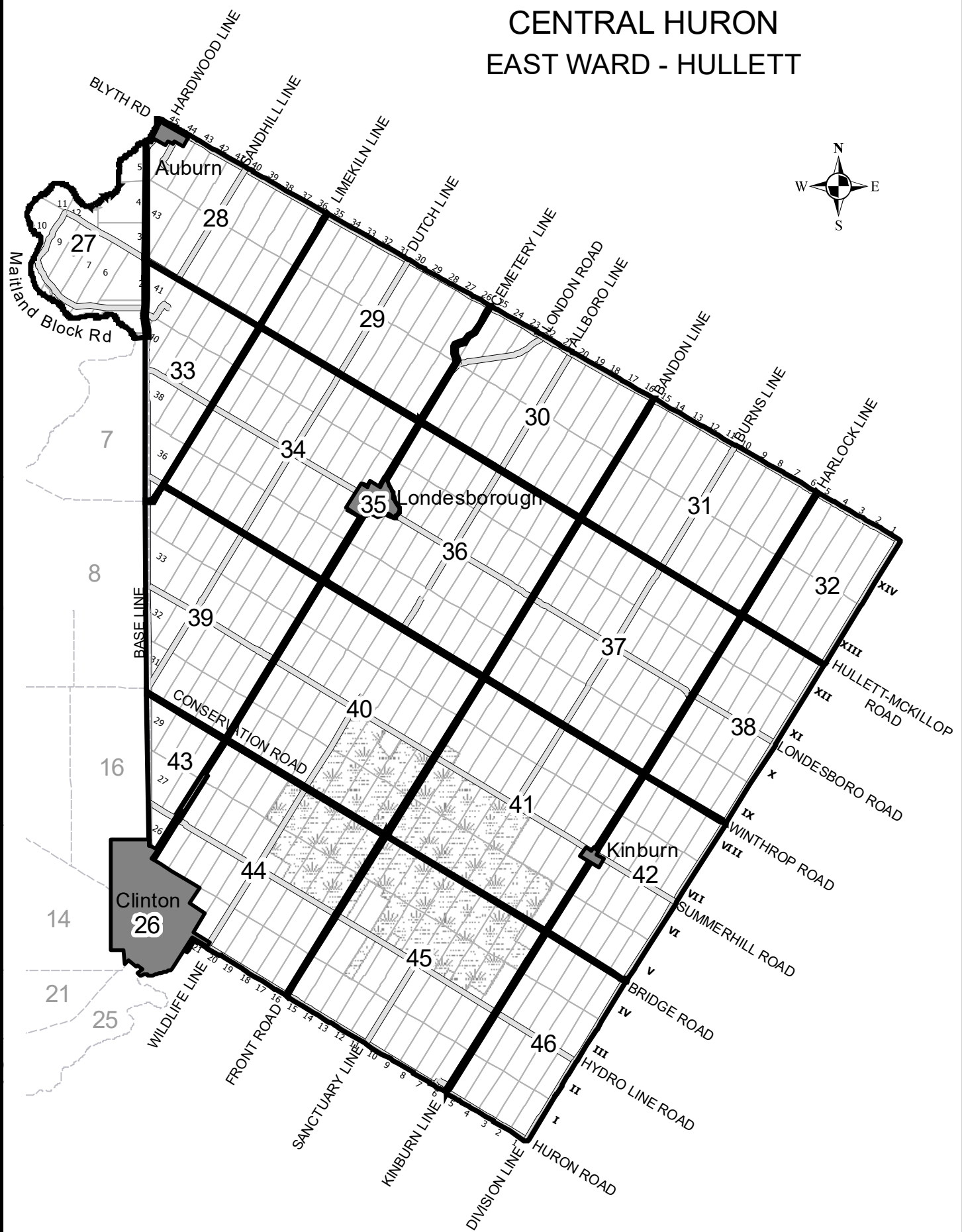


**INDEX MAP**  
**CENTRAL HURON**  
**WEST WARD - GODERICH**





**INDEX MAP**  
**CENTRAL HURON**  
**EAST WARD - HULLETT**



# INDEX MAP

## CENTRAL HURON

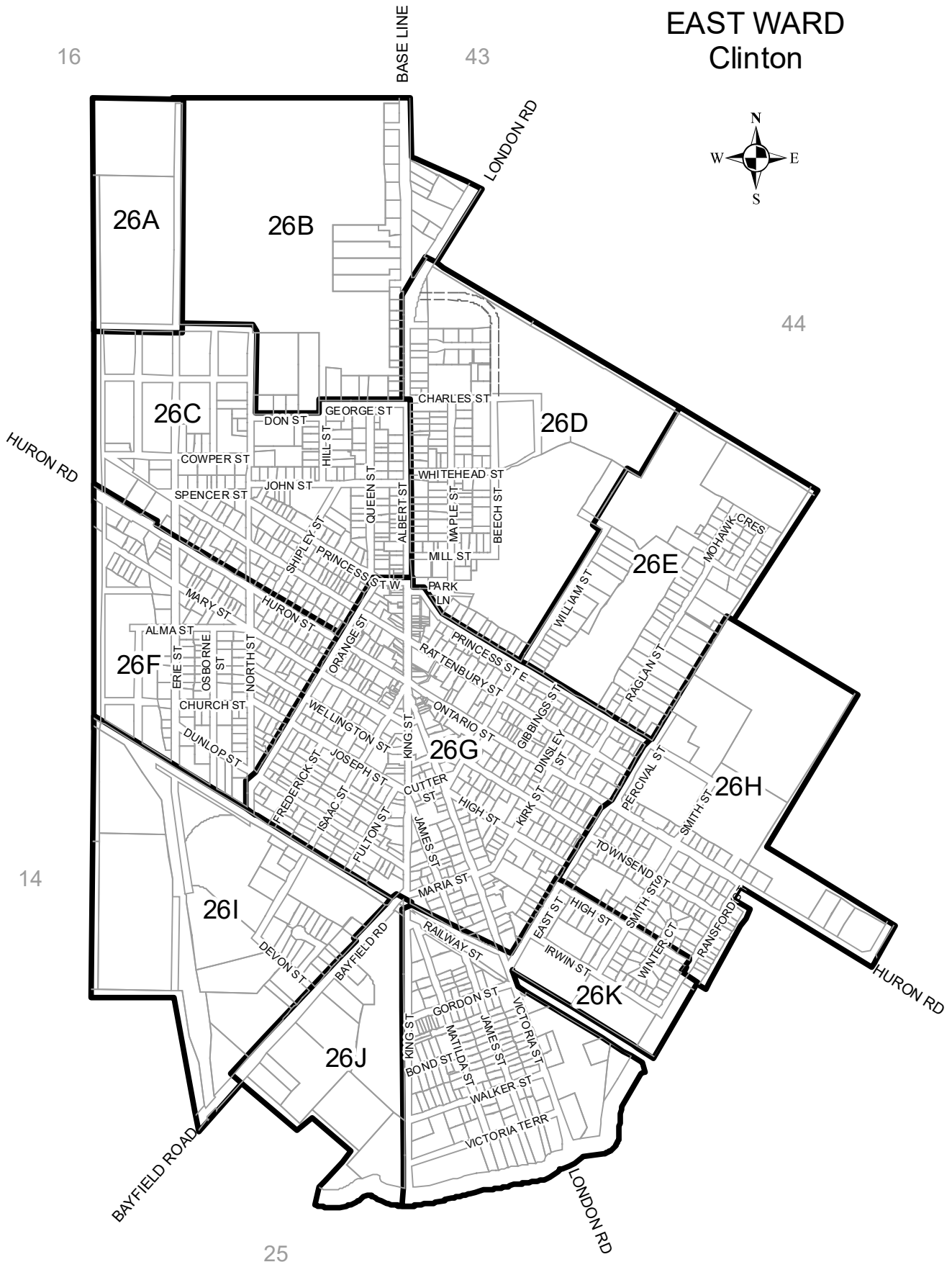
### EAST WARD

Clinton

16

43

44



14

25



## Amendments

Amended by By-law 63-2016

1 Amended by By-law 63-2016

2 Amended by By-law 61-2019

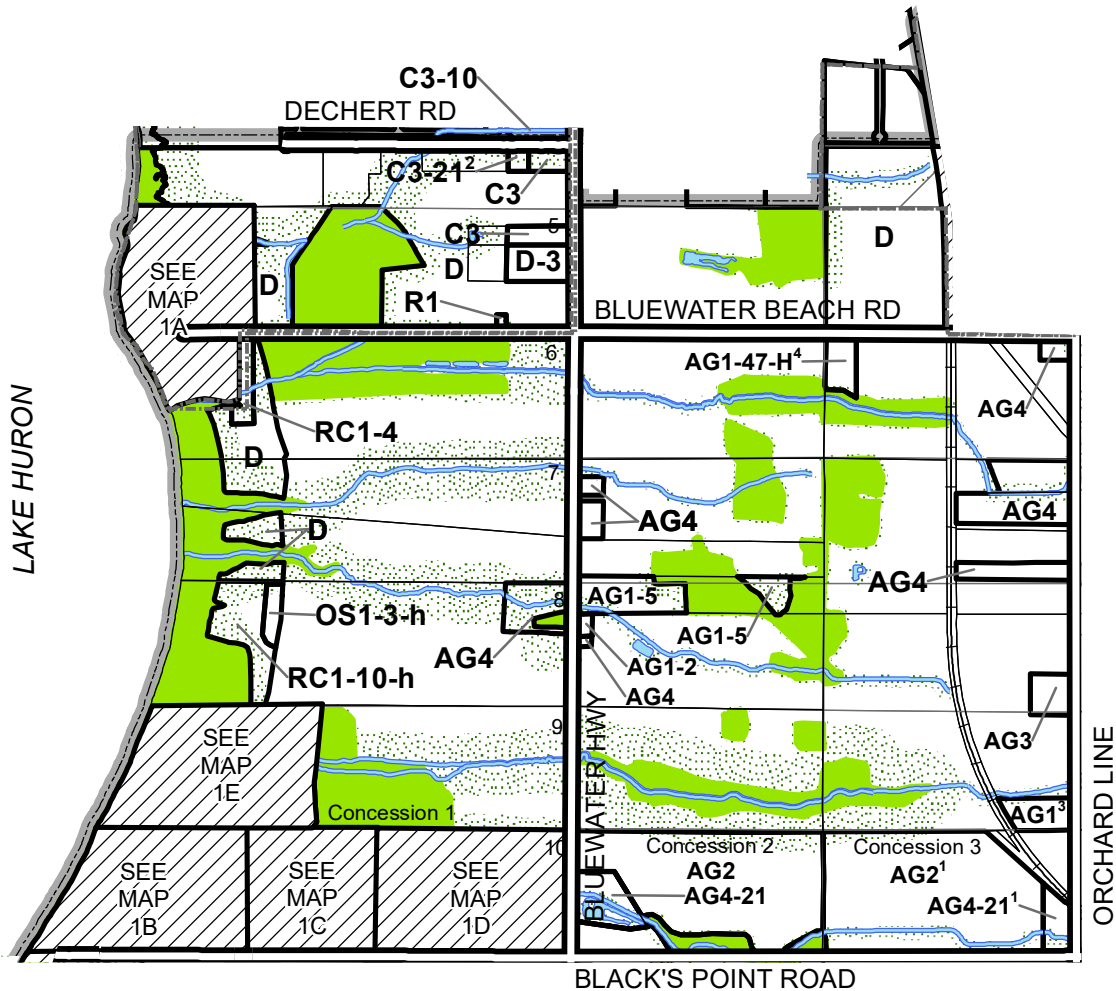
3 Amended by By-law 27-2022

4 Amended by By-law 202-2024

REVISION DATE December 02, 2024

# KEY MAP 1 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

- TOWN OF GODERICH -

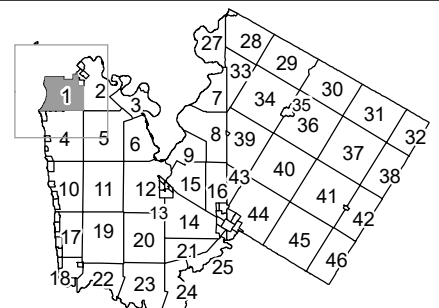


- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads



0 250 500 750  
Meters 1:25,000



## Amendments

Amended by By-law 63-2016  
1 Amended by By-law 21-2020

REVISION DATE June 14, 2021

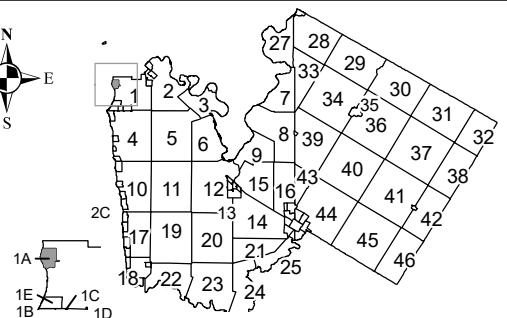
# KEY MAP 1A SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000



**Amendments**  
 Amended by By-law 63-2016  
 1 Amended by By-law 04-2020

REVISION DATE February 06, 2020

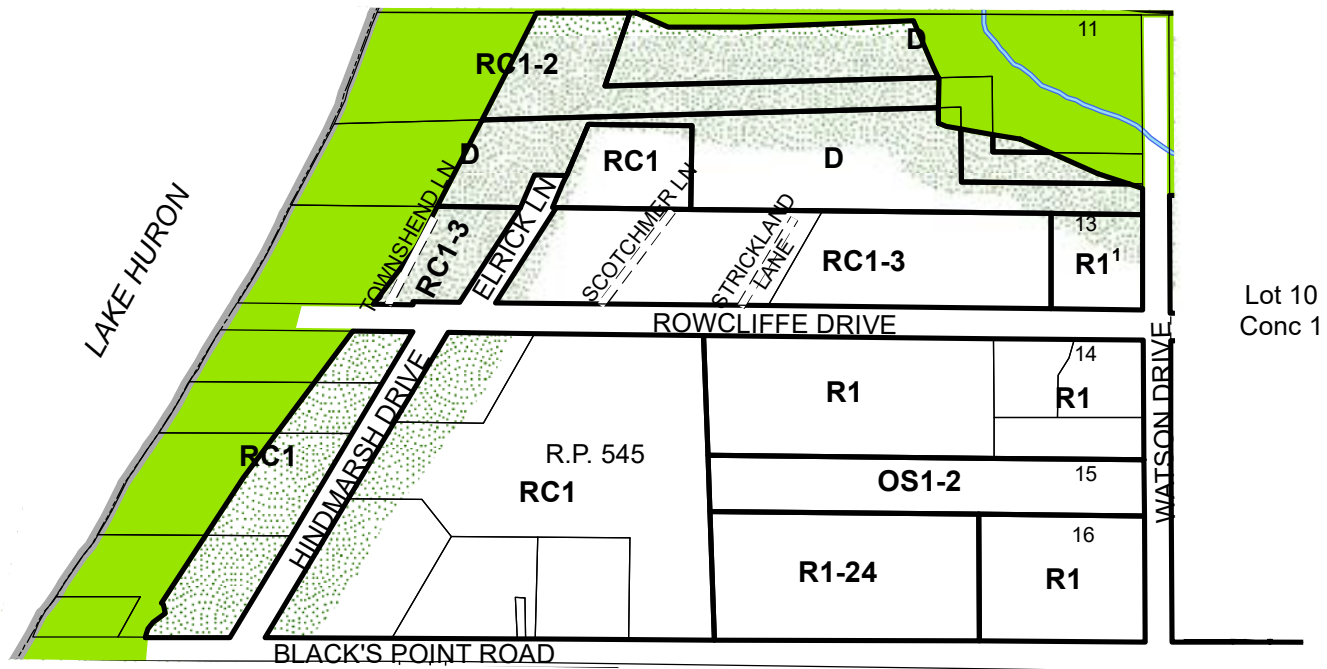
# KEY MAP 1B

## SCHEDULE A

### CENTRAL HURON

### WEST WARD - GODERICH

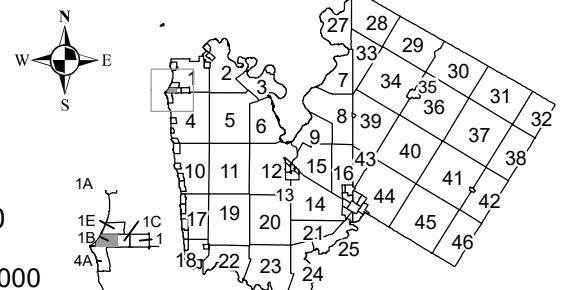
Lot 9 Conc 1



Lot 11 Conc 1

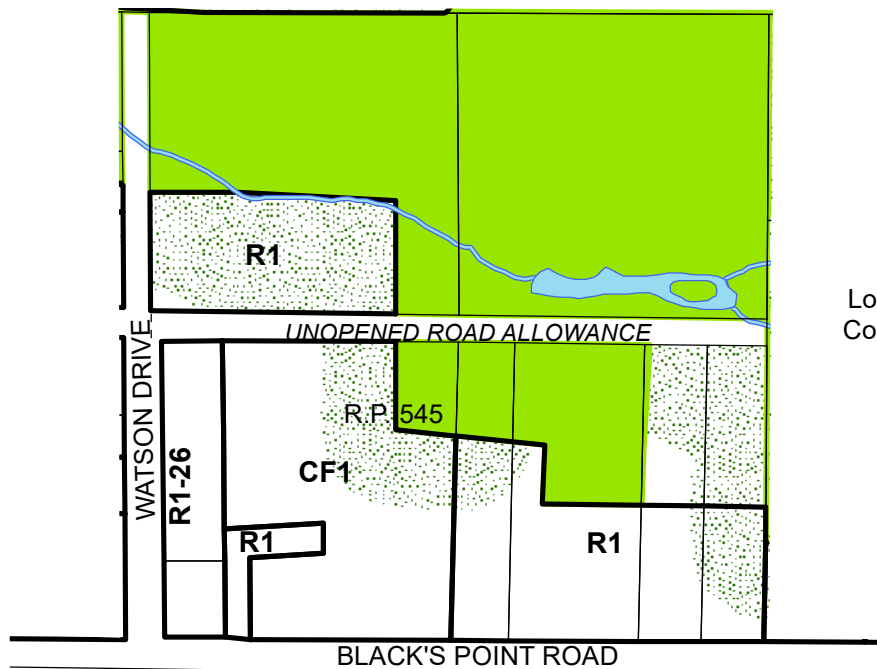
- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |











0 50 100 150  
 Meters 1:5,000



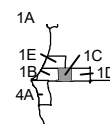
REVISION DATE February 27, 2024

Lot 9 Conc 1



- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |

0 50 100 150  
Meters 1:5,000

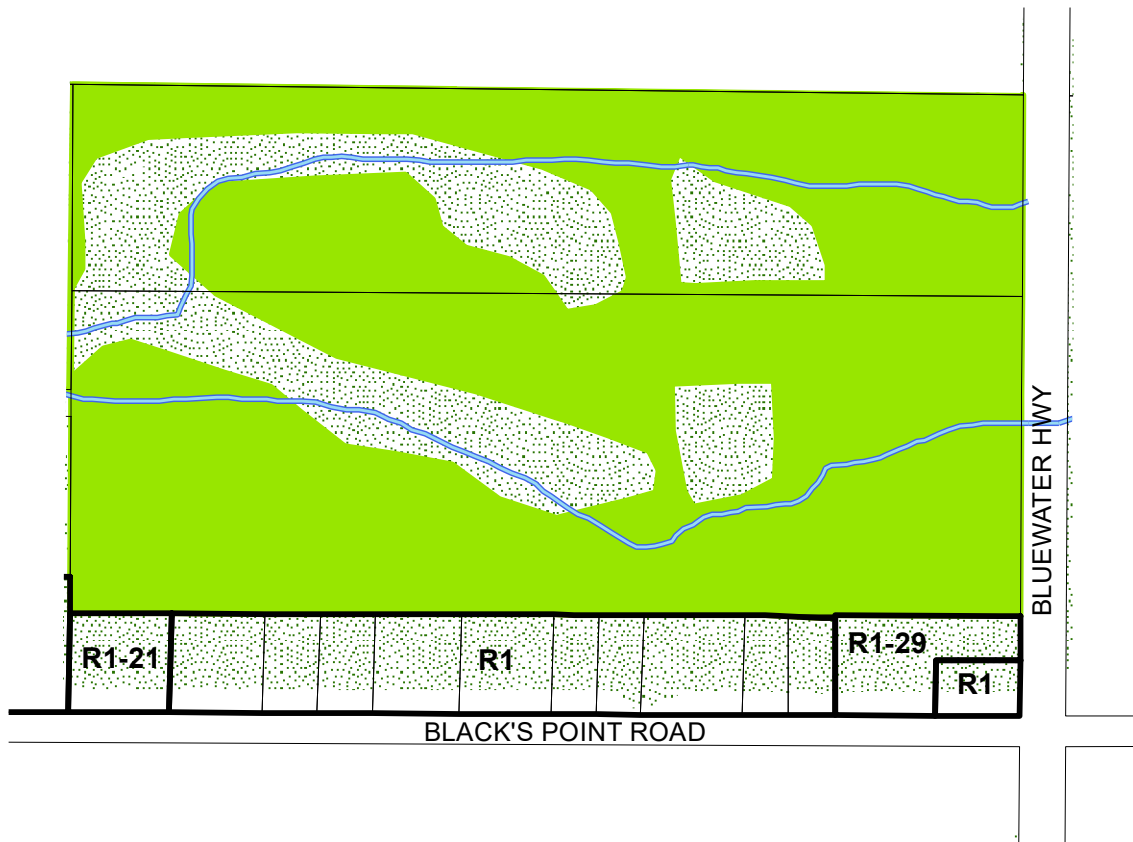


# Amendments











REVISION DATE January 26, 2017

## KEY MAP 1D SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

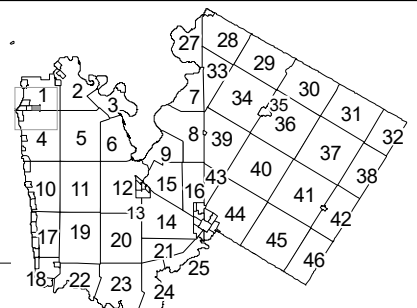
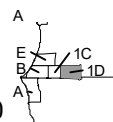
Lot 9 Conc 1



Lot 11 Conc 1

- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |

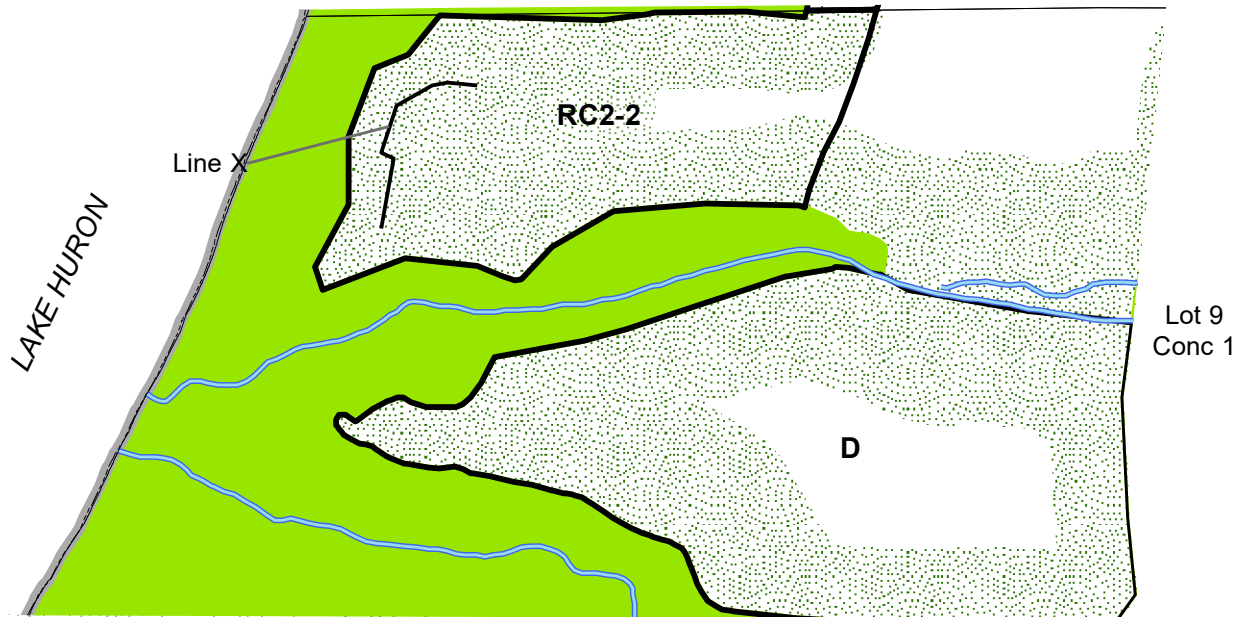
0 50 100 150  
Meters 1:5,000



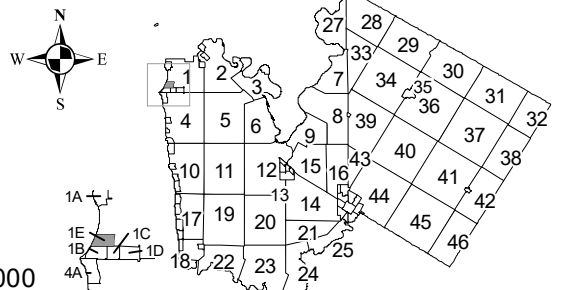
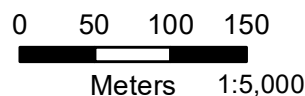
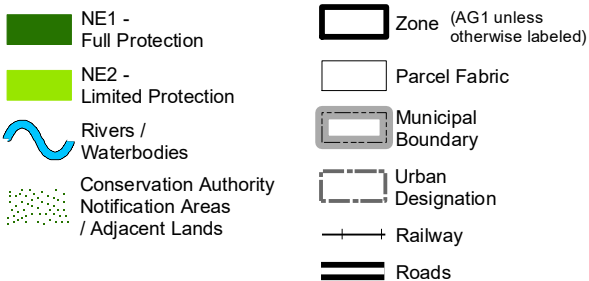
# KEY MAP 1E SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

REVISION DATE January 26, 2017

Lot 8 Conc 1



Lot 10 Conc 1



## Amendments

1 Amended by By-law 56-2014

REVISION DATE January 26, 2017





# KEY MAP 1F SCHEDULE A CENTRAL HURON WEST WARD - GODERICH







Lake Huron

M3-1<sup>1</sup>

Town of  
Goderich

Ashfield-  
Colborne-  
Wawanosh

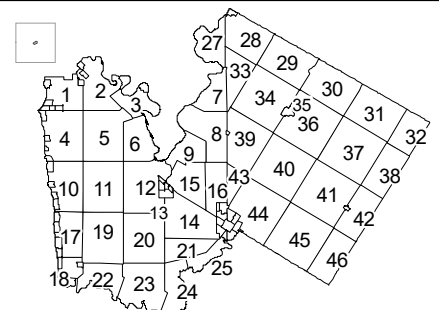
-  NE1 - Full Protection
-  NE2 - Limited Protection
-  Rivers / Waterbodies
-  Conservation Authority Notification Areas / Adjacent Lands

-  Zone (AG1 unless otherwise labeled)
-  Parcel Fabric
-  Municipal Boundary
-  Urban Designation
-  Railway
-  Roads

0 40 80 120  
Meters 1:4,000



1F



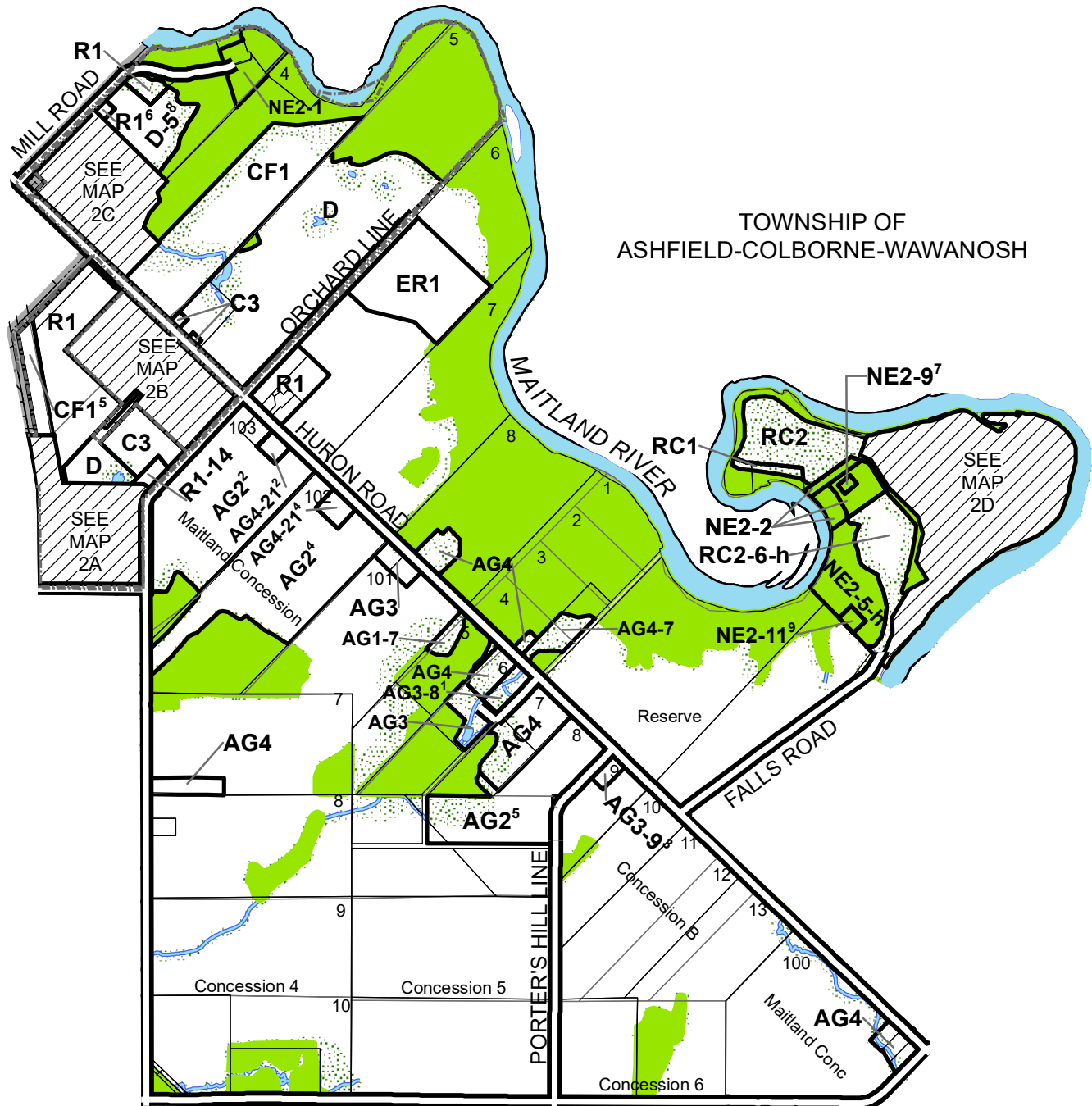












## Amendments

Amended by By-law 50-2010 5 Amended by By-law 18-2019  
 1 Amended by By-law 46-2014 6 Amended by By-law 13-2020  
 2 Amendment condition of consent file B54-2014 7 Amended by By-law 78-2021  
 3 Amended by By-law 17-2016 8 Amended by By-law 102-2021  
 4 Amendment condition of consent file B70-2015 9 Amended by By-law 27-2022  
 Amended by By-law 63-2016

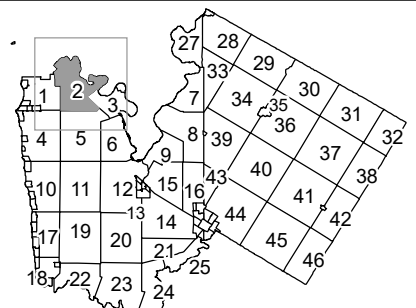
REVISION DATE June 27, 2022

# KEY MAP 2 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



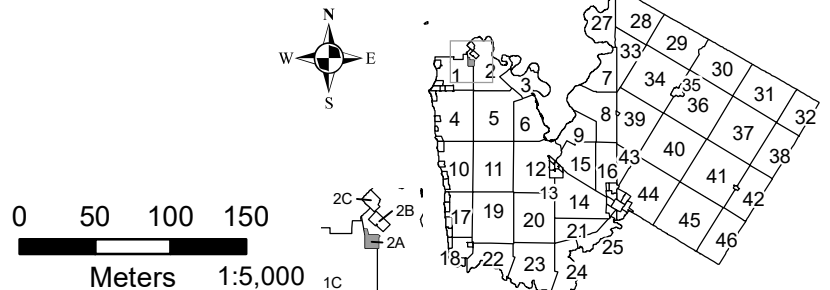
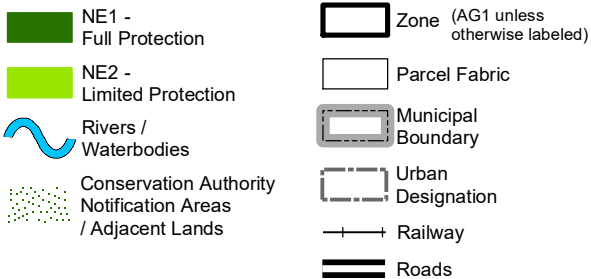
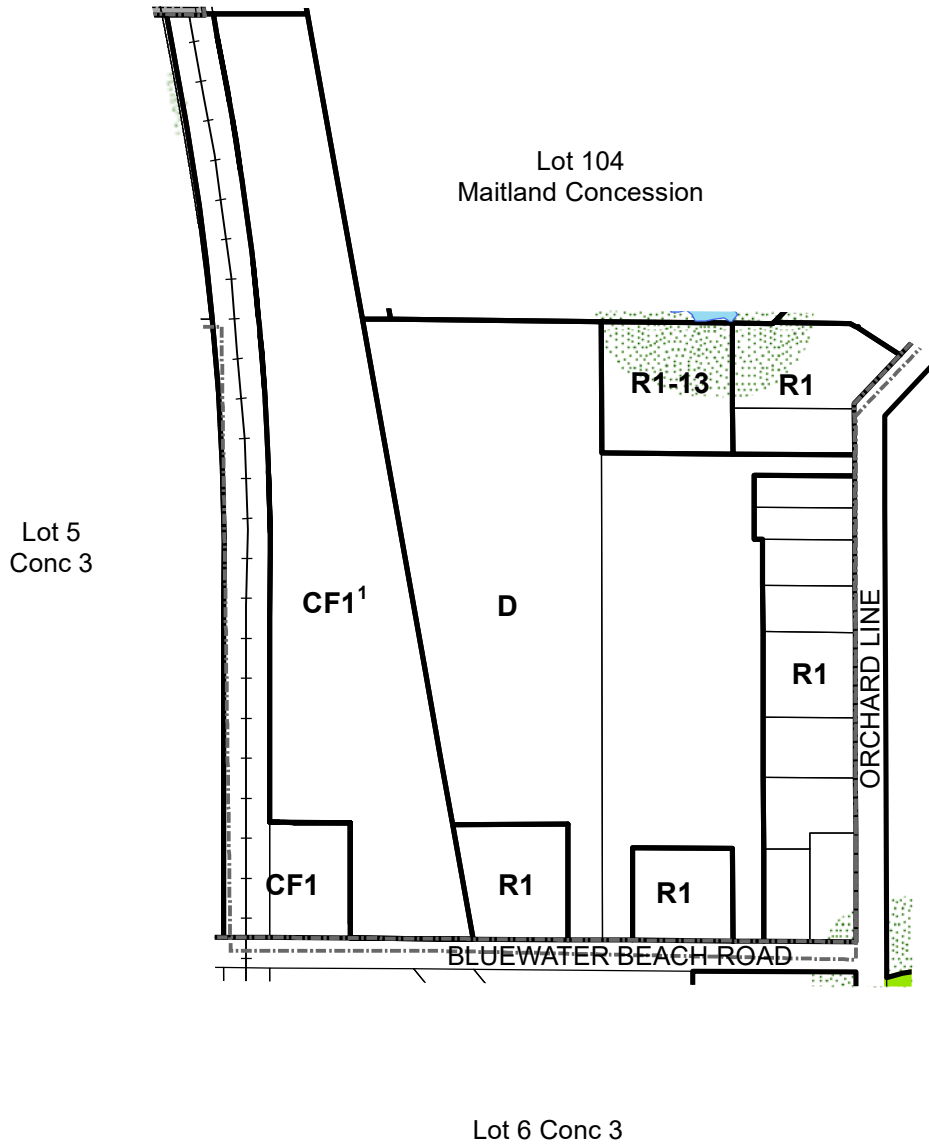
- |                                                                                    |                                                            |                                                                                     |                                     |
|------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------|
|  | NE1 - Full Protection                                      |  | Zone (AG1 unless otherwise labeled) |
|  | NE2 - Limited Protection                                   |  | Parcel Fabric                       |
|  | Rivers / Waterbodies                                       |  | Municipal Boundary                  |
|  | Conservation Authority Notification Areas / Adjacent Lands |  | Urban Designation                   |
|                                                                                    |                                                            |  | Railway                             |
|                                                                                    |                                                            |  | Roads                               |

0 250 500 750  
 Meters 1:25,000





# KEY MAP 2A SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

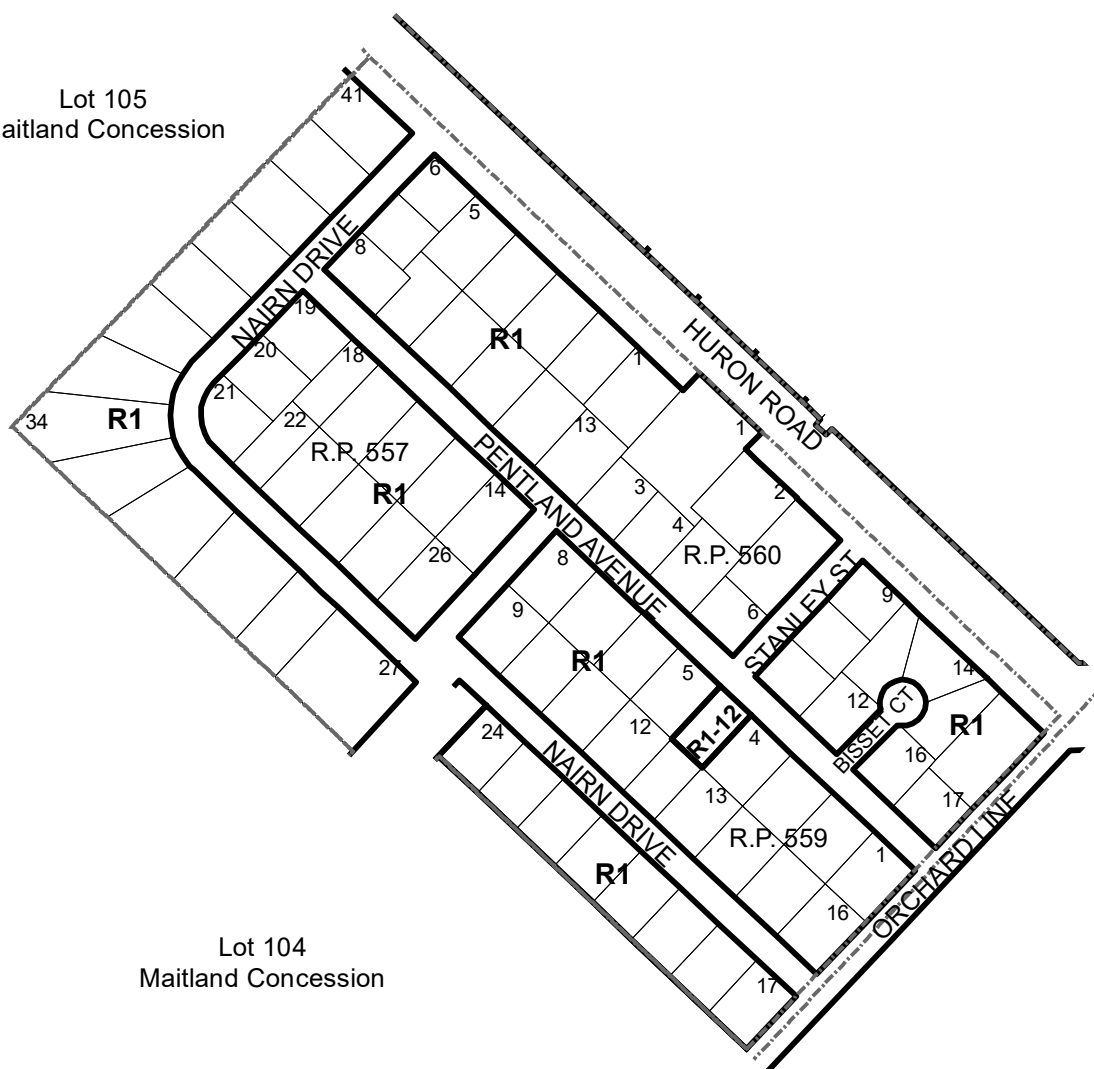


# Amendments

REVISION DATE January 26, 2017

## KEY MAP 2B SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

Lot 105  
Maitland Concession

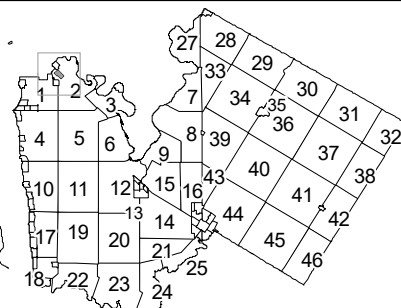
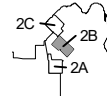


Lot 104  
Maitland Concession

- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

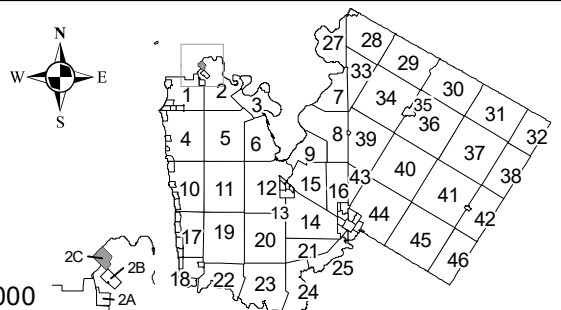
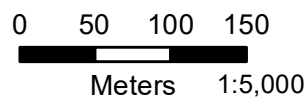
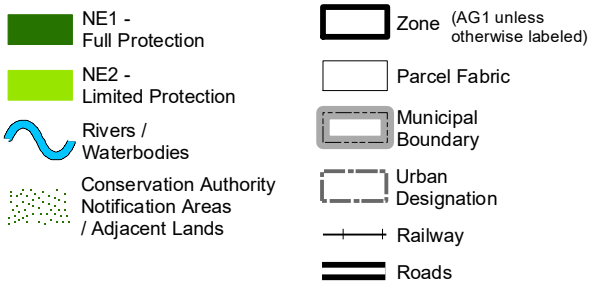
0 50 100 150  
Meters 1:5,000



# Amendments

REVISION DATE January 26, 2017

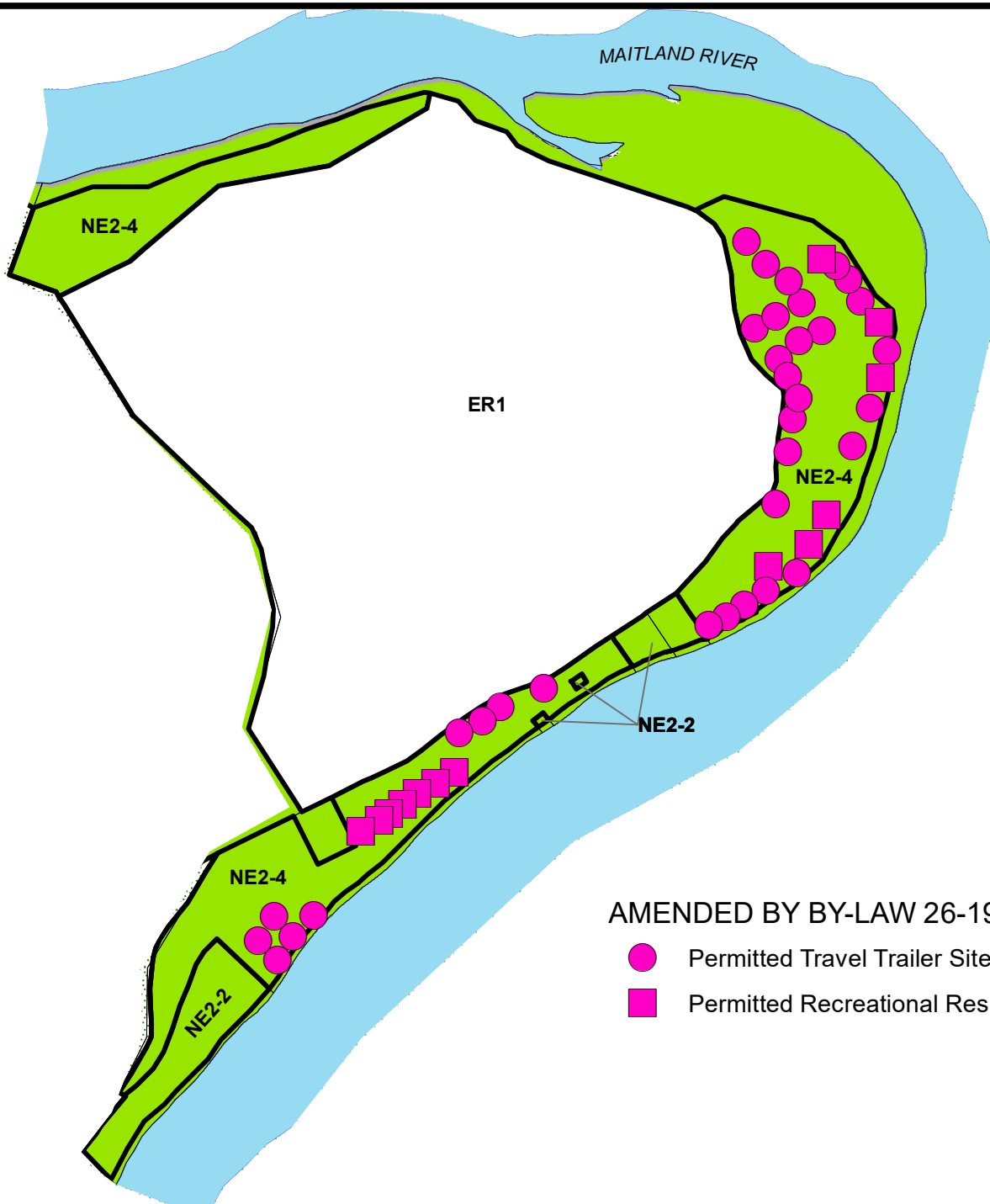
## KEY MAP 2C SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



# Amendments

REVISION DATE January 26, 2017

## KEY MAP 2D SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

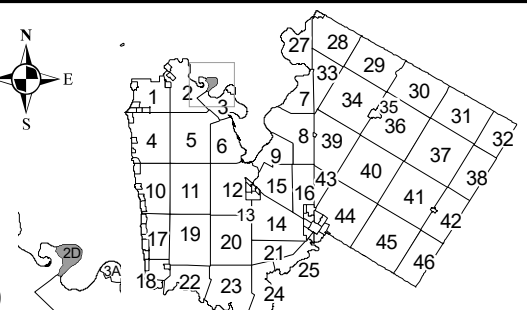


AMENDED BY BY-LAW 26-1997

- Permitted Travel Trailer Site
- Permitted Recreational Residence

- |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: darkgreen; border: 1px solid black;"></span> NE1 - Full Protection                                                                                  | <span style="display: inline-block; width: 20px; border: 1px solid black;"></span> Zone (AG1 unless otherwise labeled)                                                                                                                                      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> NE2 - Limited Protection                                                                              | <span style="display: inline-block; width: 20px; border: 1px solid black;"></span> Parcel Fabric                                                                                                                                                            |
| <span style="color: blue;">~</span> Rivers / Waterbodies                                                                                                                                                                             | <span style="display: inline-block; width: 20px; border: 1px dashed black;"></span> Municipal Boundary                                                                                                                                                      |
| <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></span> Conservation Authority Notification Areas / Adjacent Lands | <span style="display: inline-block; width: 20px; border: 1px dashed black;"></span> Urban Designation                                                                                                                                                       |
|                                                                                                                                                                                                                                      | <span style="display: inline-block; width: 20px; border-bottom: 1px solid black; position: relative; top: -5px;"><div style="position: absolute; left: 5px; top: 5px;">+</div><div style="position: absolute; right: 5px; top: 5px;">+</div></span> Railway |
|                                                                                                                                                                                                                                      | <span style="display: inline-block; width: 20px; border-bottom: 3px double black;"></span> Roads                                                                                                                                                            |

0 60 120 180  
Meters 1:6,000



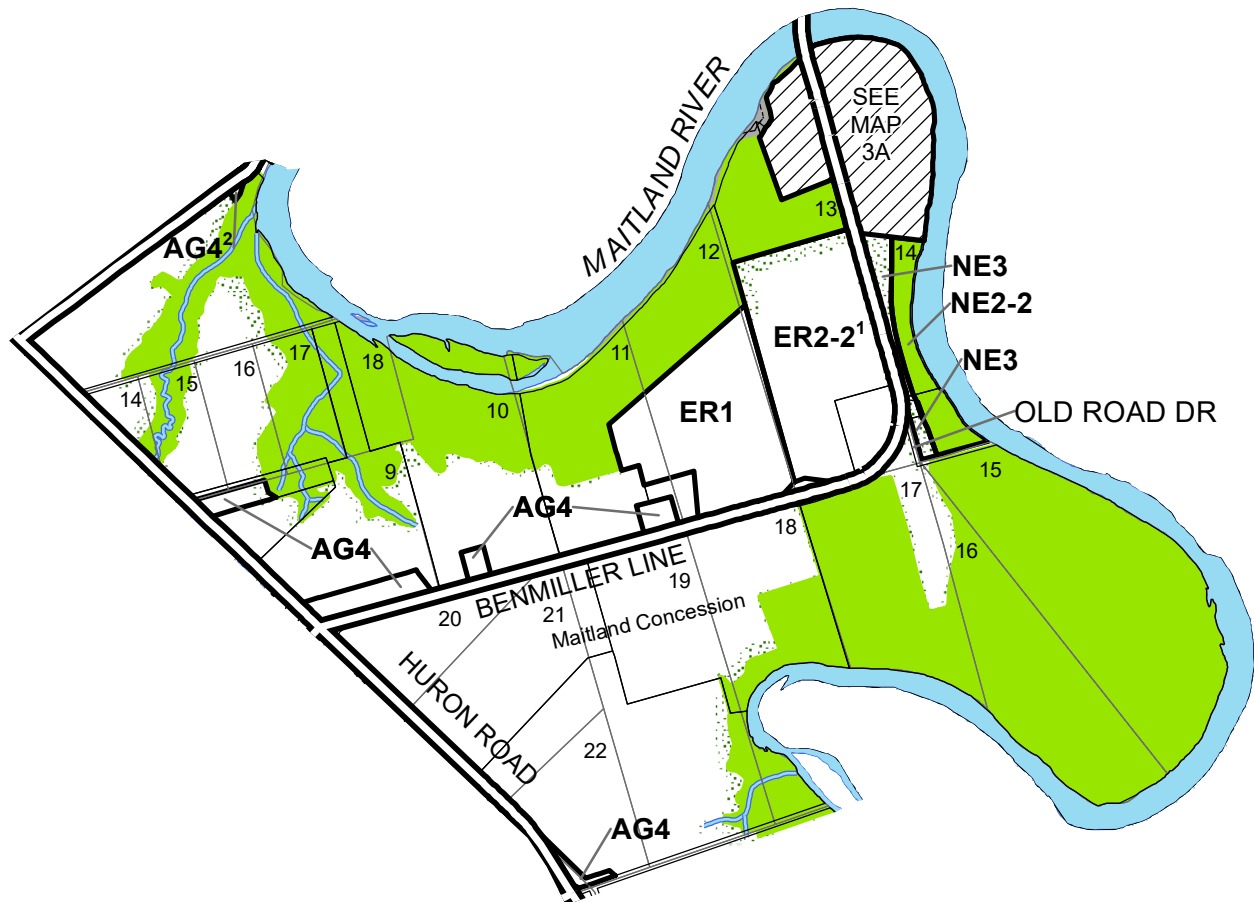
## Amendments

1 Amended by By-law 53-2015  
2 Amended by By-law 28-2021

REVISION DATE June 14, 2021

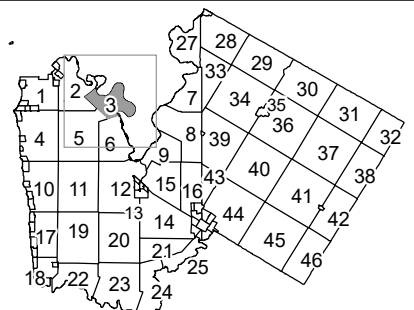
# KEY MAP 3 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

TOWNSHIP OF  
ASHFIELD-COLBORNE-WAWANOSH



- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 250 500 750  
Meters 1:25,000

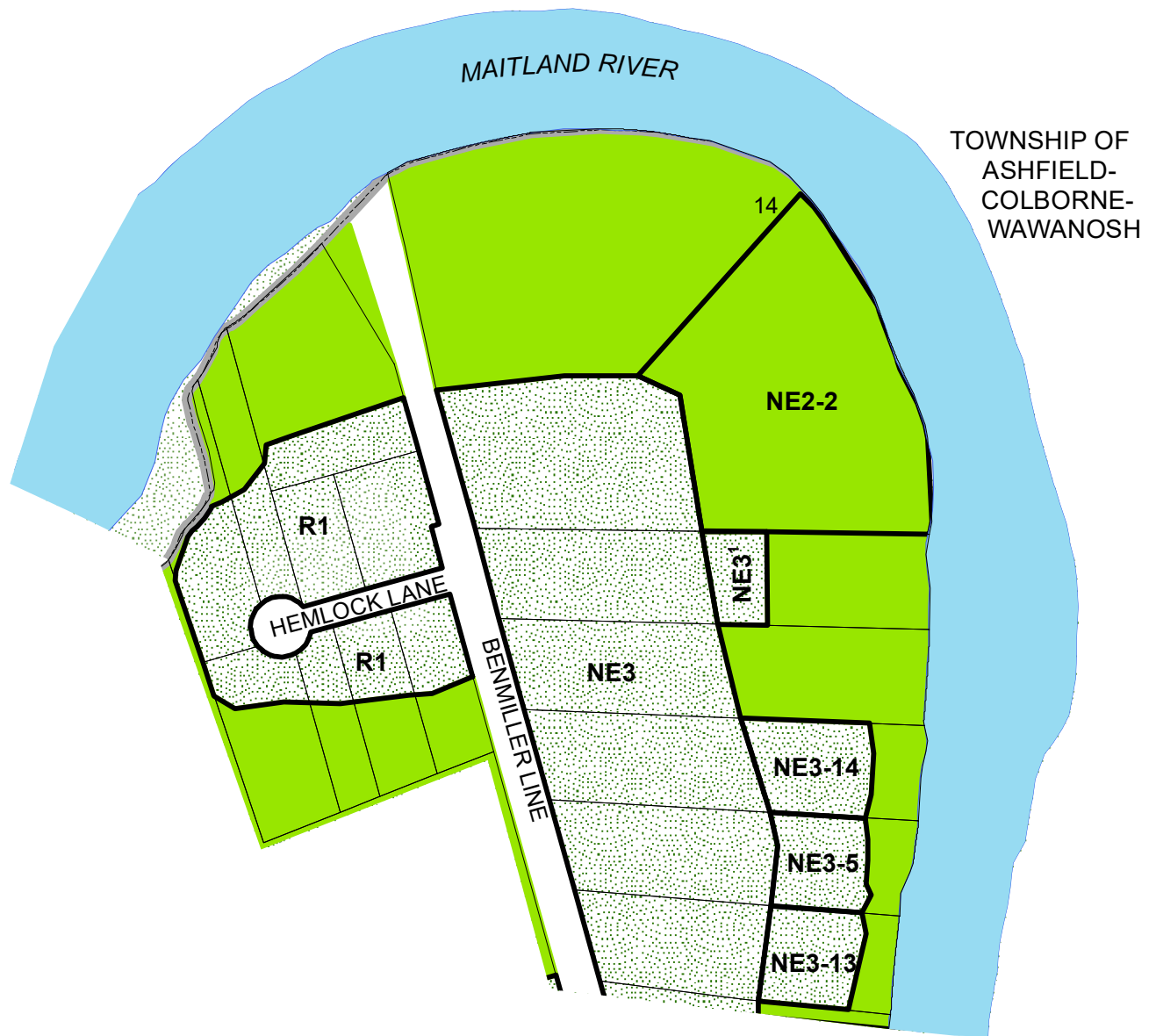


# Amendments

1 Amended by By-law 10-2011

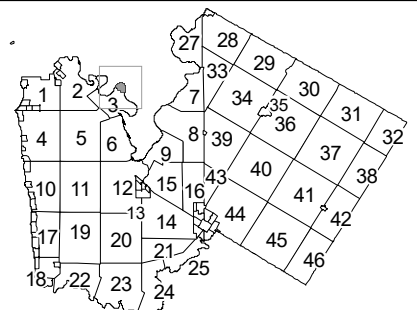
REVISION DATE January 26, 2017

## KEY MAP 3A SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 50 100 150  
Meters 1:5,000

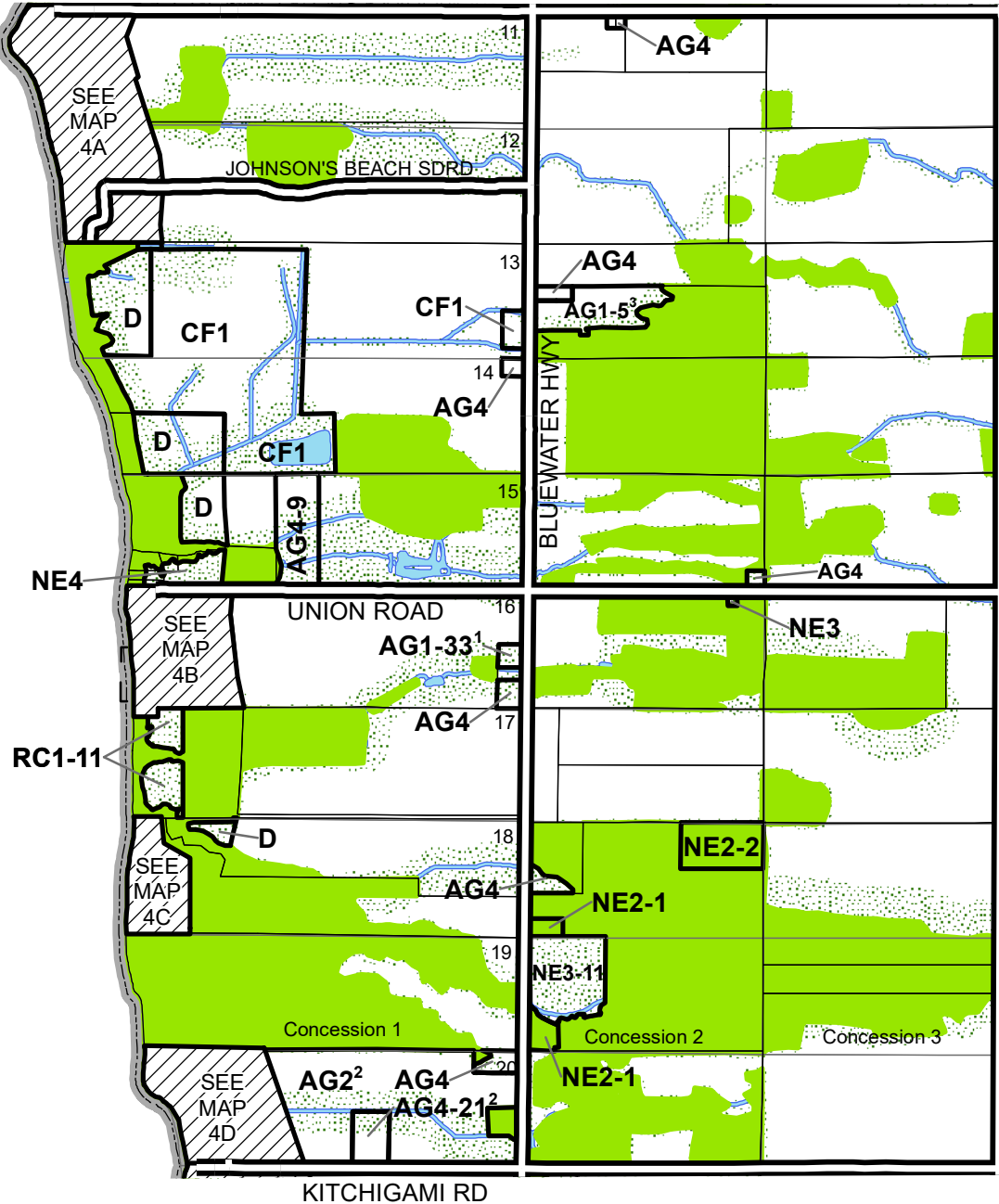


## Amendments

- 1 Amended by By-law 30-2012
- Amended by By-law 63-2016
- 2 Amendment condition of consent file C76-2019
- 3 Amended by By-law 60-2021

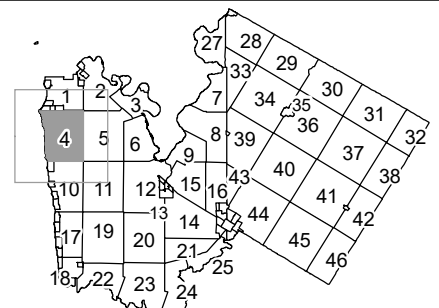
REVISION DATE September 29, 2021

# KEY MAP 4 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 250 500 750  
Meters 1:25,000



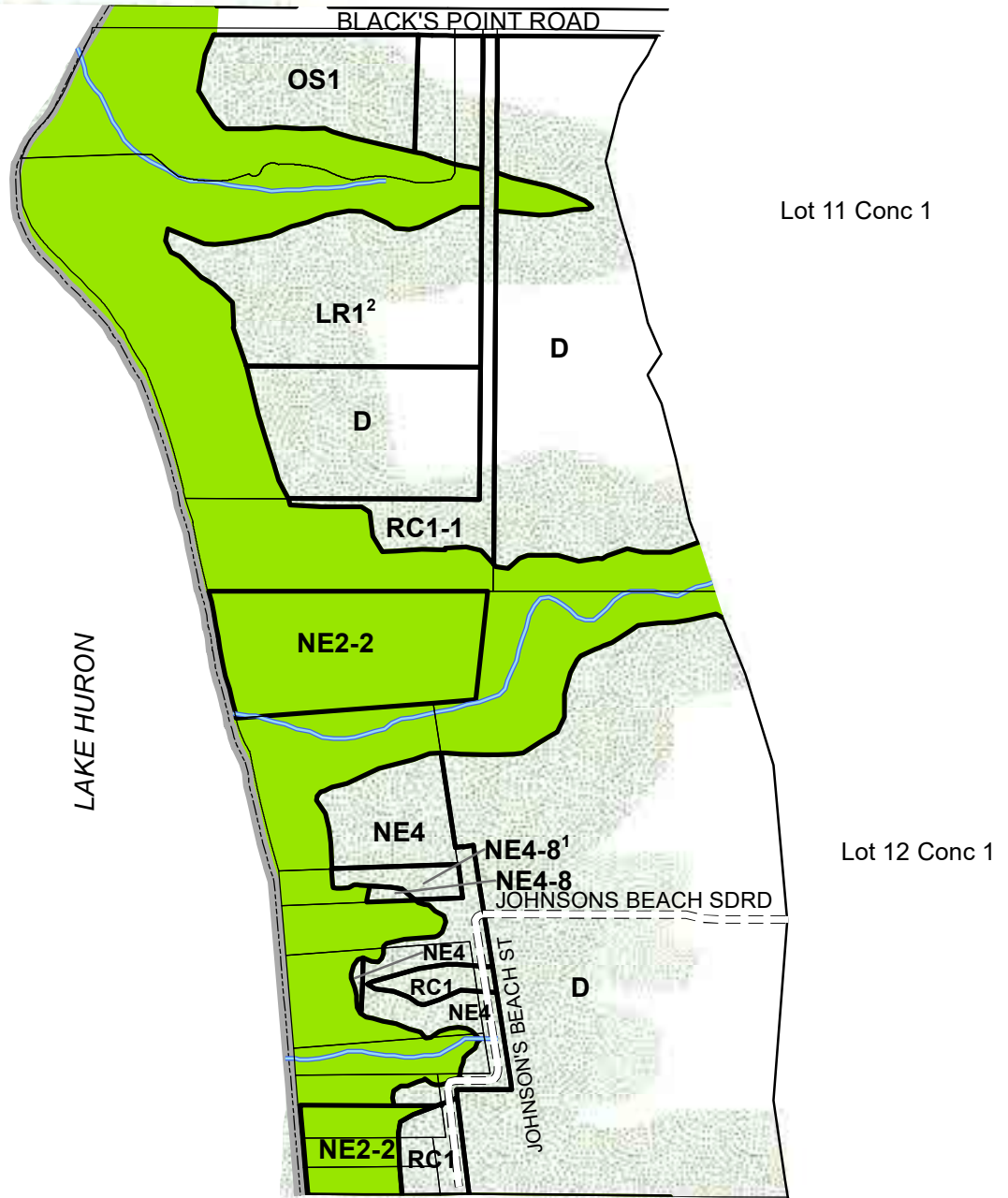


## Amendments

1 Amended by By-law 32-2012  
Amended by By-law 63-2016  
2 Amended by By-law 29-2018

REVISION DATE June 07, 2018

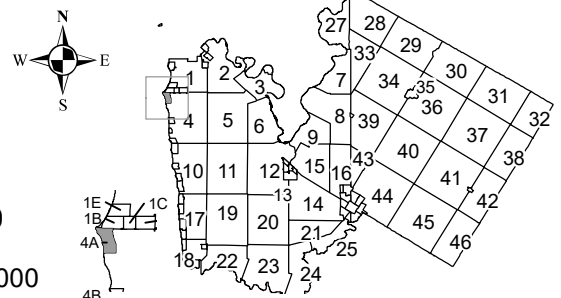
# KEY MAP 4A SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

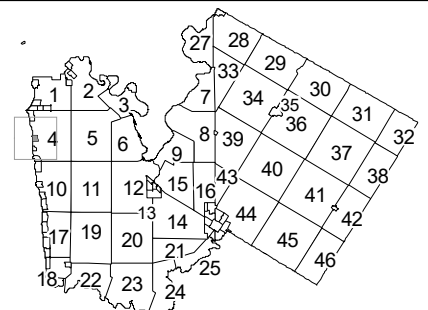
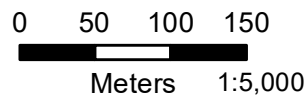
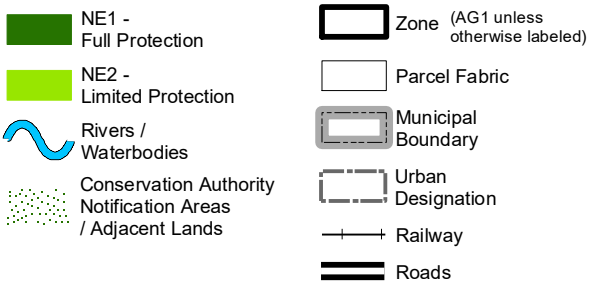
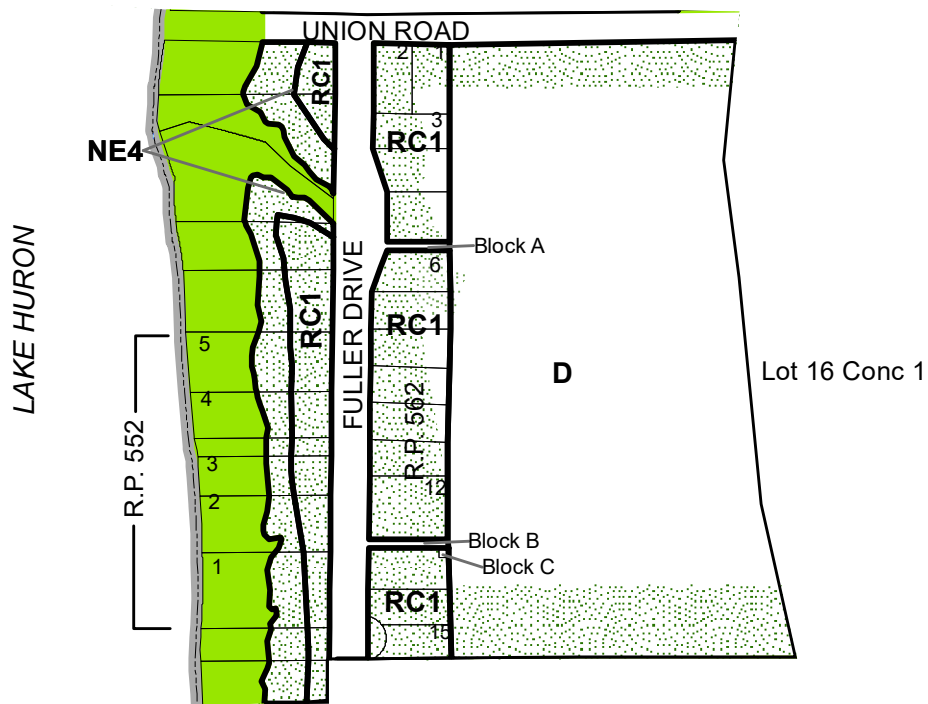
- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000





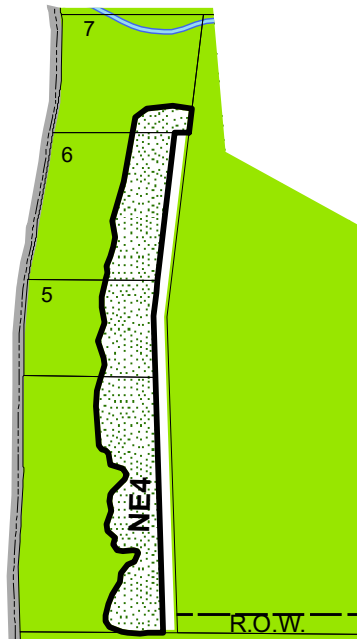
# KEY MAP 4B SCHEDULE A CENTRAL HURON WEST WARD - GODERICH













# KEY MAP 4C SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

REVISION DATE January 26, 2017

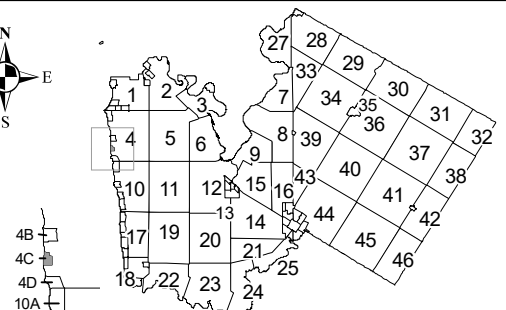
LAKE HURON



Lot 18 Conc 1

- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |

0 50 100 150  
Meters 1:5,000

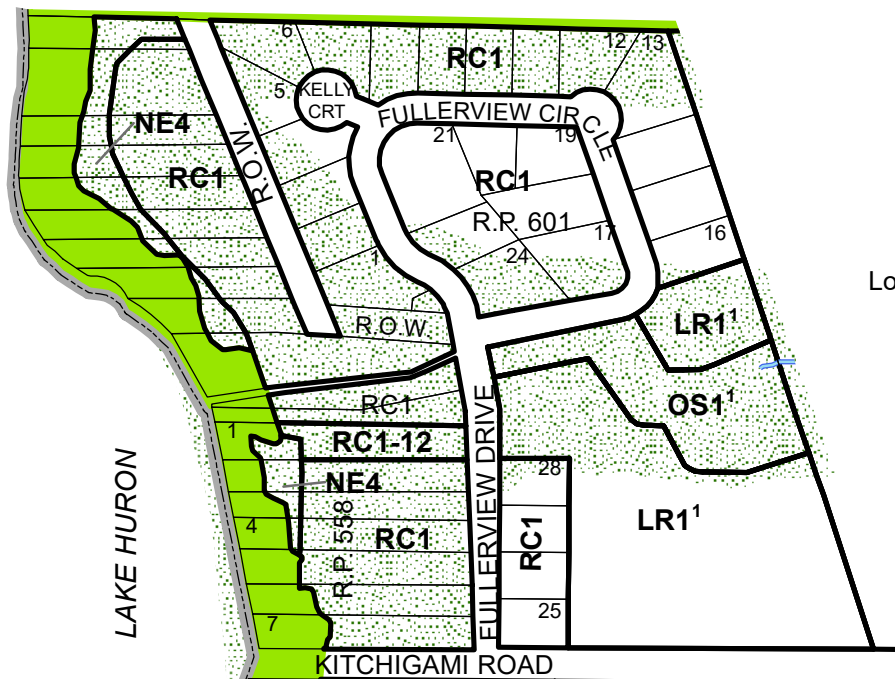


# Amendments

Amended by By-law 63-2016  
1 Amended by By-law 60-2023

REVISION DATE February 27, 2024

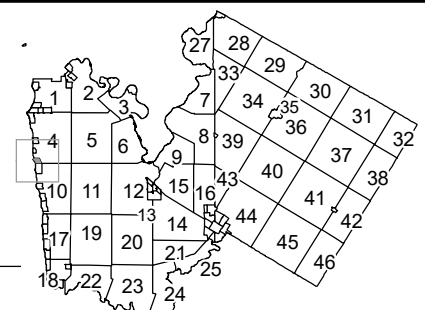
## KEY MAP 4D SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



Lot 20 Conc 1

- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 50 100 150  
Meters 1:5,000



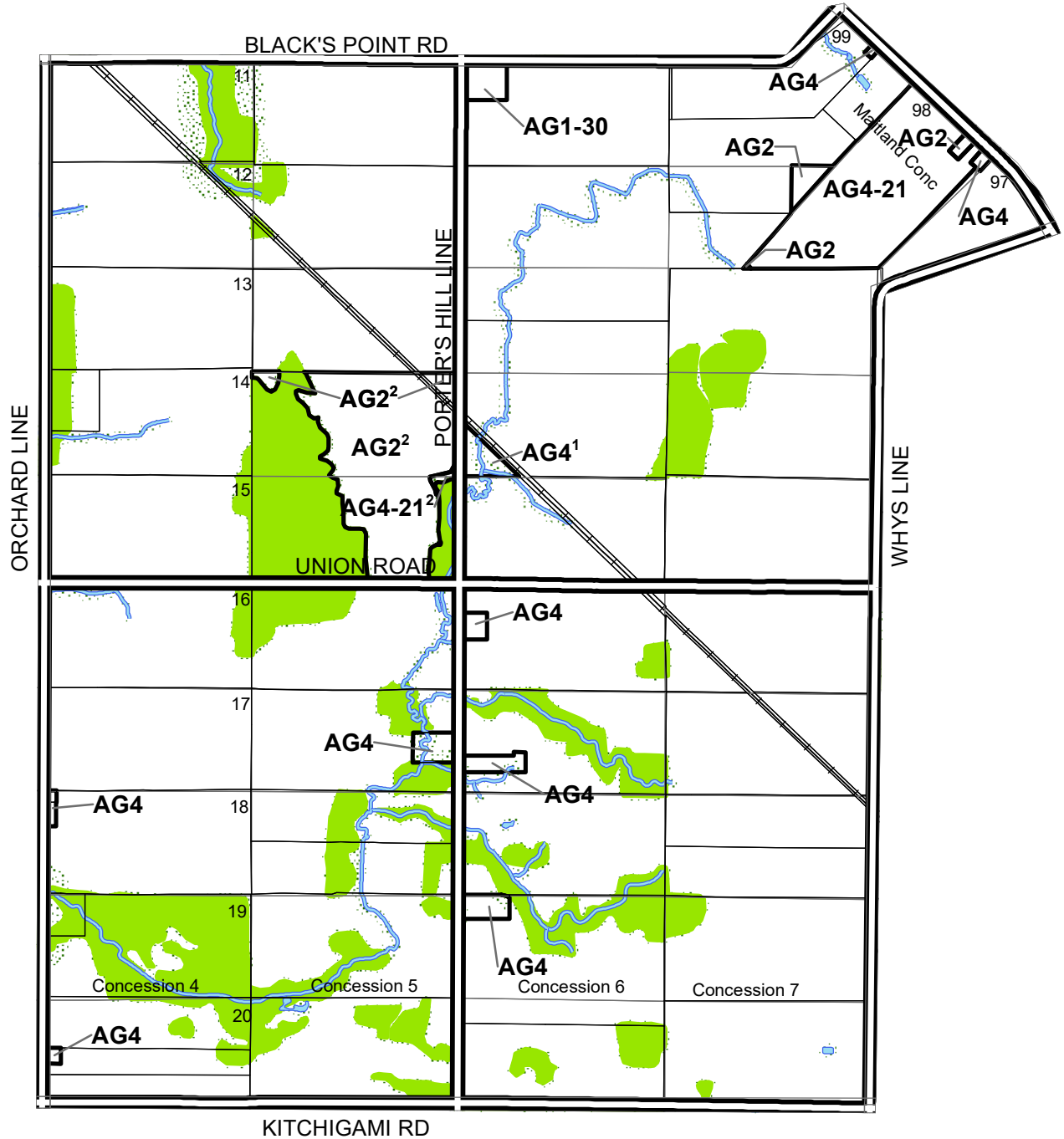
## Amendments

1 Amended by By-law 28-2014

2 Amendment condition of consent file B41-2015

REVISION DATE January 29, 2024

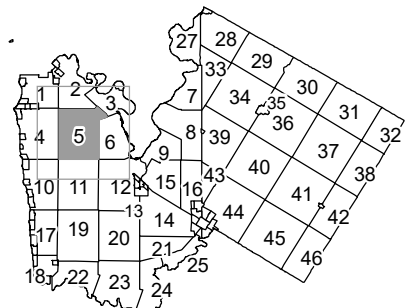
# KEY MAP 5 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000

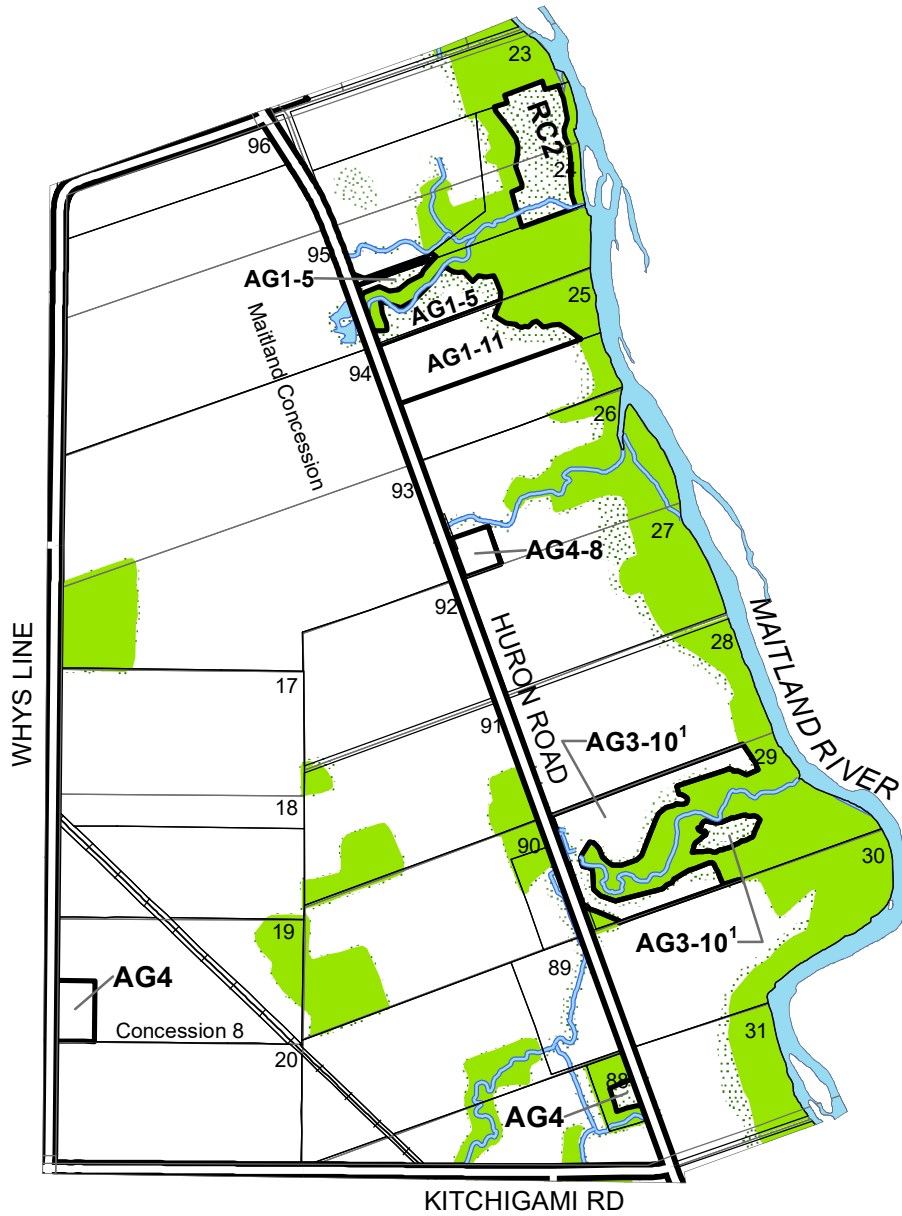


# Amendments

Revised by consent file B3-2012  
1 Amended by By-law 201-2024

REVISION DATE October 21, 2024

## KEY MAP 6 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

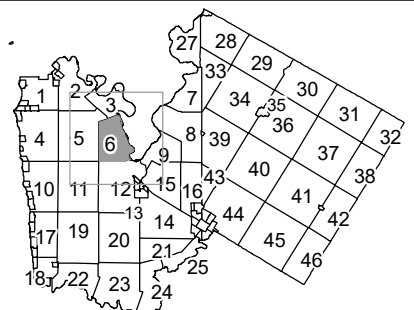


- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads



0 250 500 750  
Meters 1:25,000



## Amendments

Amended by By-law 63-2016

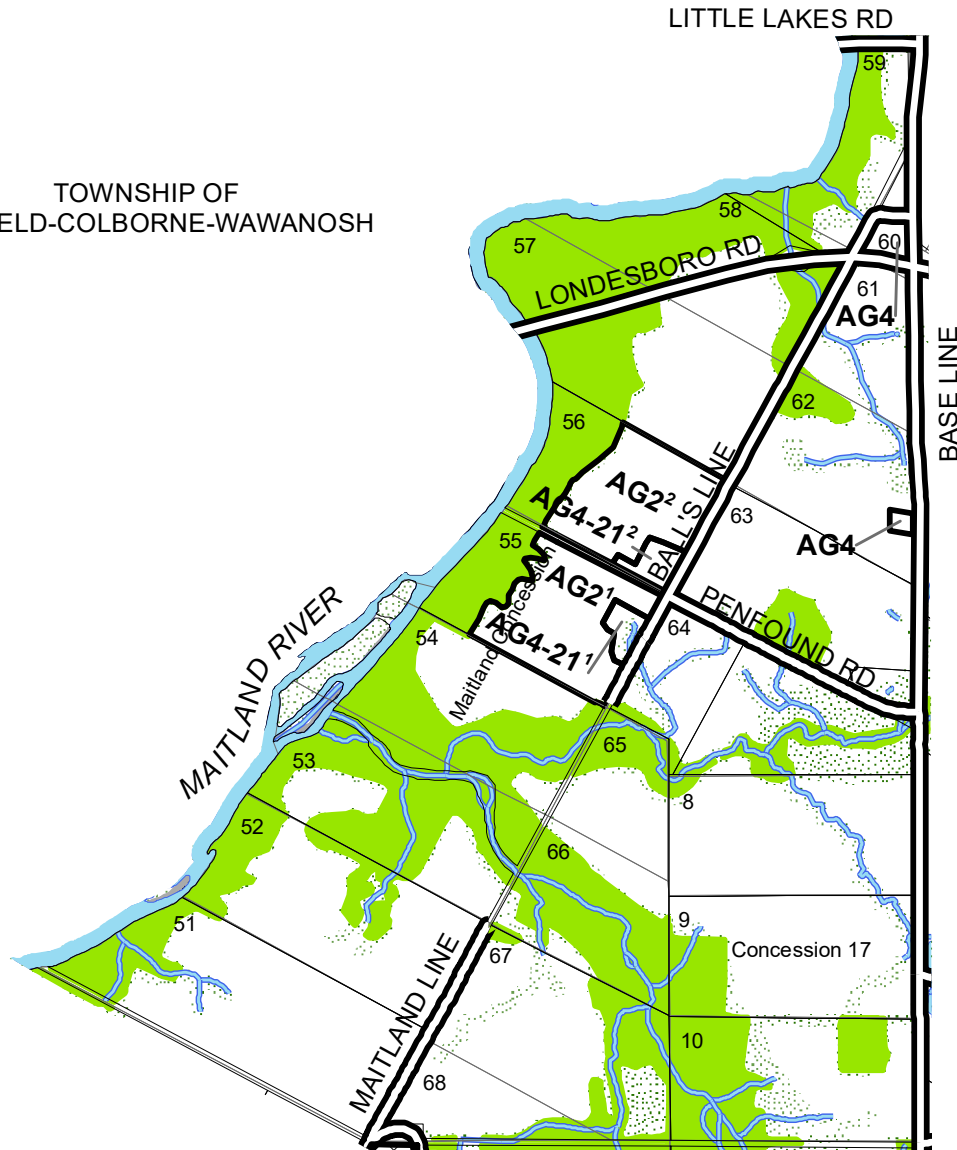
1 Amendment condition of consent file C72-2018

2 Amendment condition of consent file C45-2019

REVISION DATE December 23, 2019

# KEY MAP 7 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

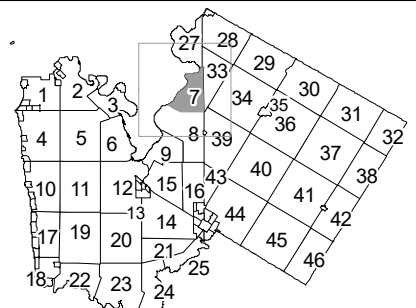
TOWNSHIP OF  
ASHFIELD-COLBORNE-WAWANOSH



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000



## Amendments

Amended by By-law 63-2016

1 Amended by By-law 16-2019

2 Amendment condition of consent file C70-2018

REVISION DATE June 13, 2019

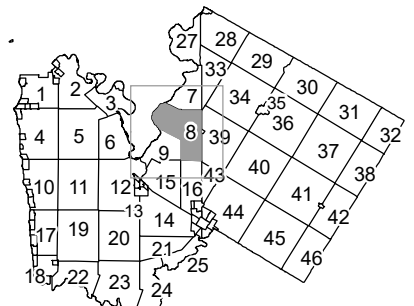
# KEY MAP 8 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000





# Amendments

Amended by By-law 63-2016

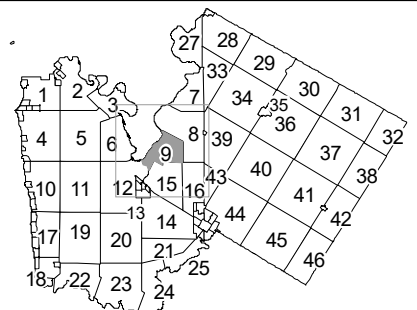
REVISION DATE January 26, 2017

## KEY MAP 9 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 250 500 750  
Meters 1:25,000



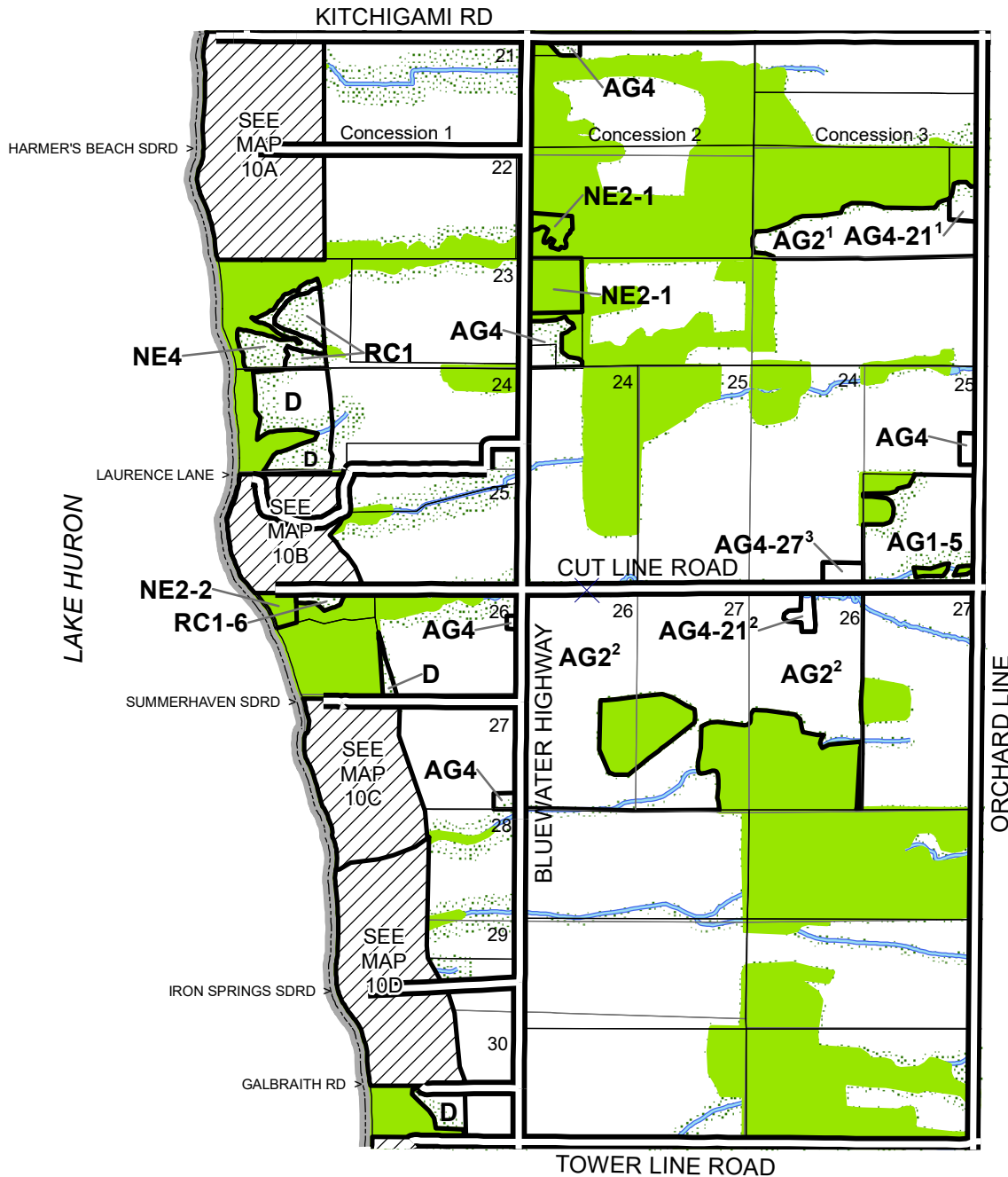


## Amendments

- 1 Amendment condition of consent file C68-2019
- 2 Amendment condition of consent file C13-2020
- 3 Amended by By-law 202-2023

REVISION DATE April 27, 2023

# KEY MAP 10 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

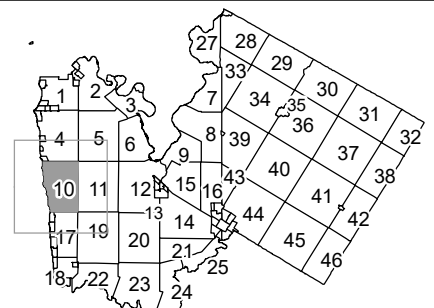


- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads



0 250 500 750  
Meters 1:25,000

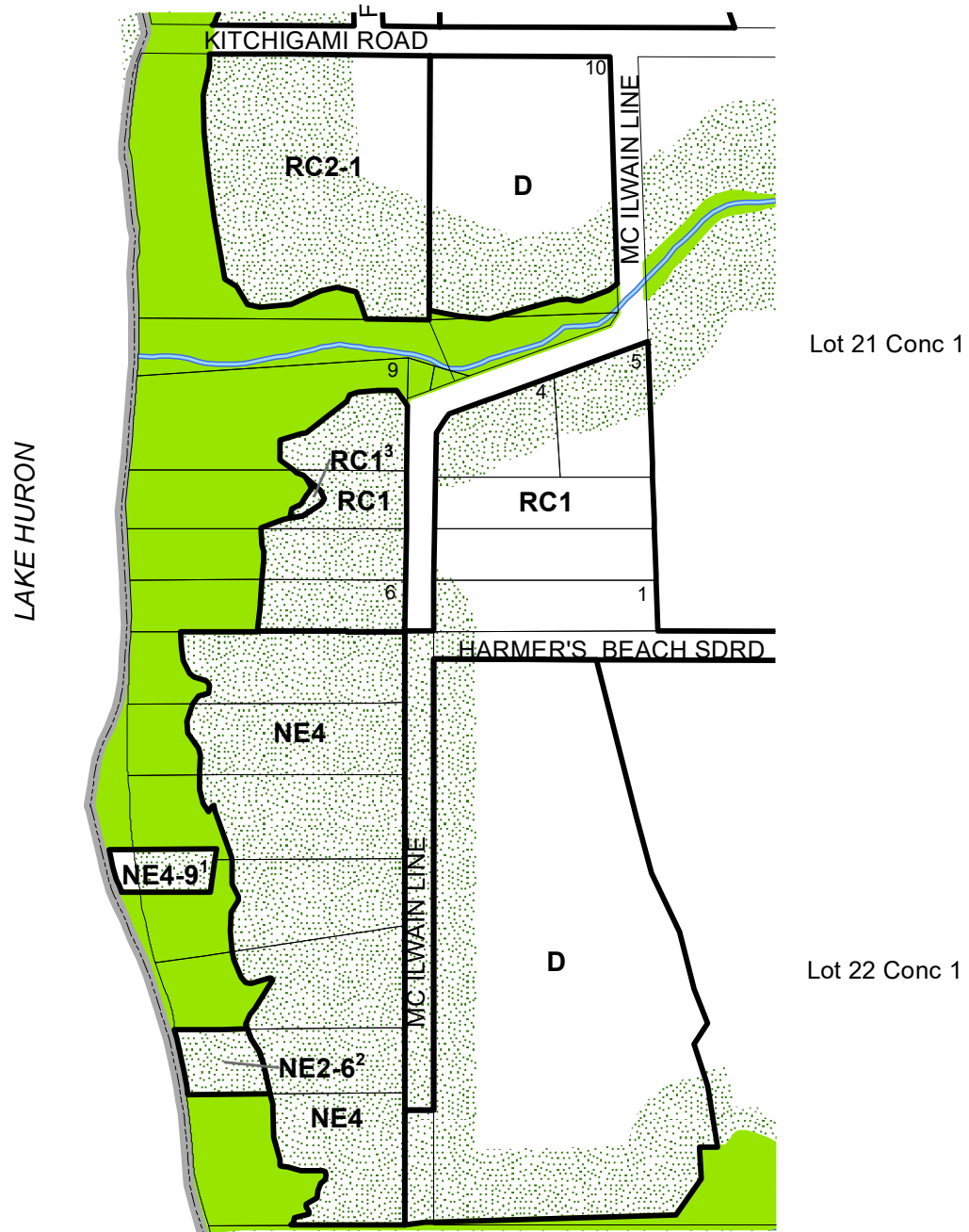


## Amendments

- 1 Amended by By-law 35-2012
- 2 Amended by By-law 37-2013
- 3 Amended by By-law 63-2016

REVISION DATE January 26, 2017

# KEY MAP 10A SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

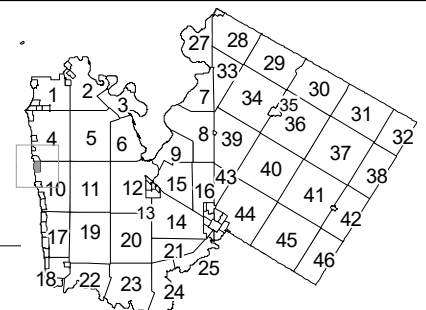


- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 50 100 150  
Meters 1:5,000



4C  
4D  
10A  
10B

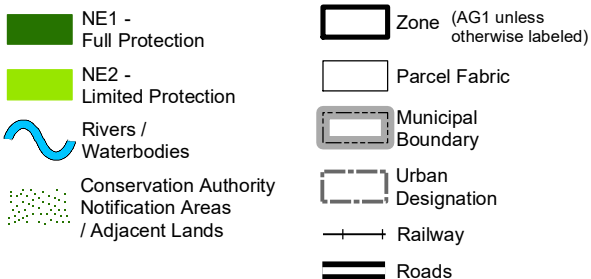
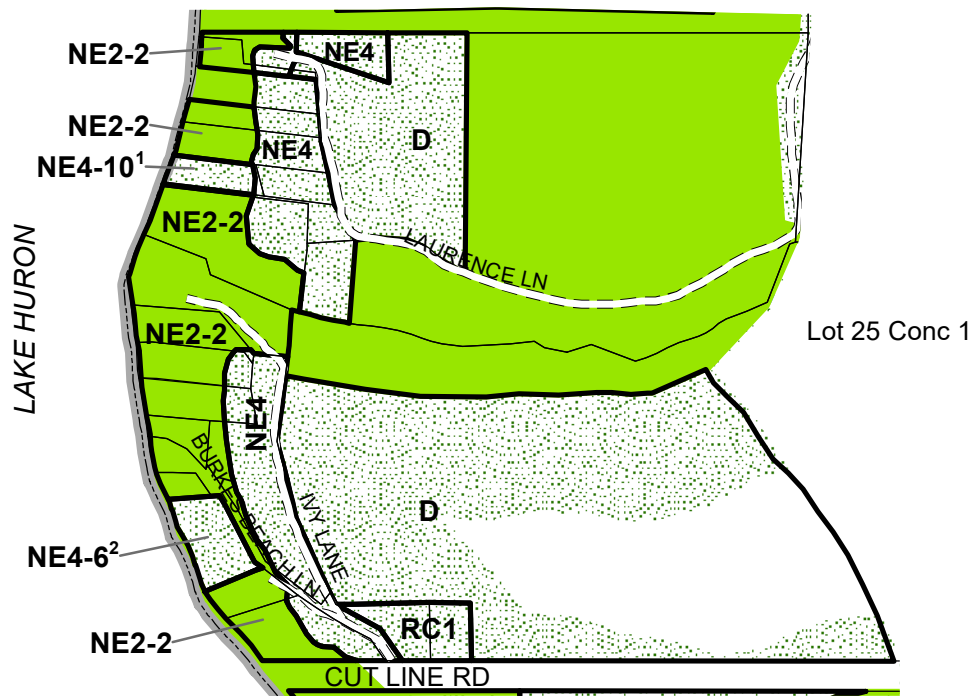


## Amendments

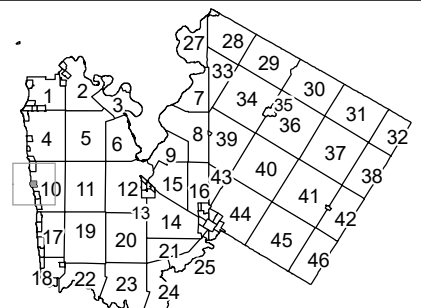
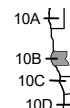
Amended by By-law 63-2016  
1 Amended by By-law 22-2021  
2 Amended by By-law 200-2022

REVISION DATE March 10, 2022

# KEY MAP 10B SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



0 50 100 150  
Meters 1:5,000

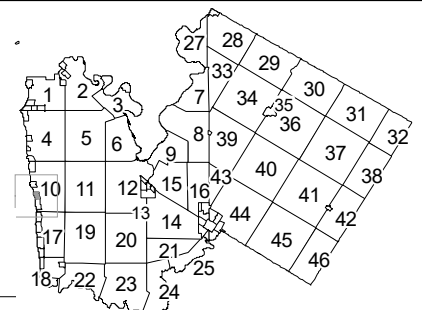
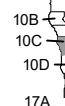
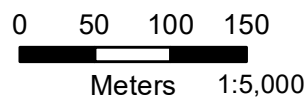
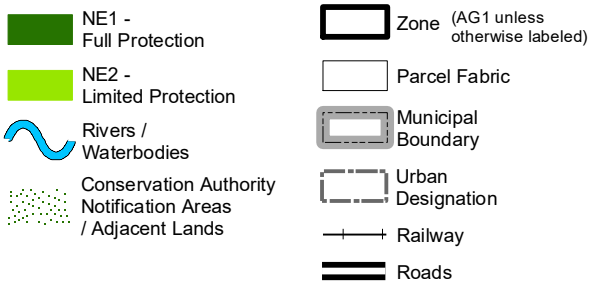
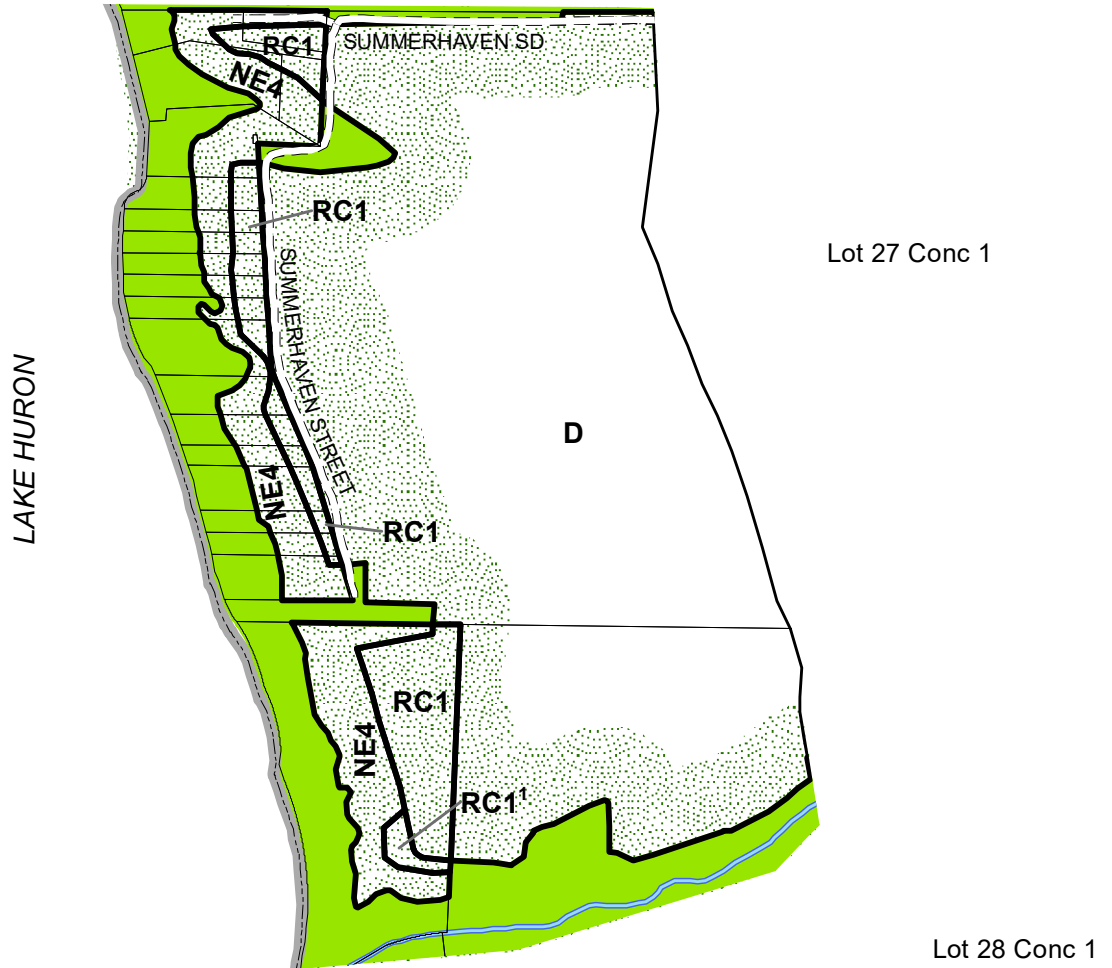


# Amendments

1 Amended by By-law 63-2016

REVISION DATE January 26, 2017

## KEY MAP 10C SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

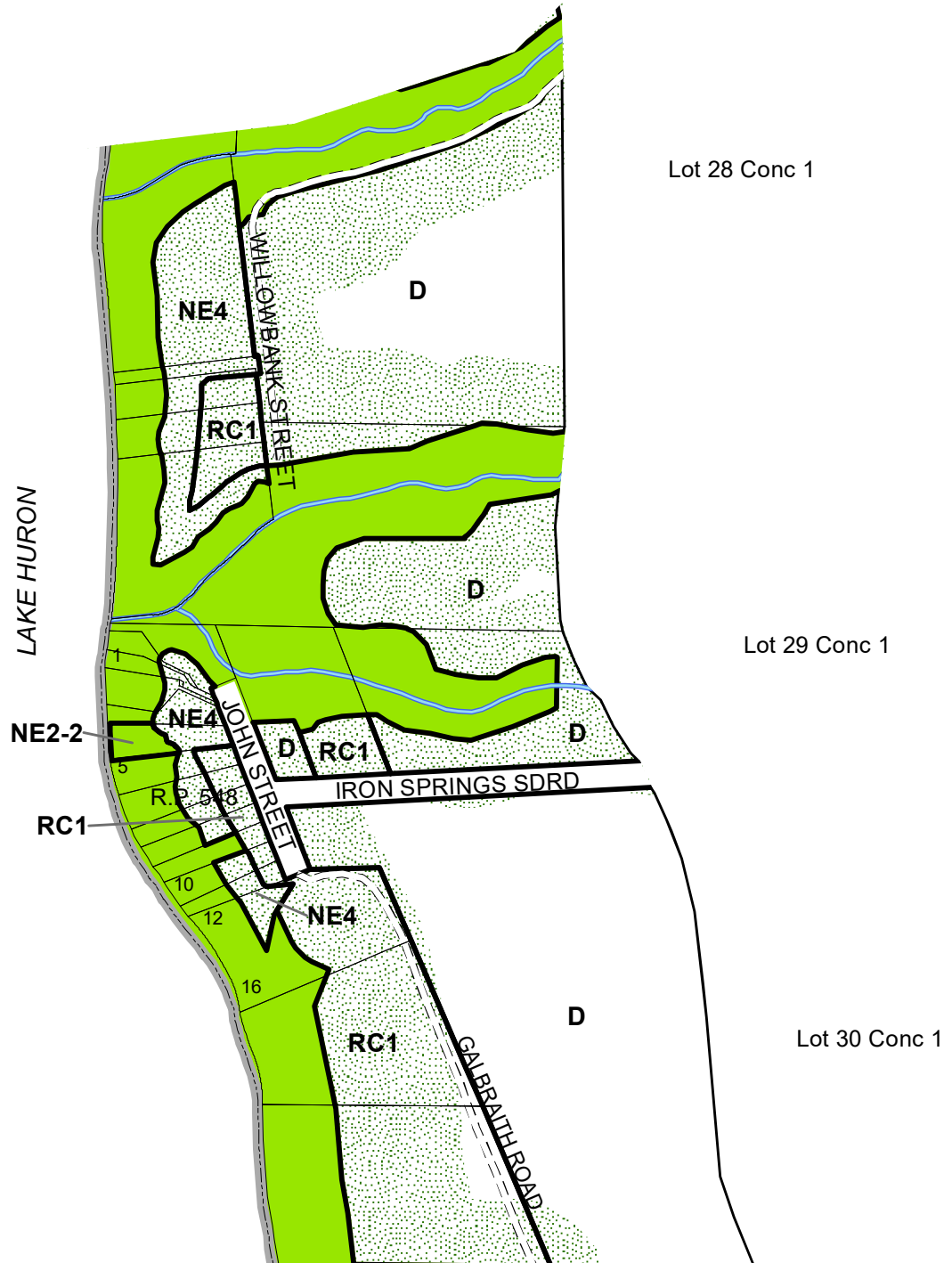


# Amendments

Amended by By-law 63-2016

REVISION DATE January 26, 2017

## KEY MAP 10D SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



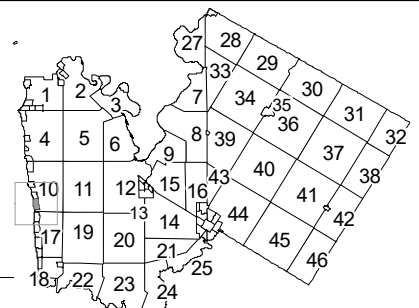
- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000



10B  
10C  
10D  
17A  
17B



## Amendments

Amended by By-law 63-2016

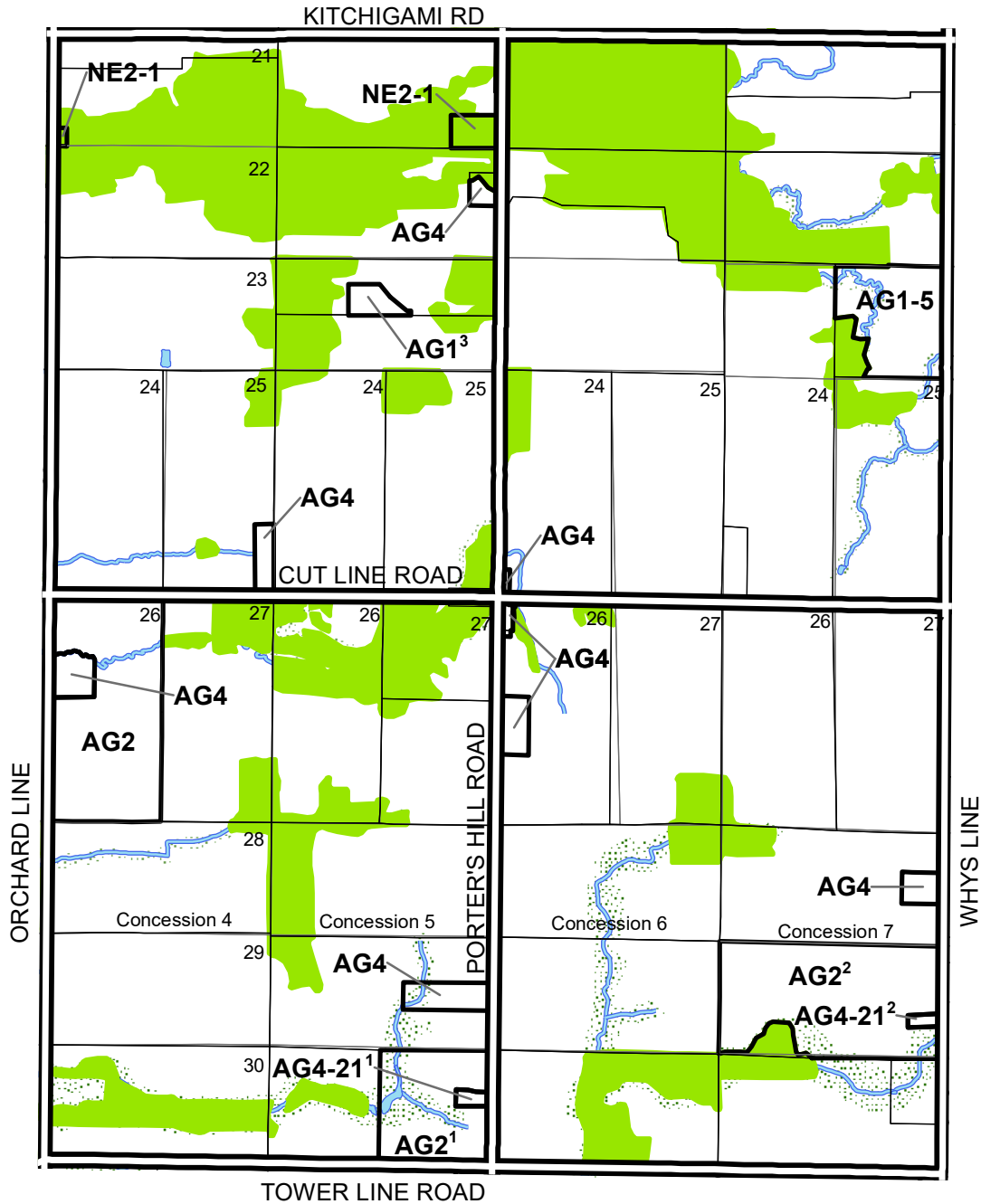
1 Amendment condition of consent file C17-2019

2 Amendment condition of consent file C57-2019

3 Amended by By-law 27-2022

REVISION DATE June 23, 2022

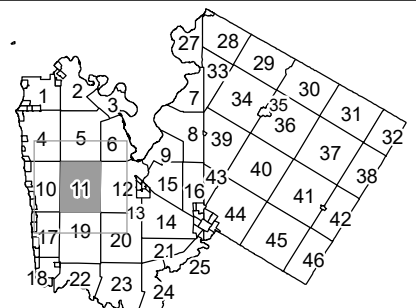
# KEY MAP 11 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000



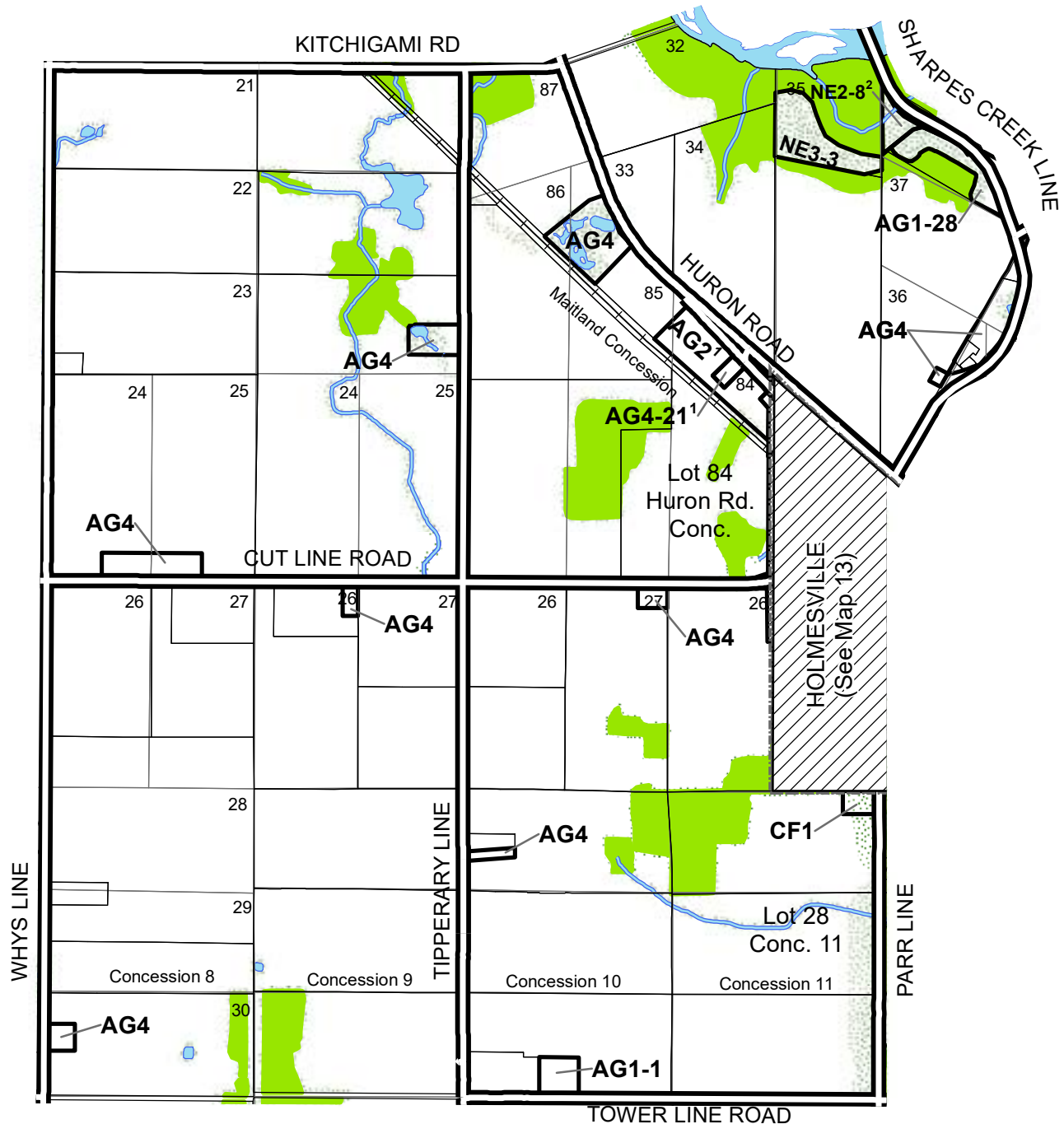


## Amendments

1 Amendment condition of consent file B13-2015  
Amended by By-law 63-2016  
3 Amended by By-law 64-2018

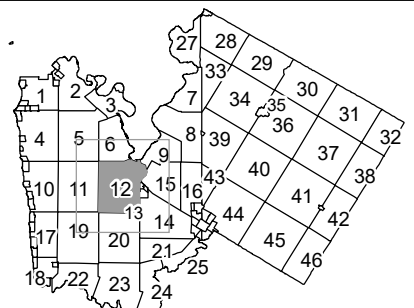
REVISION DATE January 22, 2019

# KEY MAP 12 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 250 500 750  
Meters 1:25,000

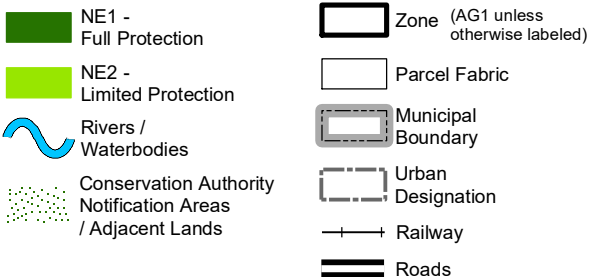
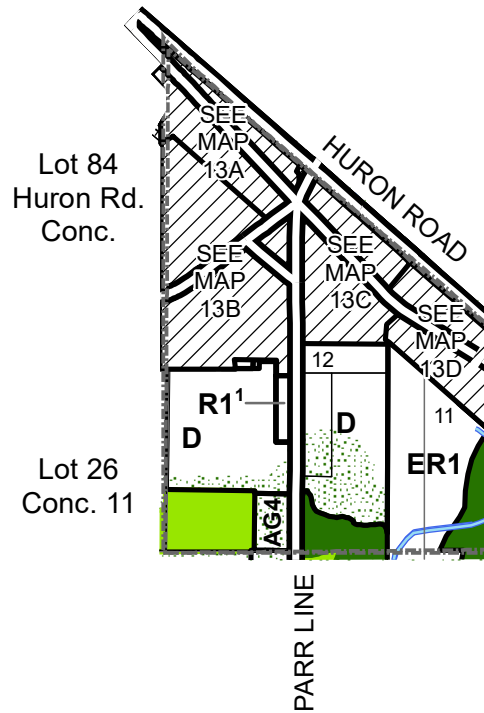


## Amendments

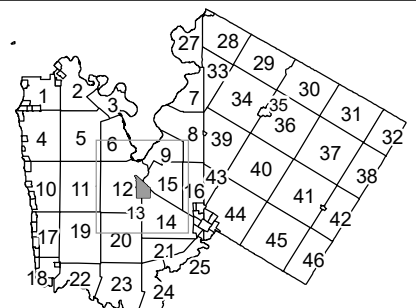
Amended by By-law 63-2016  
1 Amended by By-law 54-2023

REVISION DATE January 12, 2024

# KEY MAP 13 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH Holmesville



0 250 500 750  
Meters 1:25,000

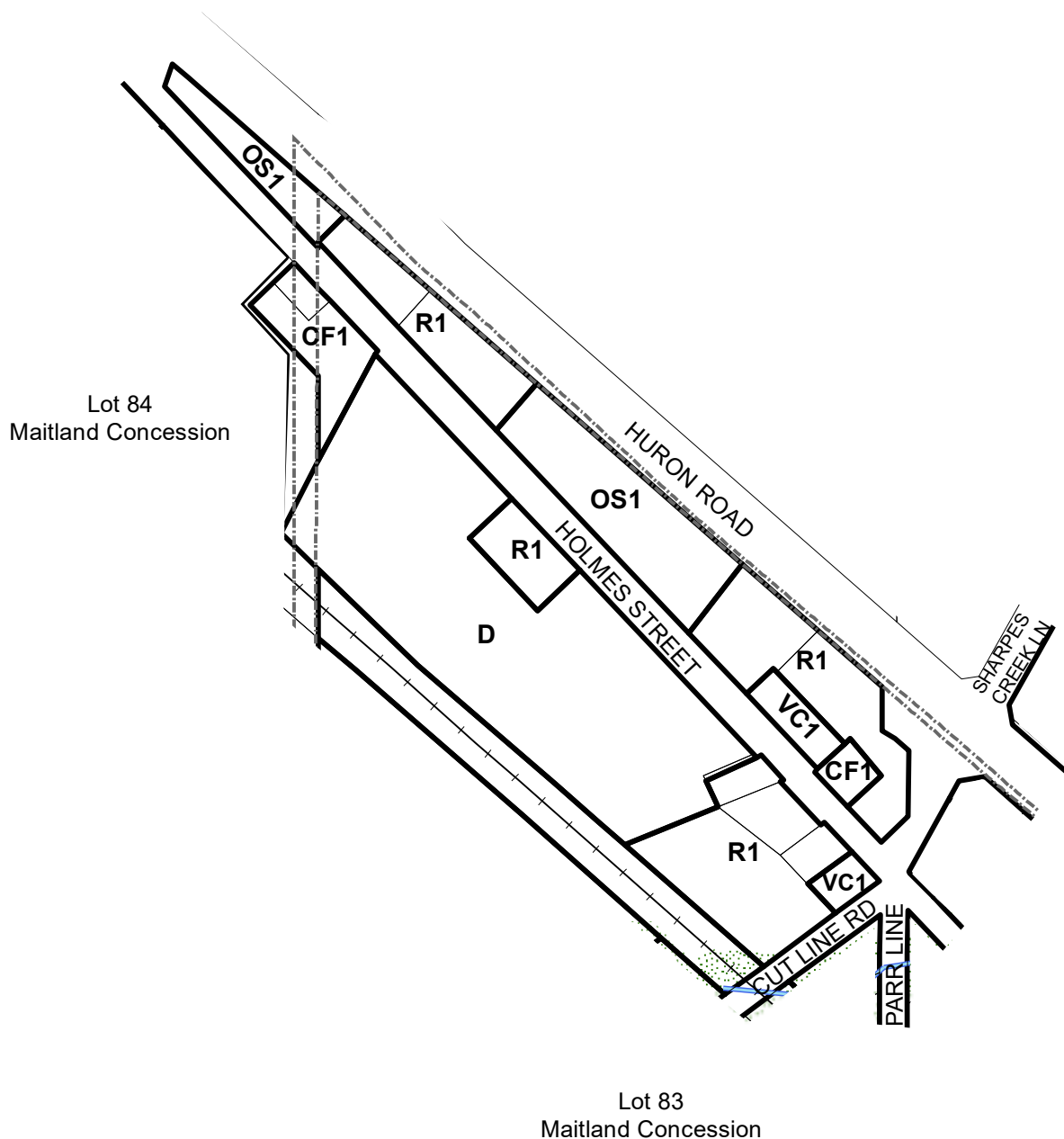














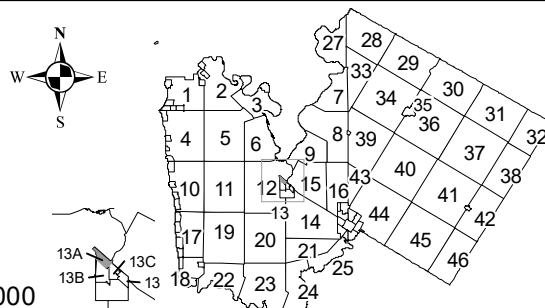
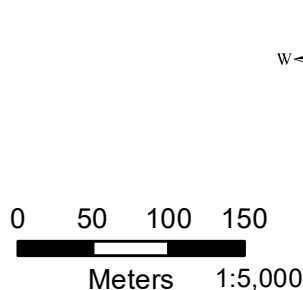
# Amendments

REVISION DATE January 26, 2017

## KEY MAP 13A SCHEDULE A CENTRAL HURON WEST WARD - GODERICH Holmesville



- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |



# KEY MAP 13B

## SCHEDULE A

### CENTRAL HURON

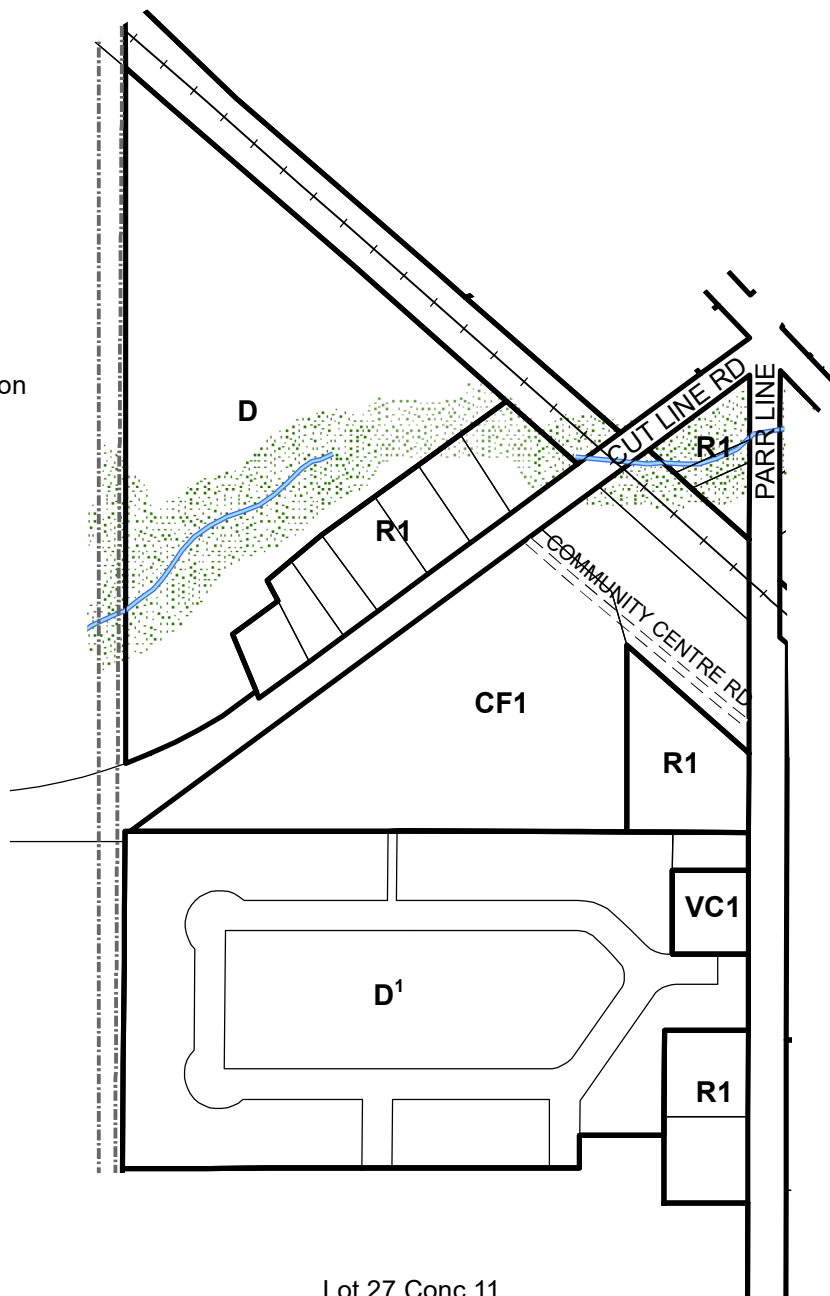
#### WEST WARD - GODERICH

#### Holmesville

Lot 84  
Maitland Concession

Lot 26 Conc 11

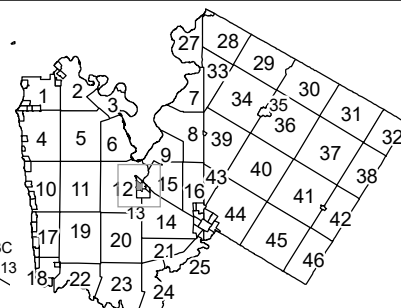
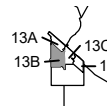
Lot 27 Conc 11



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

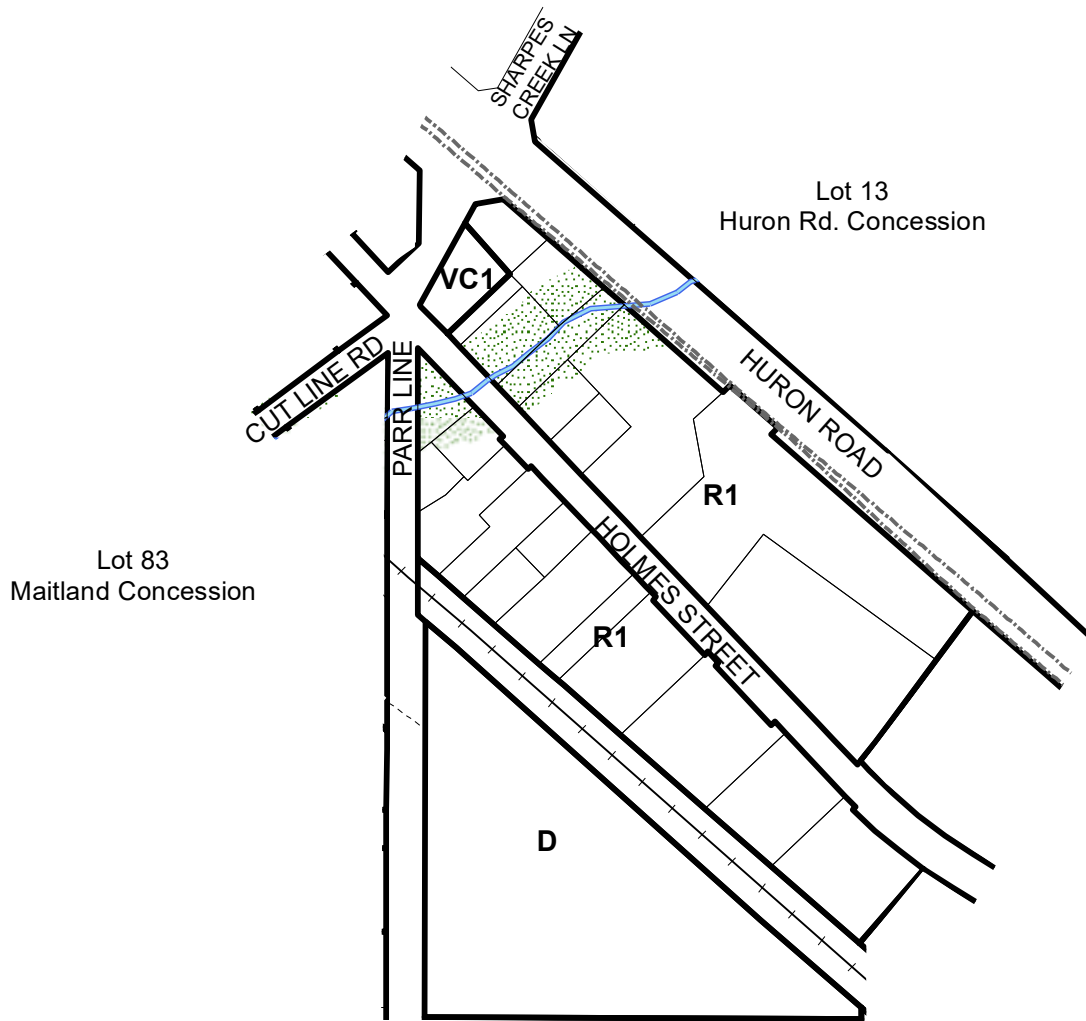
0 50 100 150  
Meters 1:5,000



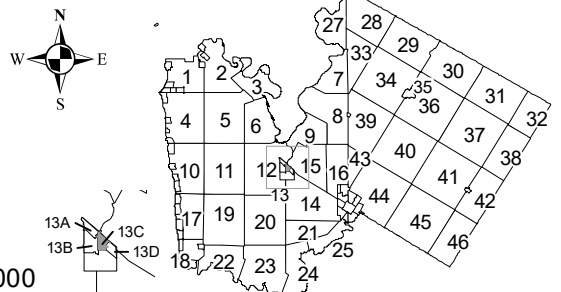
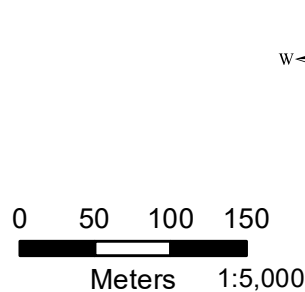
# Amendments

REVISION DATE December 23, 2019

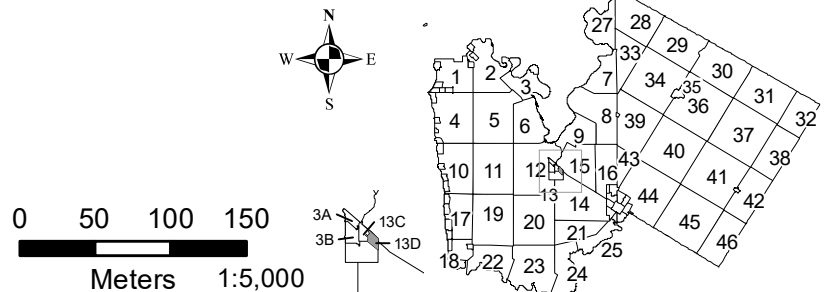
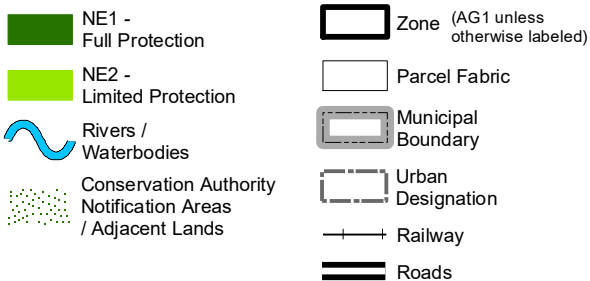
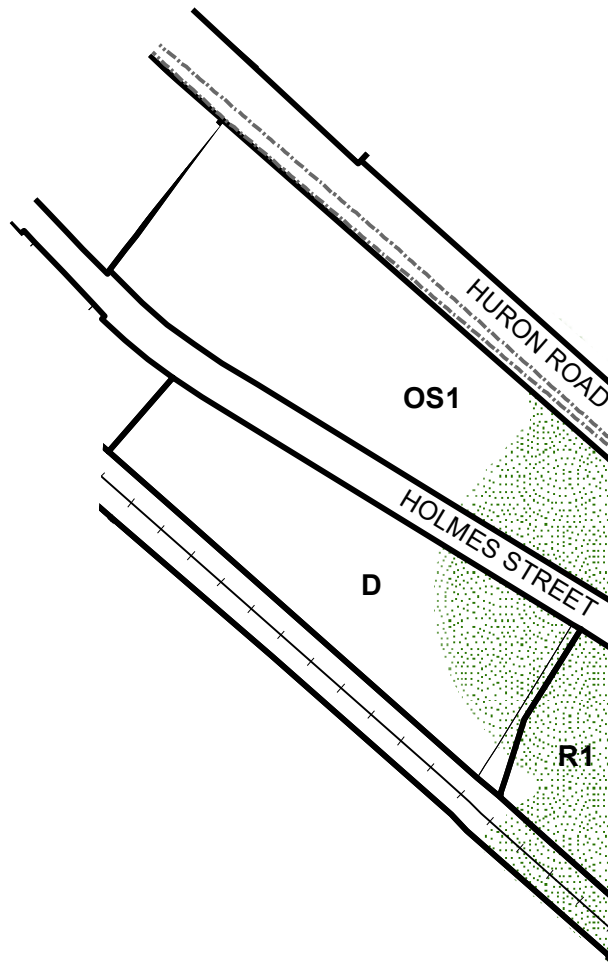
## KEY MAP 13C SCHEDULE A CENTRAL HURON WEST WARD - GODERICH Holmesville



- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |



# KEY MAP 13D SCHEDULE A CENTRAL HURON WEST WARD - GODERICH Holmesville



## Amendments

Amended by By-law 63-2016  
 1 Amended by By-law 33-2017  
 2 Amended by By-law 27-2022  
 3 Temporary Use By-law 204-2022 (Expires May 9, 2025)

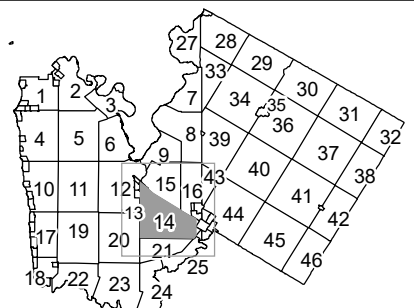
REVISION DATE February 26, 2024

# KEY MAP 14 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 250 500 750  
 Meters 1:25,000













## Amendments

1 Amended by By-law 75-2015  
Amended by By-law 63-2016  
2 Amendment condition of consent file C40-2021

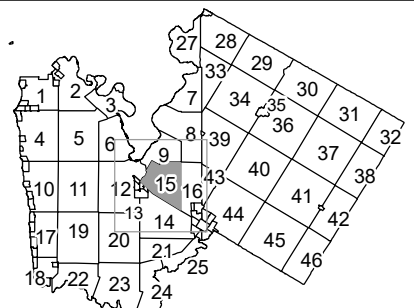
REVISION DATE June 14, 2022

# KEY MAP 15 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |

0 250 500 750  
Meters 1:25,000

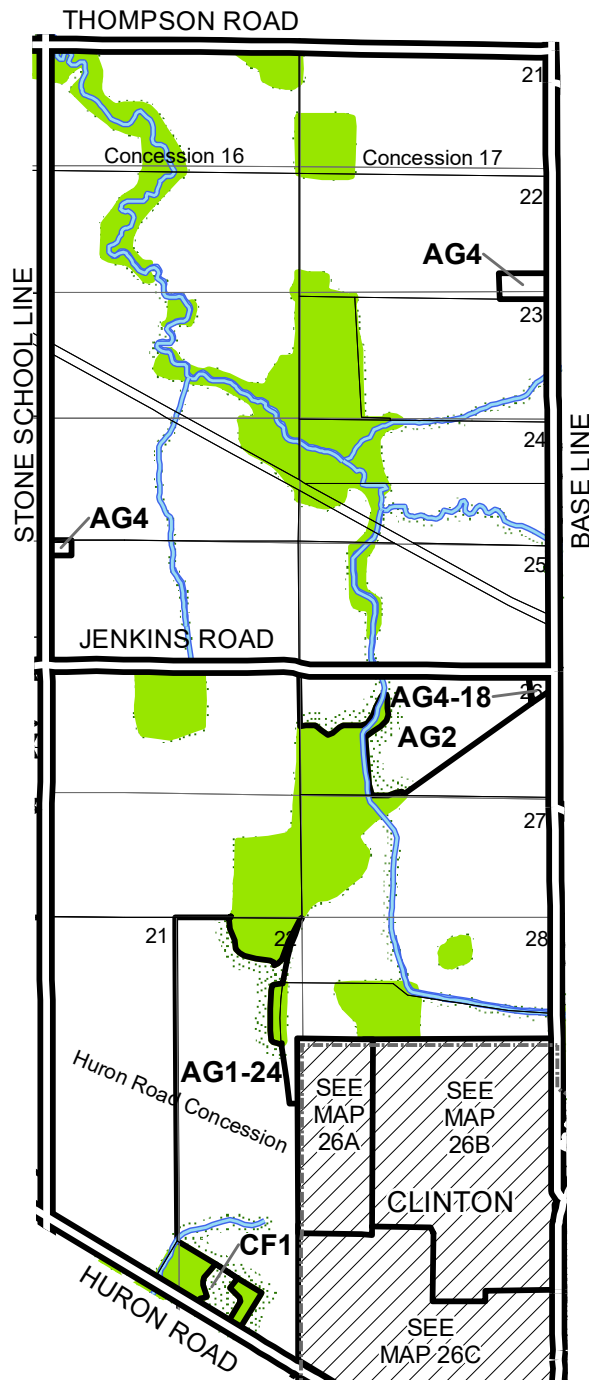


# KEY MAP 16

## SCHEDULE A

### CENTRAL HURON

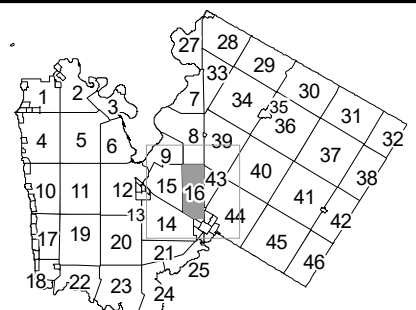
### WEST WARD - GODERICH



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000

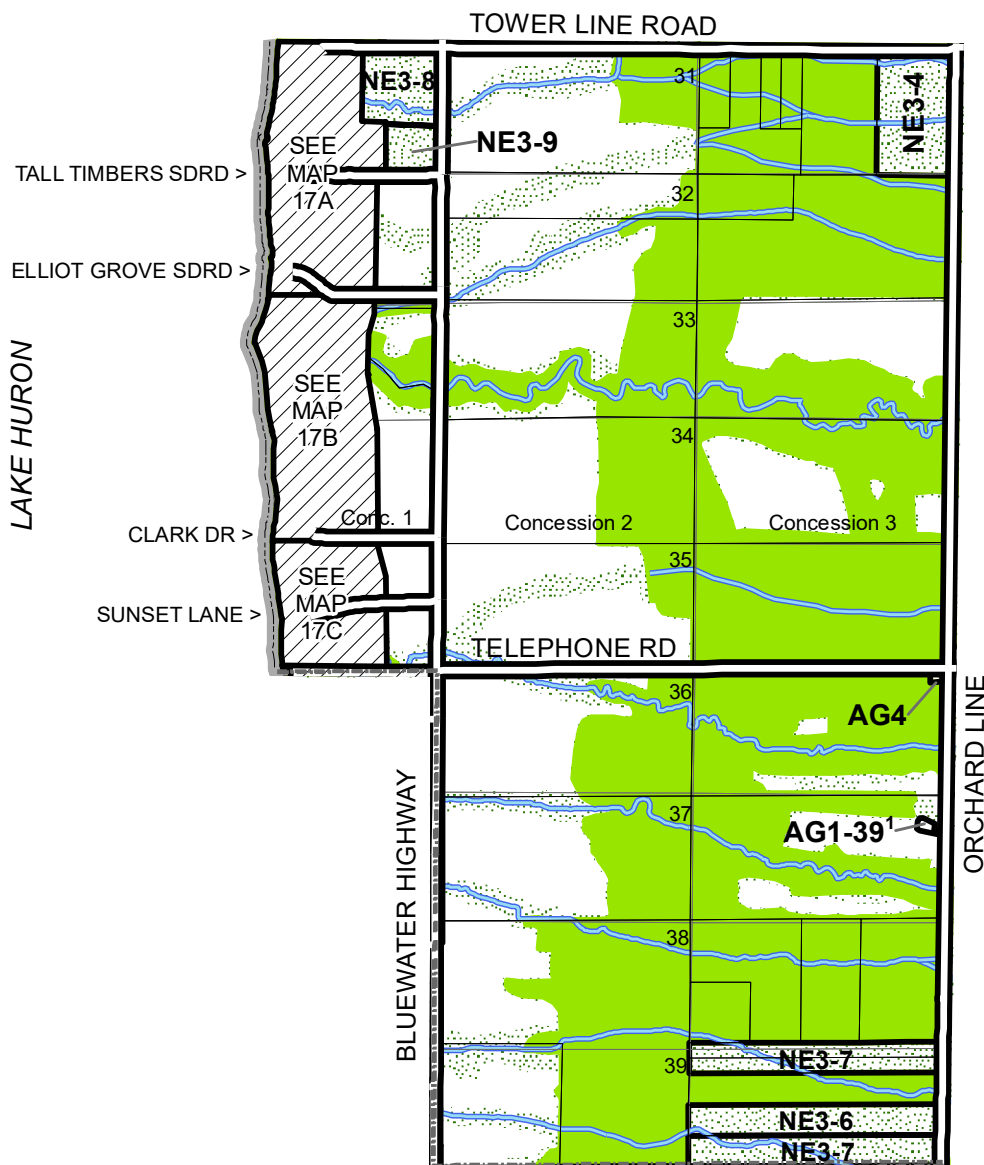


# Amendments

1 Amended by By-law 63-2016

REVISION DATE January 26, 2017

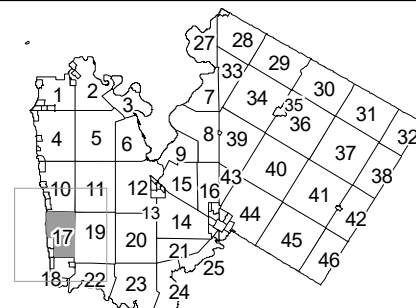
## KEY MAP 17 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000



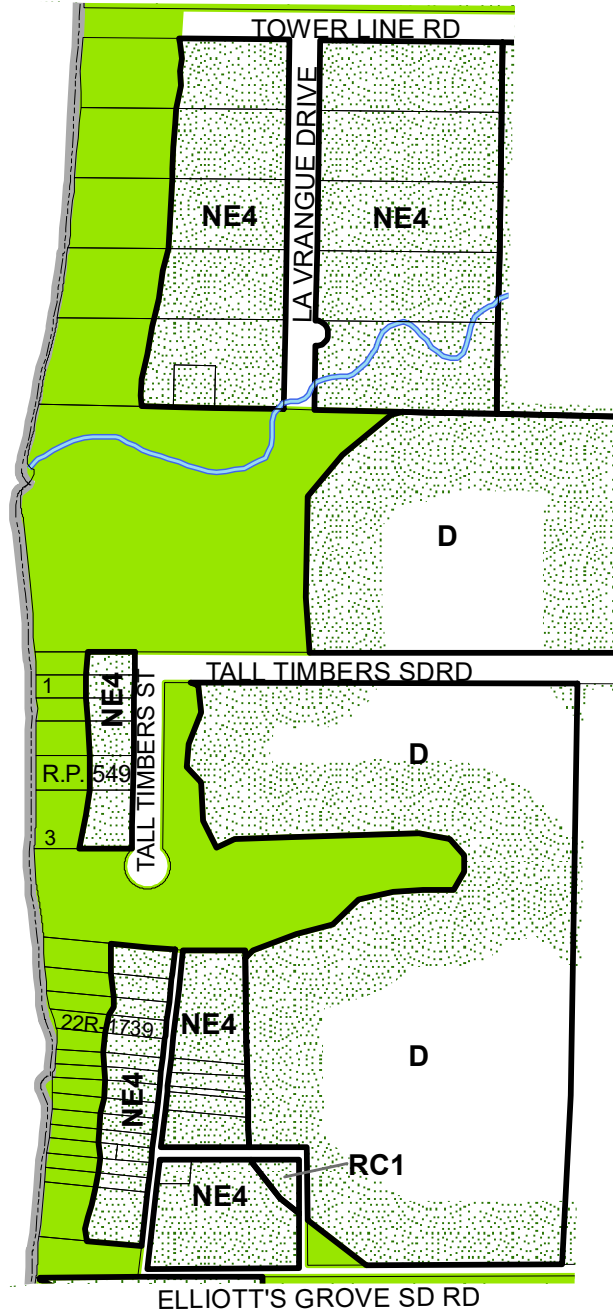


# Amendments

REVISION DATE January 26, 2017

## KEY MAP 17A SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

LAKE HURON



Lot 31 Conc 1

Lot 32 Conc 1

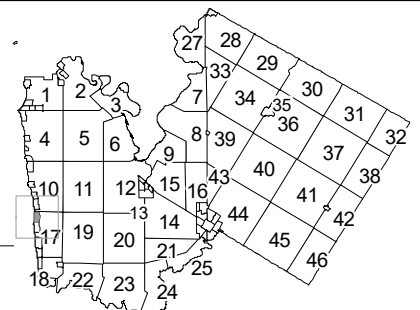
- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000



10C  
10D  
17A  
17B  
17C

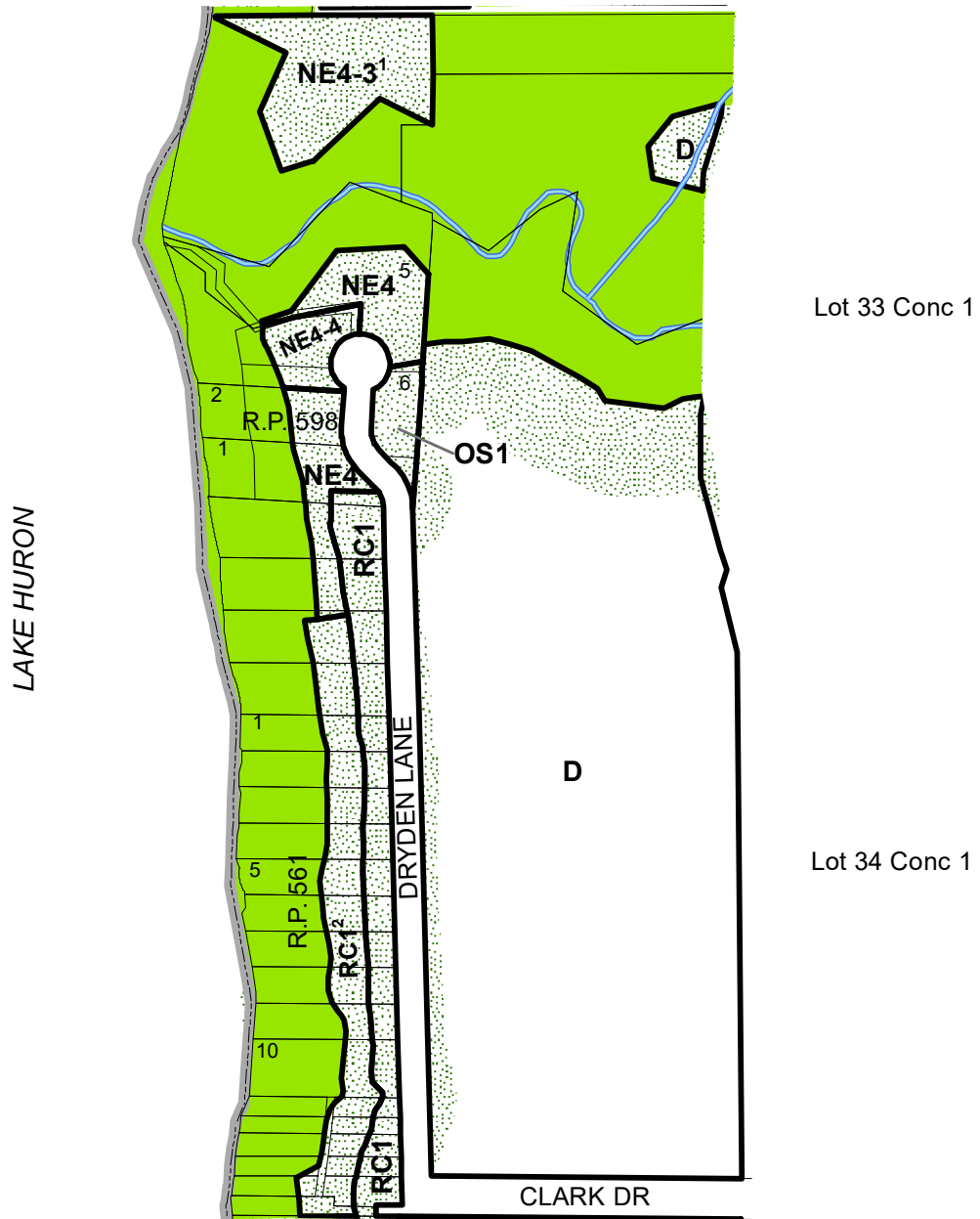












## Amendments

1 Amended by By-law 11-2015  
2 Amended by By-law 63-2016

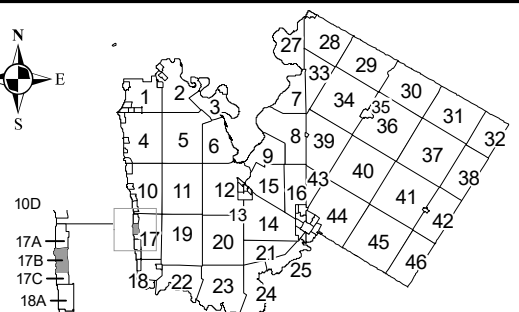
REVISION DATE January 26, 2017

# KEY MAP 17B SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |

0 50 100 150  
Meters 1:5,000

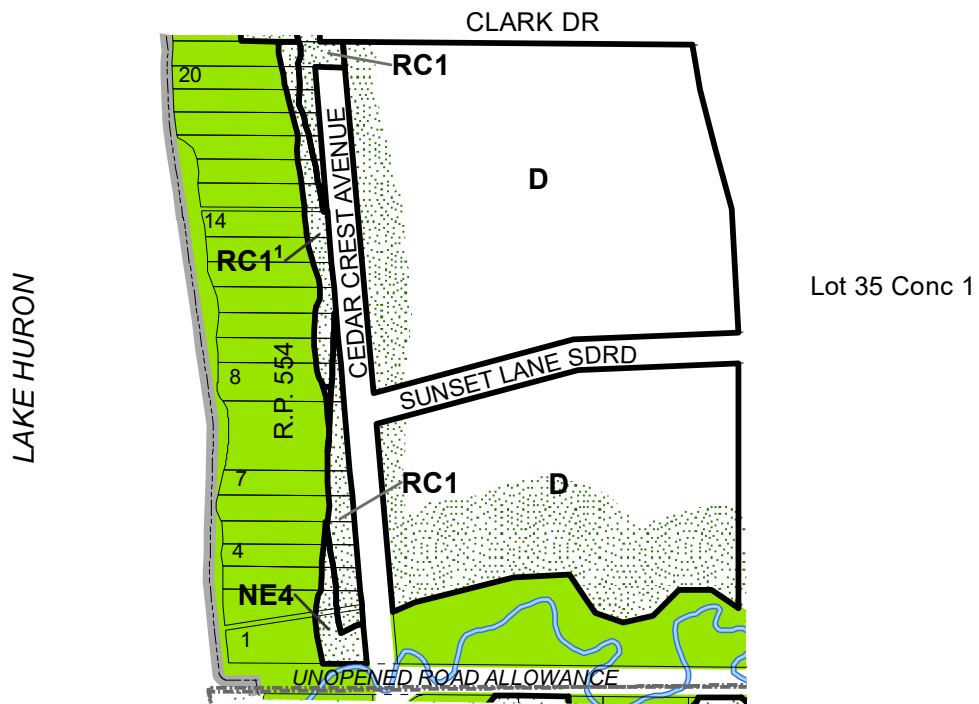


# Amendments

1 Amended by By-law 63-2016

REVISION DATE January 26, 2017

## KEY MAP 17C SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

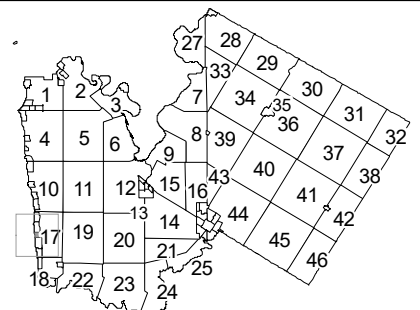


- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 50 100 150  
Meters 1:5,000



17A  
17B  
17C  
18A  
18B

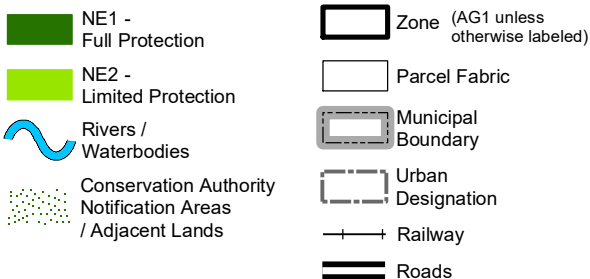
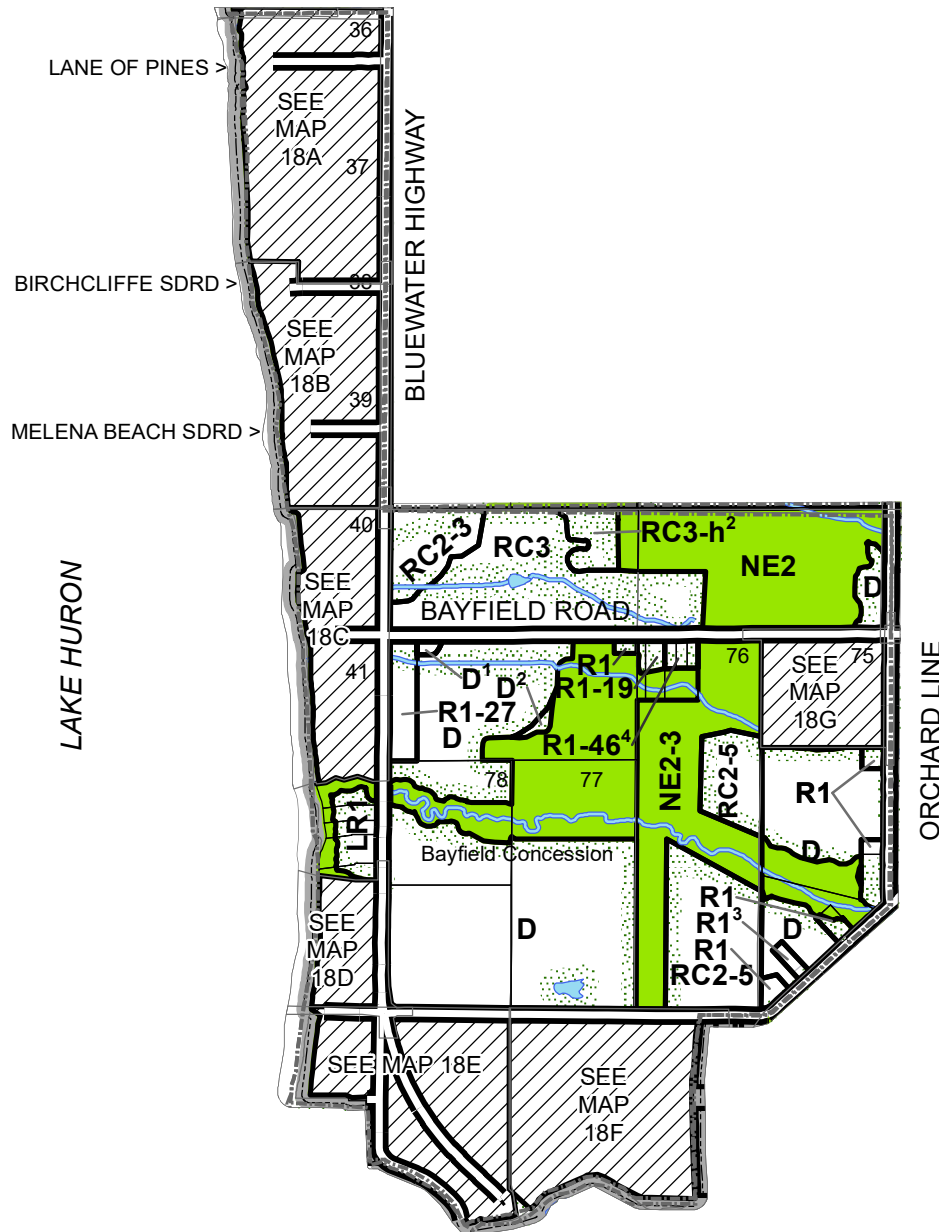


## Amendments

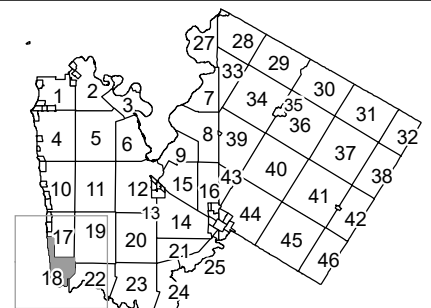
- 1 Temporary Use By-law (Expires September 16, 2027)
- 2 Amended by By-law 63-2016
- 3 Amended by By-law 65-2016
- 4 Amended by By-law 203-2022

REVISION DATE October 21, 2024

# KEY MAP 18 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



0 250 500 750  
Meters 1:25,000

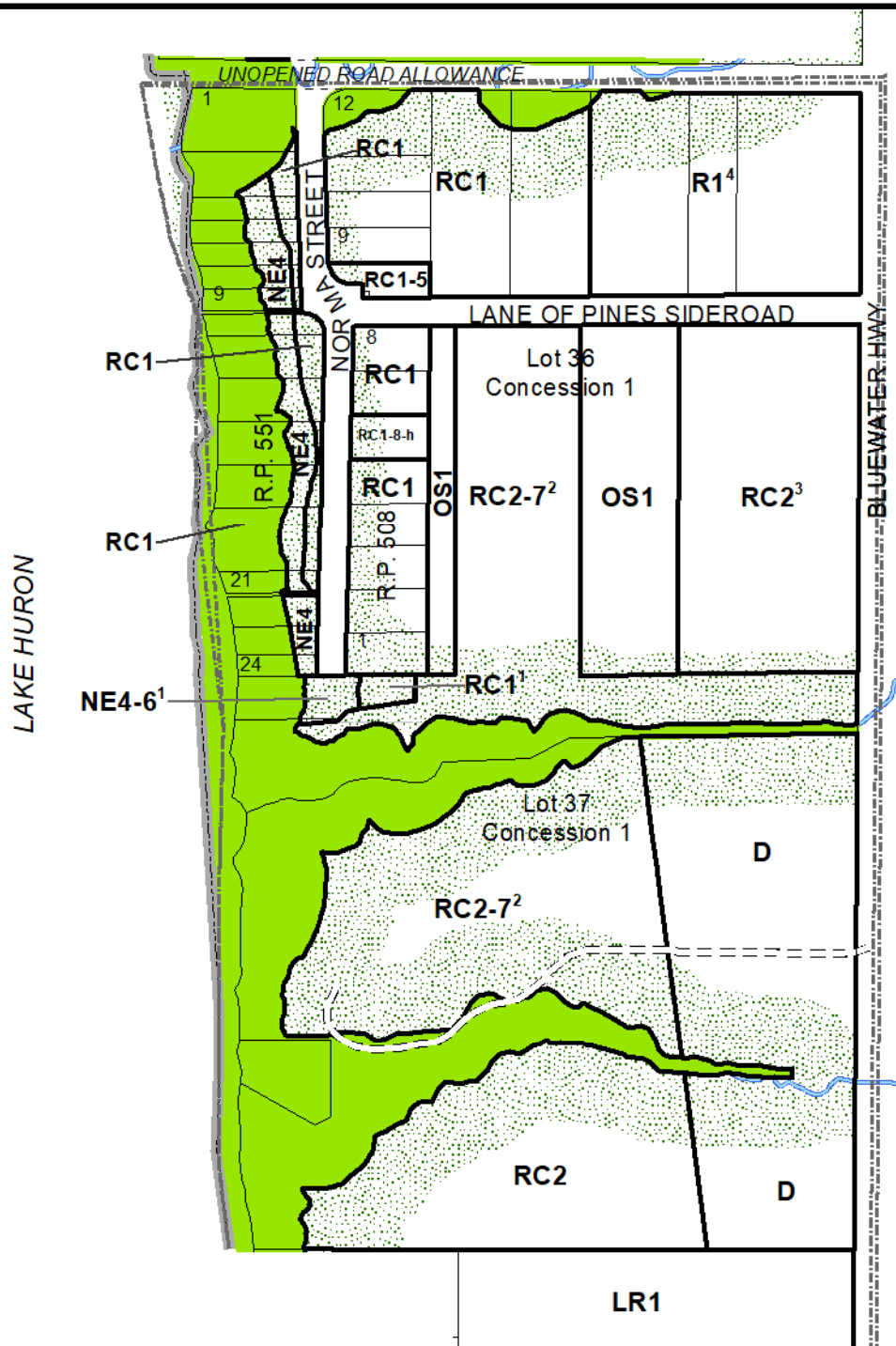


## Amendments

- 1 Amended by By-law 17-2011
- 2 Amended by By-law 63-2016
- 3 Amended by By-law 17-2018
- 4 Amended by By-law 26-2021

REVISION DATE March 10, 2022

# KEY MAP 18A SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



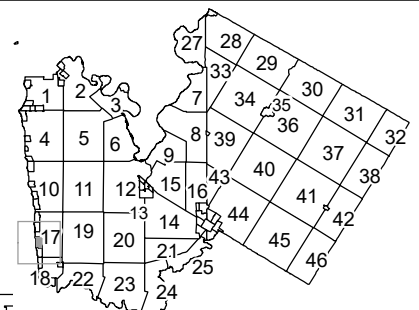
- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000



17A  
17B  
17C  
18A  
18B  
18C

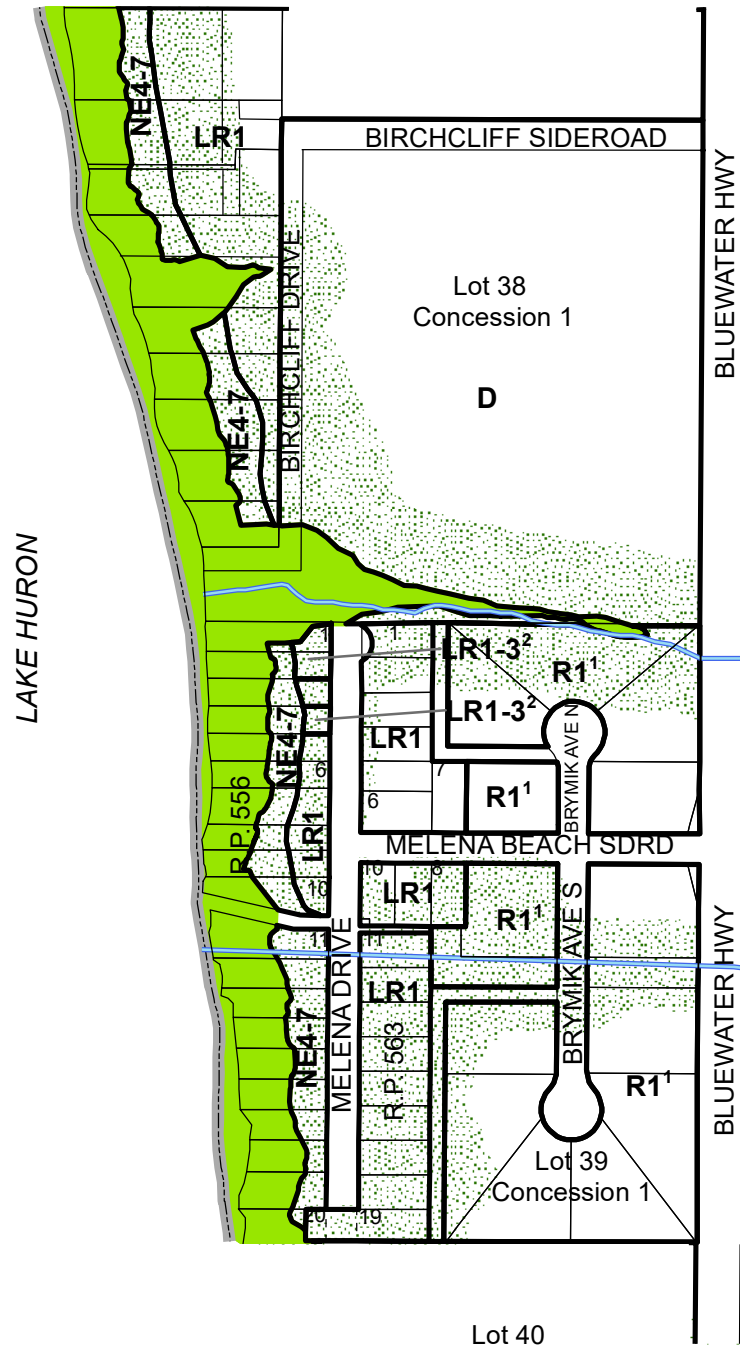


## Amendments

1 Amended by By-law 56-2021  
2 Amended by By-law 66-2023

REVISION DATE December 21, 2023

# KEY MAP 18B SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



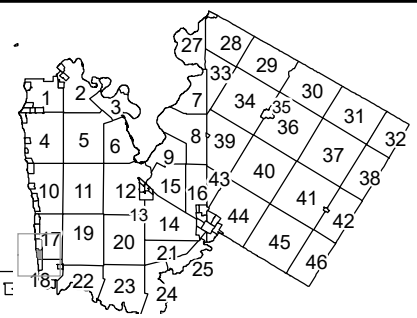
- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000



17C  
18A  
18B  
18C  
18D

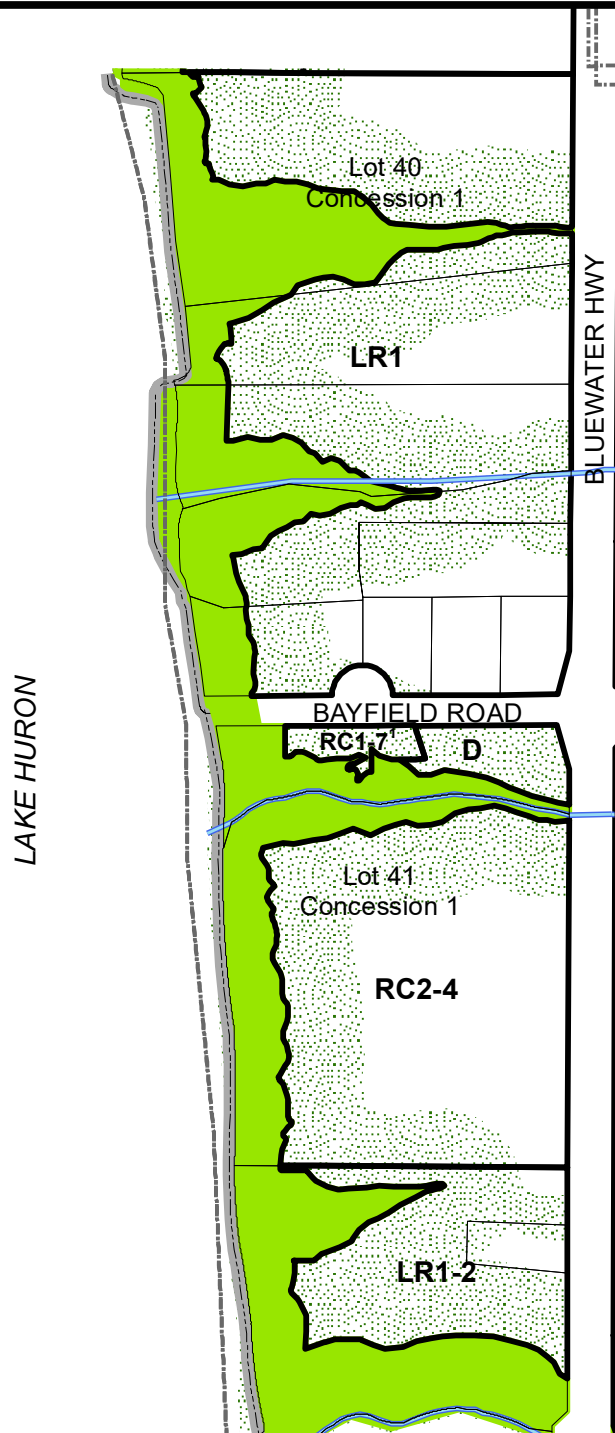












# Amendments

1 Amended by By-law 55-2015

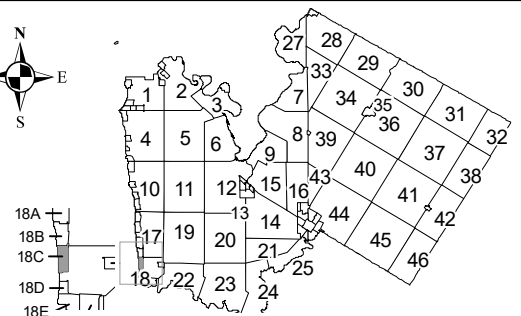
REVISION DATE January 26, 2017

## KEY MAP 18C SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |

0 50 100 150  
Meters 1:5,000



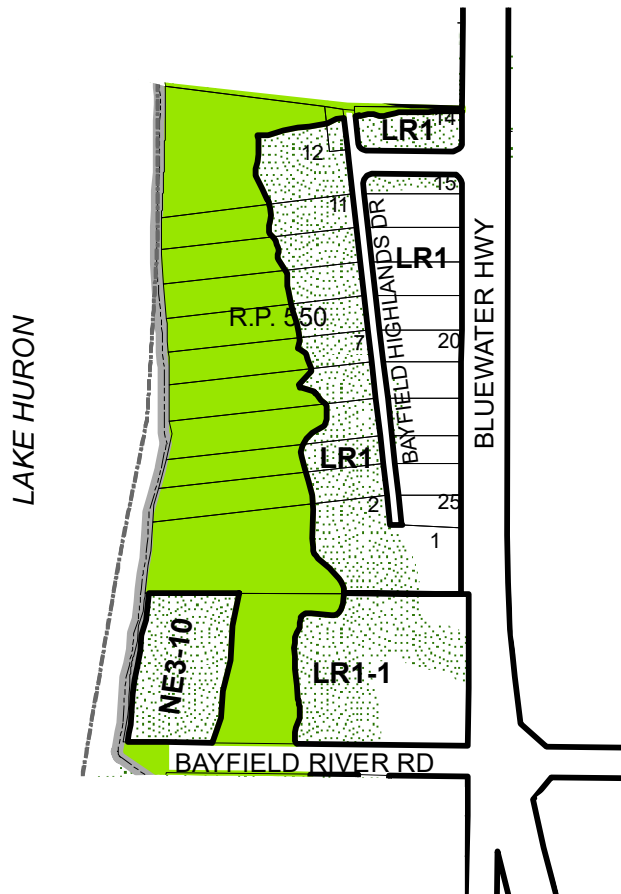












# Amendments

Amended by By-law 63-2016

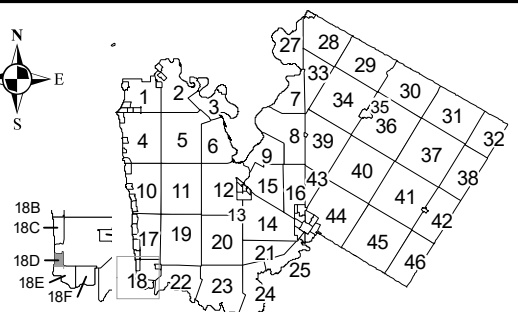
REVISION DATE January 26, 2017

## KEY MAP 18D SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



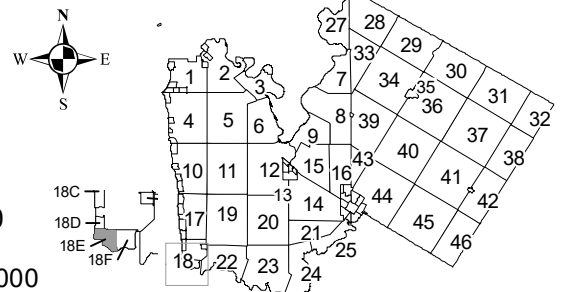
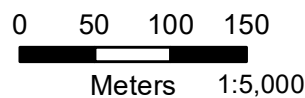
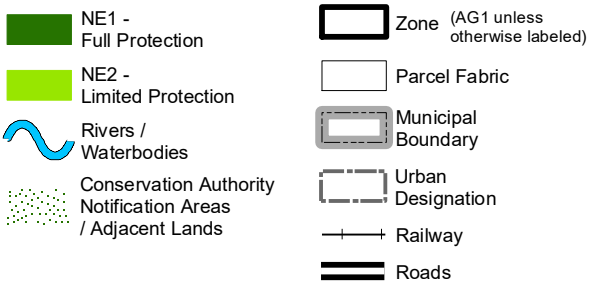
- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |

0 50 100 150  
Meters 1:5,000





# KEY MAP 18E SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



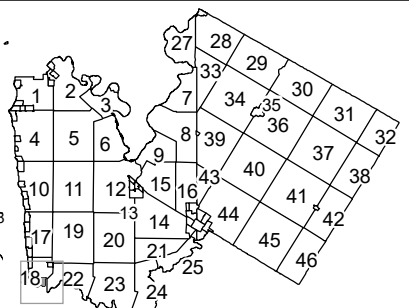
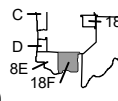
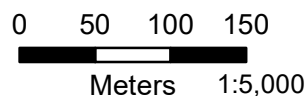
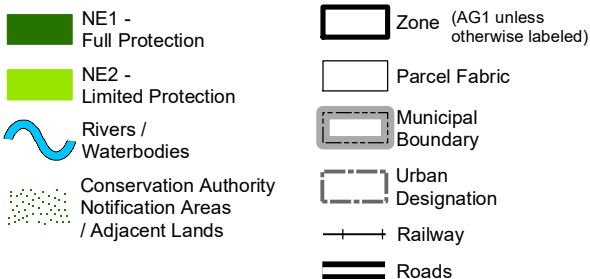
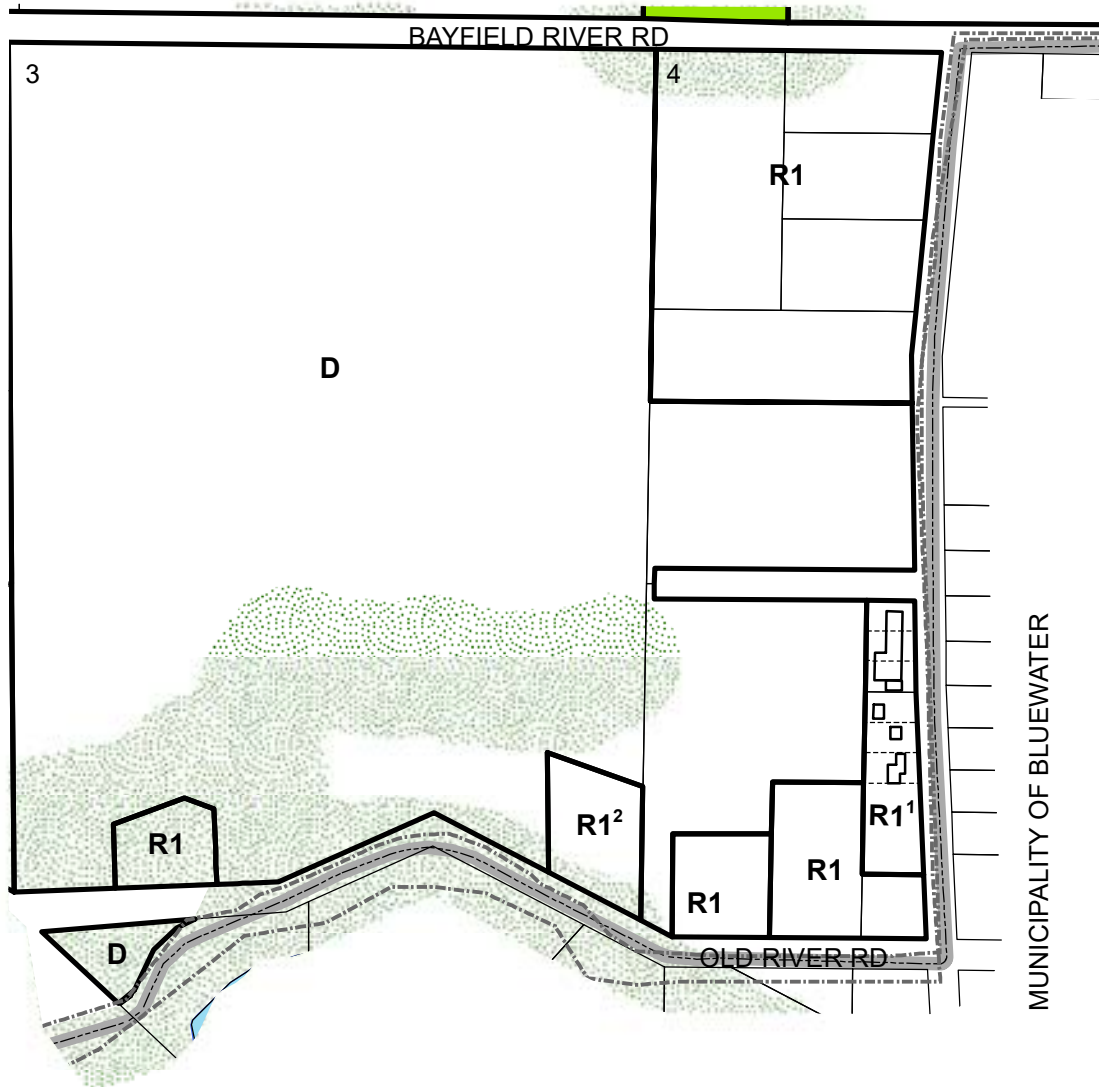
## Amendments

1 Amended by By-law 44-2014  
2 Amended by By-law 61-2020

REVISION DATE October 30, 2020

# KEY MAP 18F SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

Lot 77  
Bayfield Concession

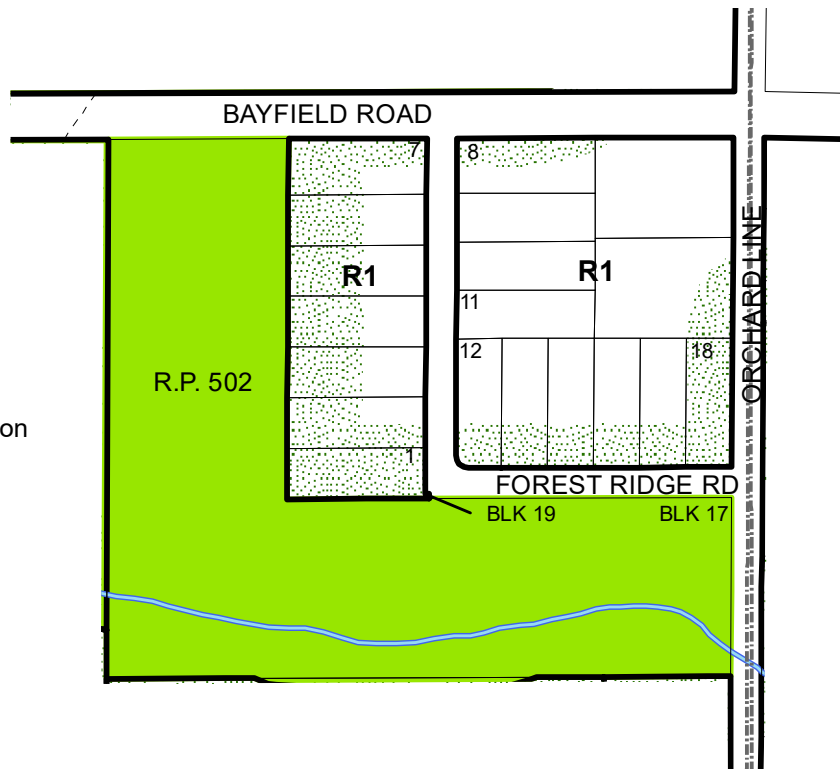


# Amendments

REVISION DATE January 26, 2017

## KEY MAP 18G SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

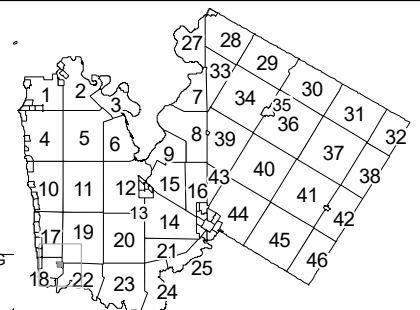
Lot 76  
Bayfield Concession



Lot 75  
Bayfield Concession

- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 50 100 150  
Meters 1:5,000

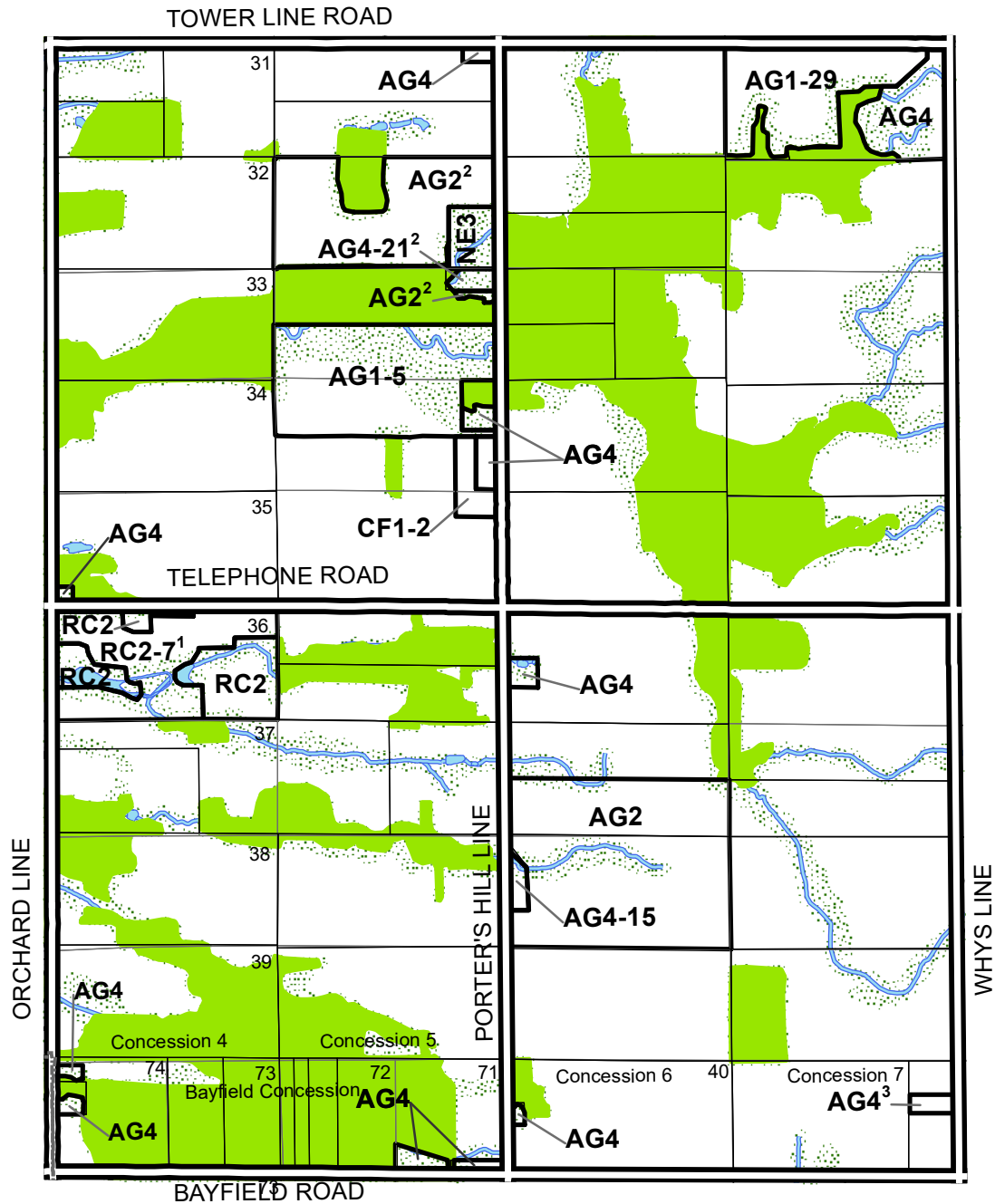


## Amendments

- 1 Amended by By-law 63-2016
- 2 Amendment condition of consent file C18-2018
- 3 Amended by By-law 87-2021

REVISION DATE January 27, 2022

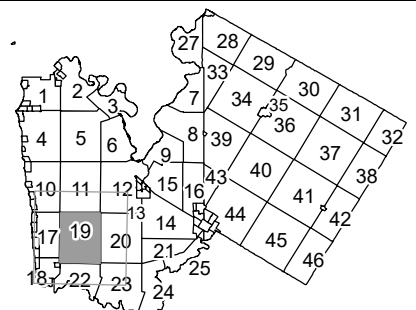
# KEY MAP 19 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000

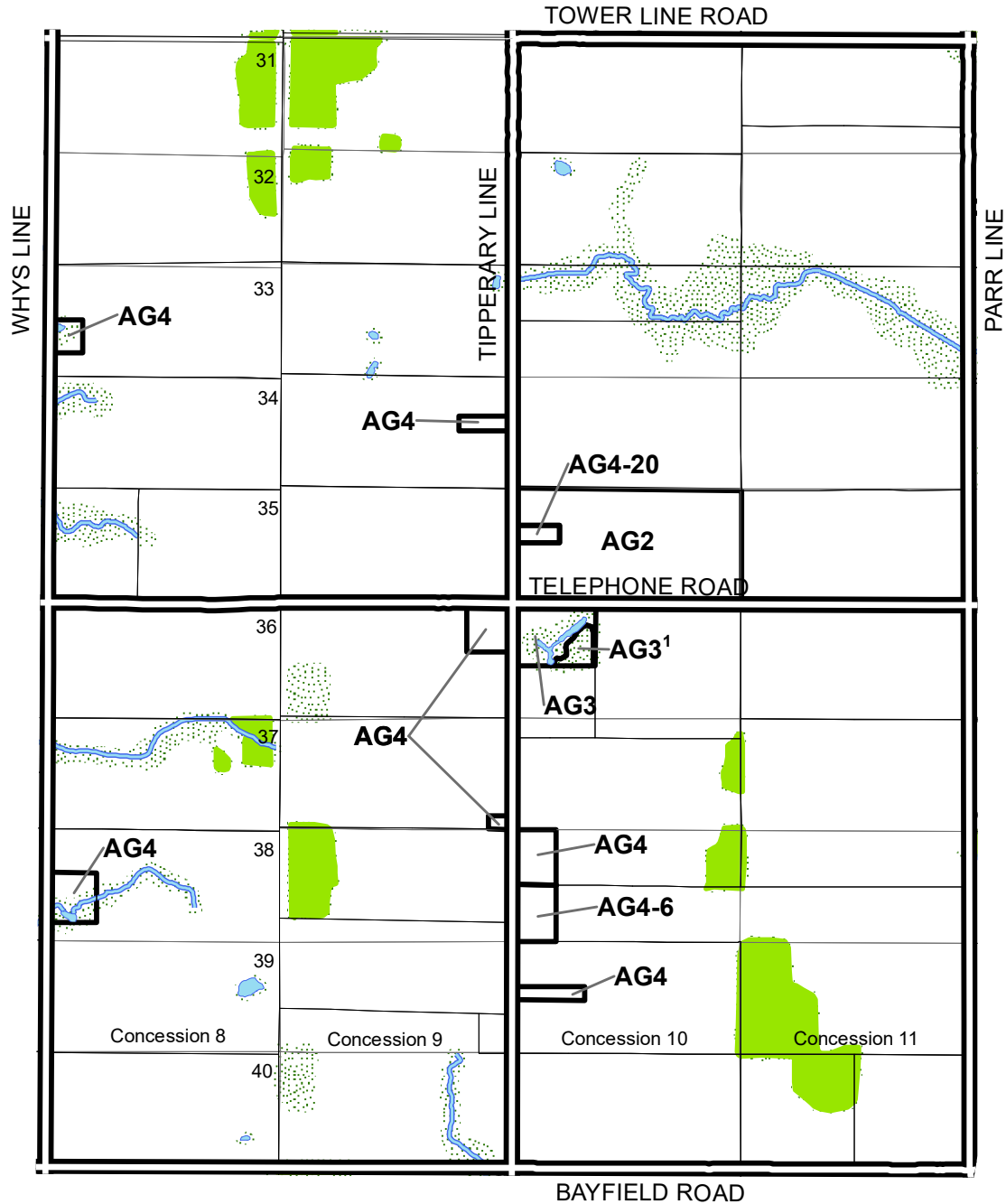












# Amendments

1 Amended by By-law 63-2016

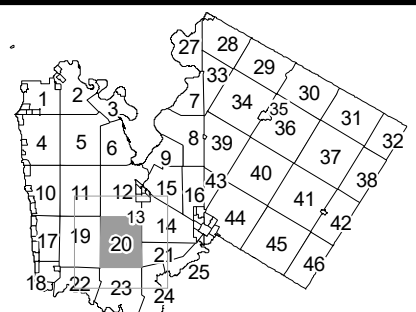
REVISION DATE January 26, 2017

## KEY MAP 20 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- |                                                                                    |                                                            |                                                                                     |                                     |
|------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------|
|  | NE1 - Full Protection                                      |  | Zone (AG1 unless otherwise labeled) |
|  | NE2 - Limited Protection                                   |  | Parcel Fabric                       |
|  | Rivers / Waterbodies                                       |  | Municipal Boundary                  |
|  | Conservation Authority Notification Areas / Adjacent Lands |  | Urban Designation                   |
|                                                                                    |                                                            |  | Railway                             |
|                                                                                    |                                                            |  | Roads                               |

0 250 500 750  
Meters 1:25,000

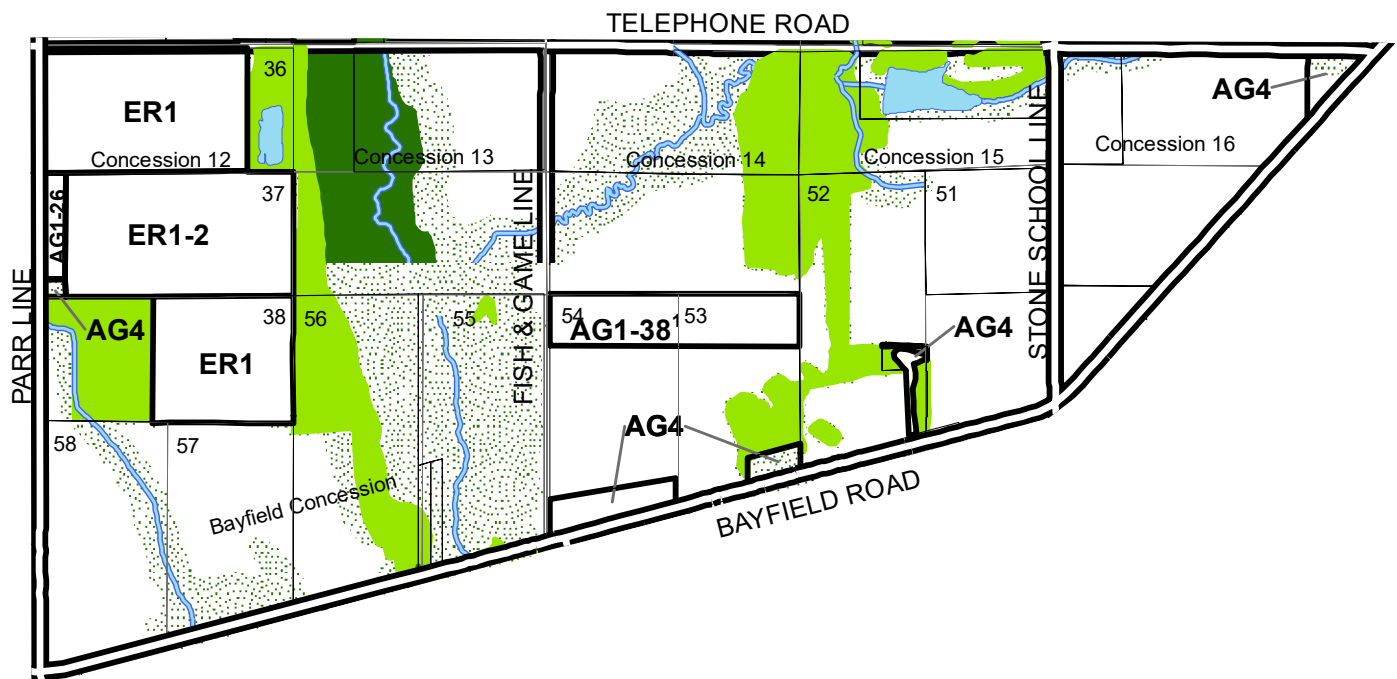


## Amendments

1 Amended by By-law 42-2016  
Amended by By-law 63-2016

REVISION DATE January 26, 2017

# KEY MAP 21 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

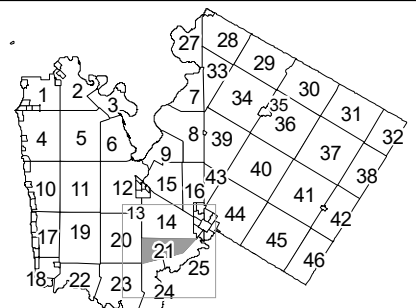


- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads



0 250 500 750  
Meters 1:25,000

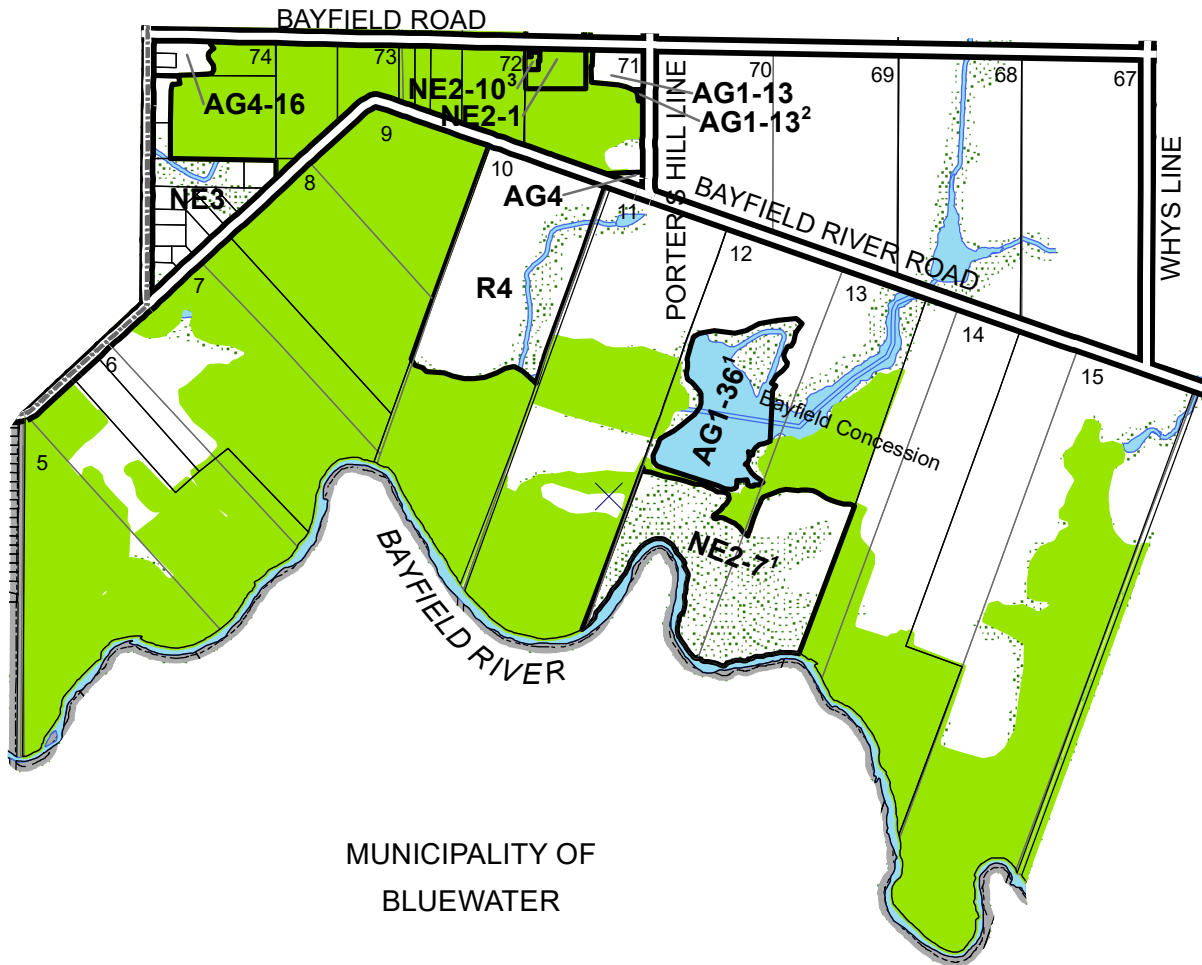


## Amendments

- 1 Amended by By-law 94-2015
- 2 Amended by By-law 63-2016
- 3 Amended by By-law 201-2022

REVISION DATE June 22, 2022

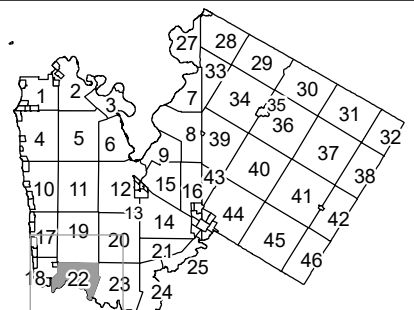
# KEY MAP 22 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



MUNICIPALITY OF  
BLUEWATER

- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 250 500 750  
Meters 1:25,000

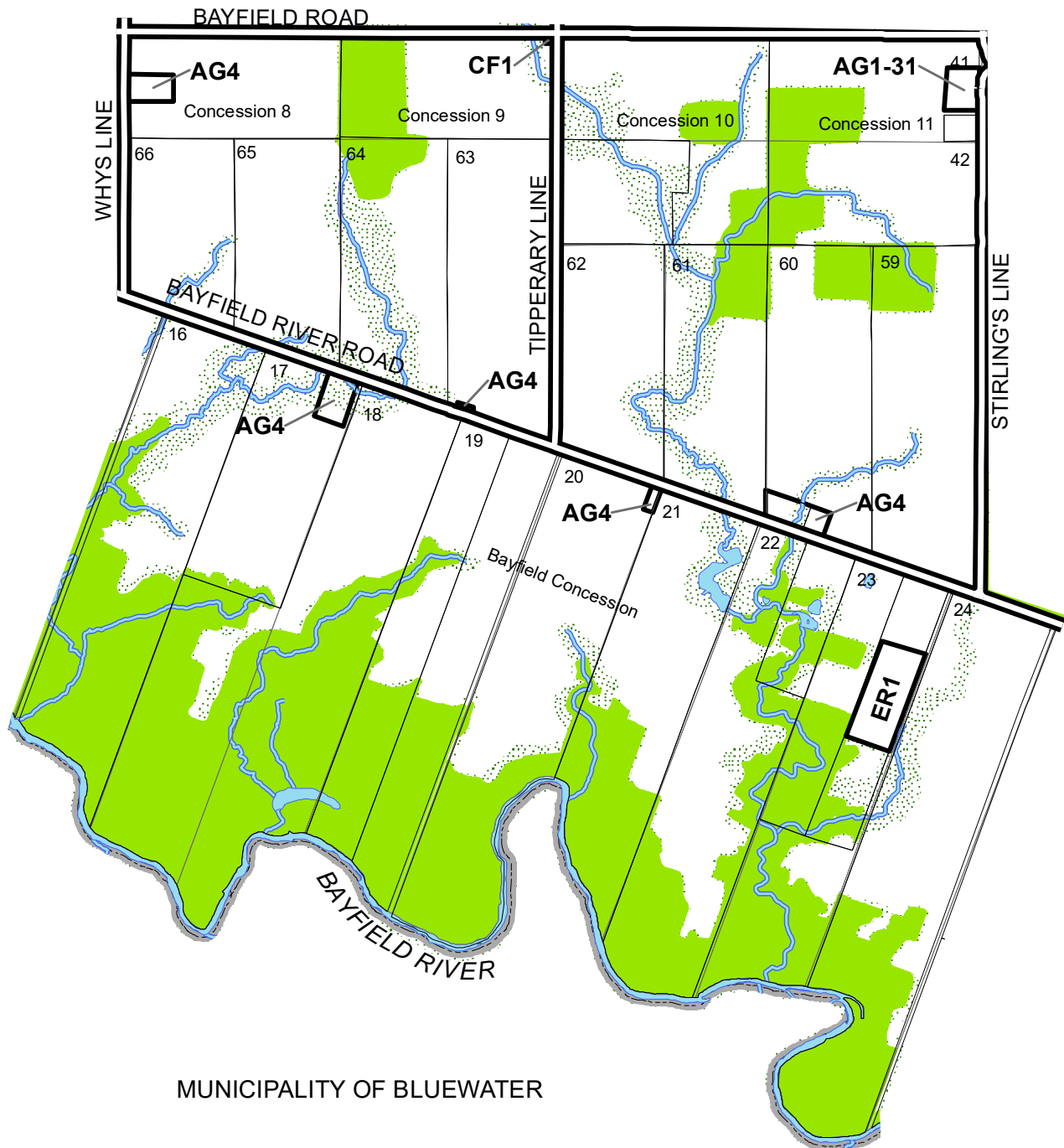














# Amendments

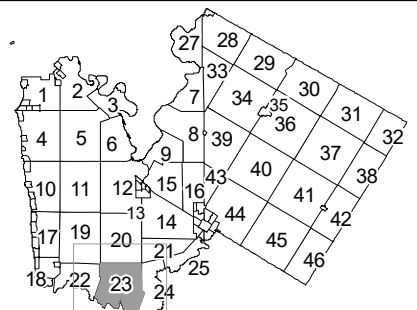
REVISION DATE January 26, 2017

## KEY MAP 23 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |

0 250 500 750  
Meters 1:25,000



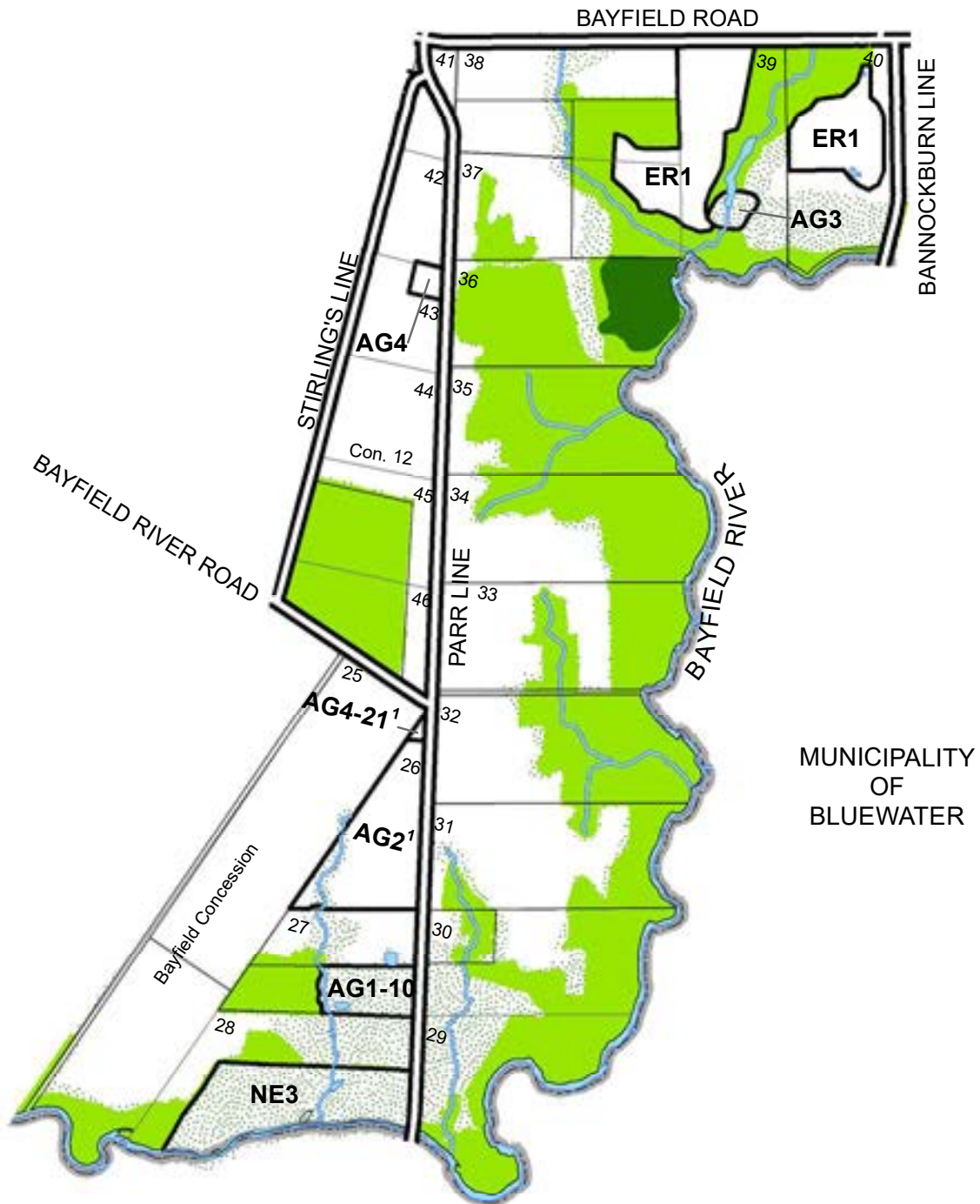


## Amendments

1 Amendment condition of consent file C10-2018

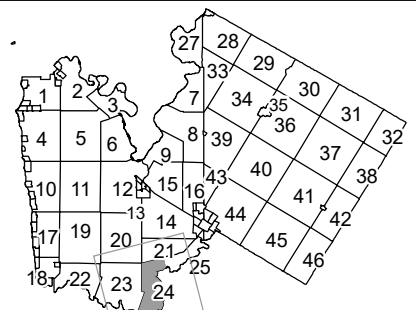
REVISION DATE December 27, 2018

# KEY MAP 24 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH



- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |











0 250 500 750  
Meters 1:25,000



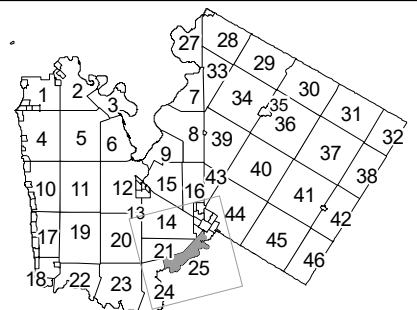
# KEY MAP 25 SCHEDULE A CENTRAL HURON WEST WARD - GODERICH

REVISION DATE January 26, 2017



- |                                                                                    |                                                            |                                                                                     |                                     |
|------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------|
|  | NE1 - Full Protection                                      |  | Zone (AG1 unless otherwise labeled) |
|  | NE2 - Limited Protection                                   |  | Parcel Fabric                       |
|  | Rivers / Waterbodies                                       |  | Municipal Boundary                  |
|  | Conservation Authority Notification Areas / Adjacent Lands |  | Urban Designation                   |
|                                                                                    |                                                            |  | Railway                             |
|                                                                                    |                                                            |  | Roads                               |

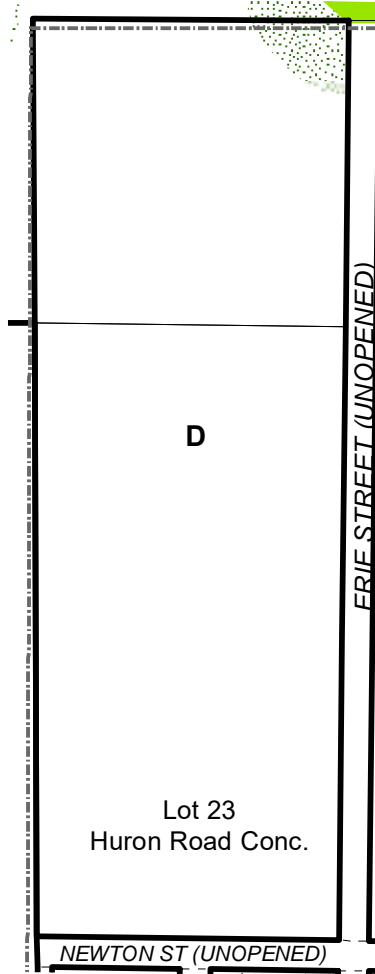
0 250 500 750  
Meters 1:25,000













# Amendments

REVISION DATE January 26, 2017

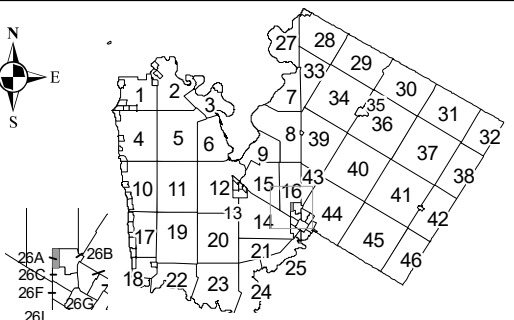
## KEY MAP 26A SCHEDULE A CENTRAL HURON EAST WARD Clinton



-  NE1 - Full Protection
-  NE2 - Limited Protection
-  Rivers / Waterbodies
-  Conservation Authority Notification Areas / Adjacent Lands

-  Zone (AG1 unless otherwise labeled)
-  Parcel Fabric
-  Municipal Boundary
-  Urban Designation
-  Railway
-  Roads

0 50 100 150  
Meters 1:5,000



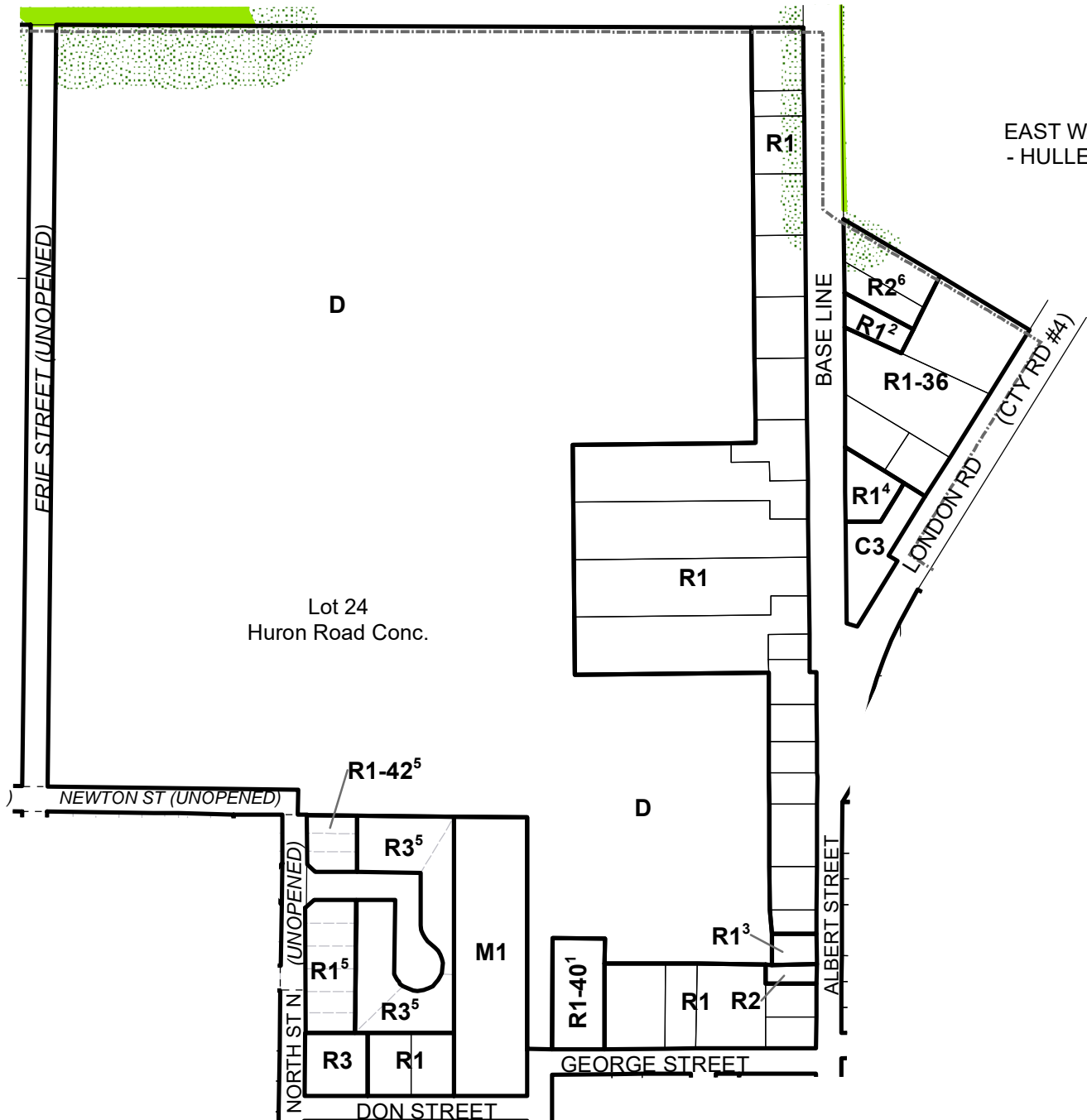
## Amendments

- 1 Amended by By-law 25-2012
- 2 Amended by By-law 39-2013
- 3 Amended by By-law 63-2017
- 4 Amended by By-law 18-2018
- 5 Amended by By-law 45-2018
- 6 Amended by By-law 23-2020 (By order of LPAT Feb. 9, 2021)

REVISION DATE August 23, 2021

# KEY MAP 26B SCHEDULE A CENTRAL HURON EAST WARD Clinton

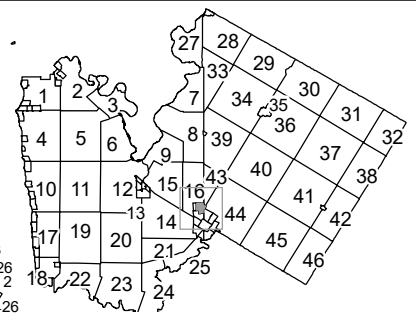
EAST WARD  
- HULLETT -



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

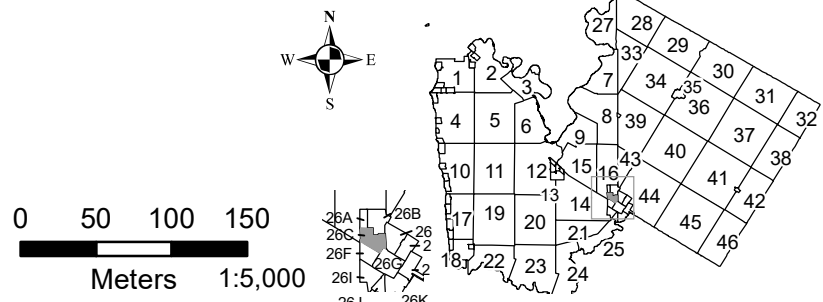
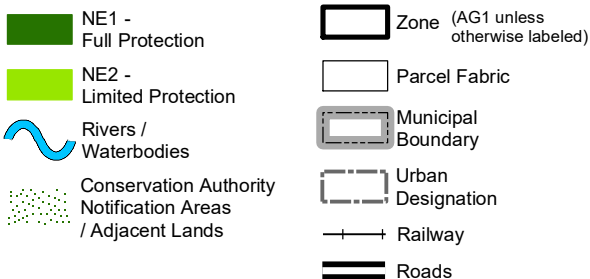
- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000



1 Amended by By-law 37-2011  
2 Amended by By-law 29-2012  
3 Amended by By-law 63-2016  
4 Amended by By-law 45-2018  
5 Amended by By-law 88-2021  
6 Amended by By-law 89-2021

**KEY MAP 26C**  
**SCHEDULE A**  
**CENTRAL HURON**  
**EAST WARD**  
**Clinton**

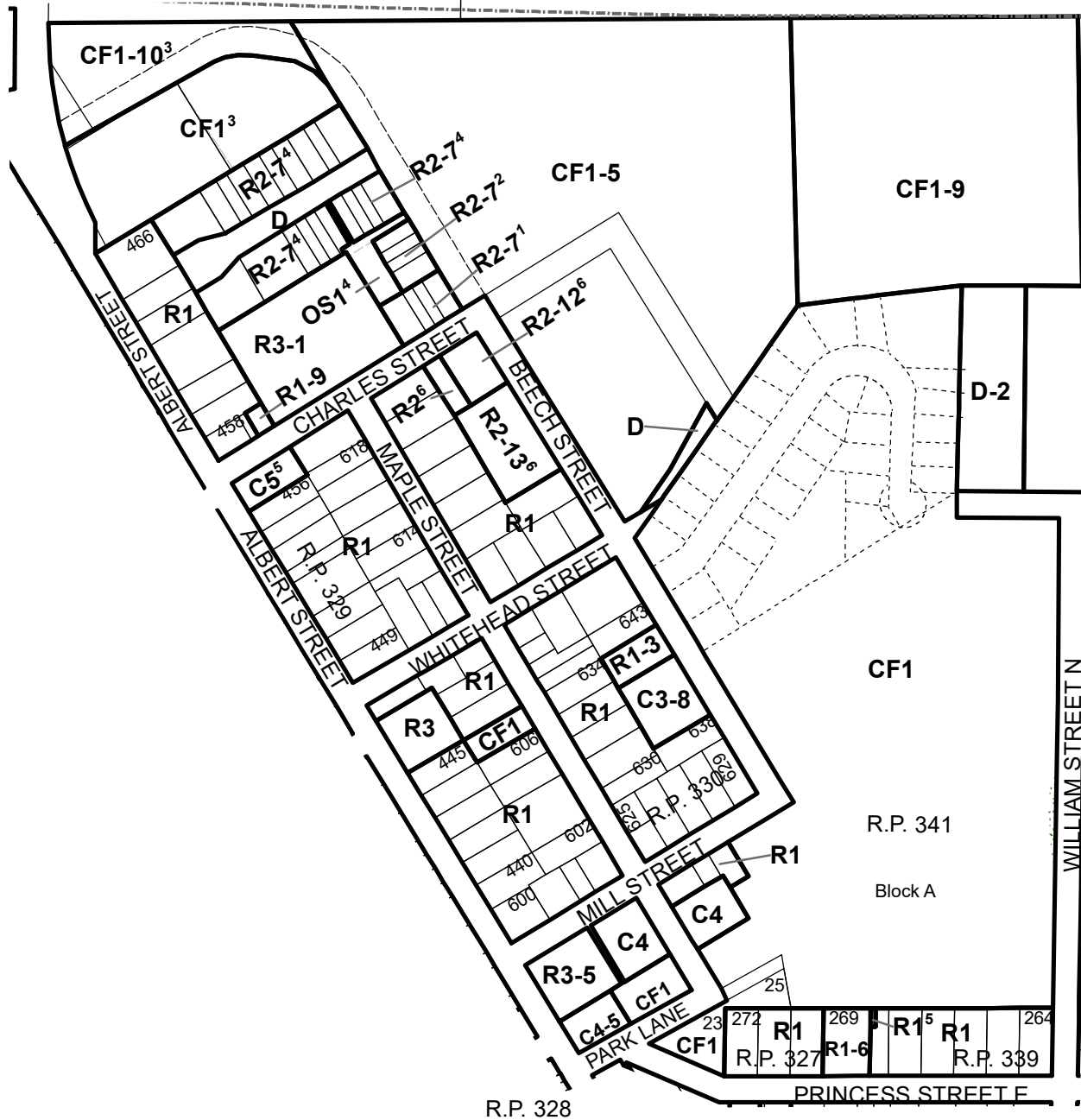


## Amendments

- 1 Amended by By-law 11-2011
- 2 Amended by By-law 17-2014
- 3 Amended by By-law 63-2015
- 4 Amended by By-law 23-2016
- 5 Amended by By-law 63-2016
- 6 Amended by By-law 100-2021

REVISION DATE March 10, 2022

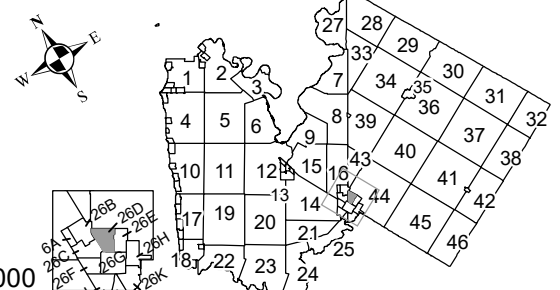
# KEY MAP 26D SCHEDULE A CENTRAL HURON EAST WARD Clinton



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000





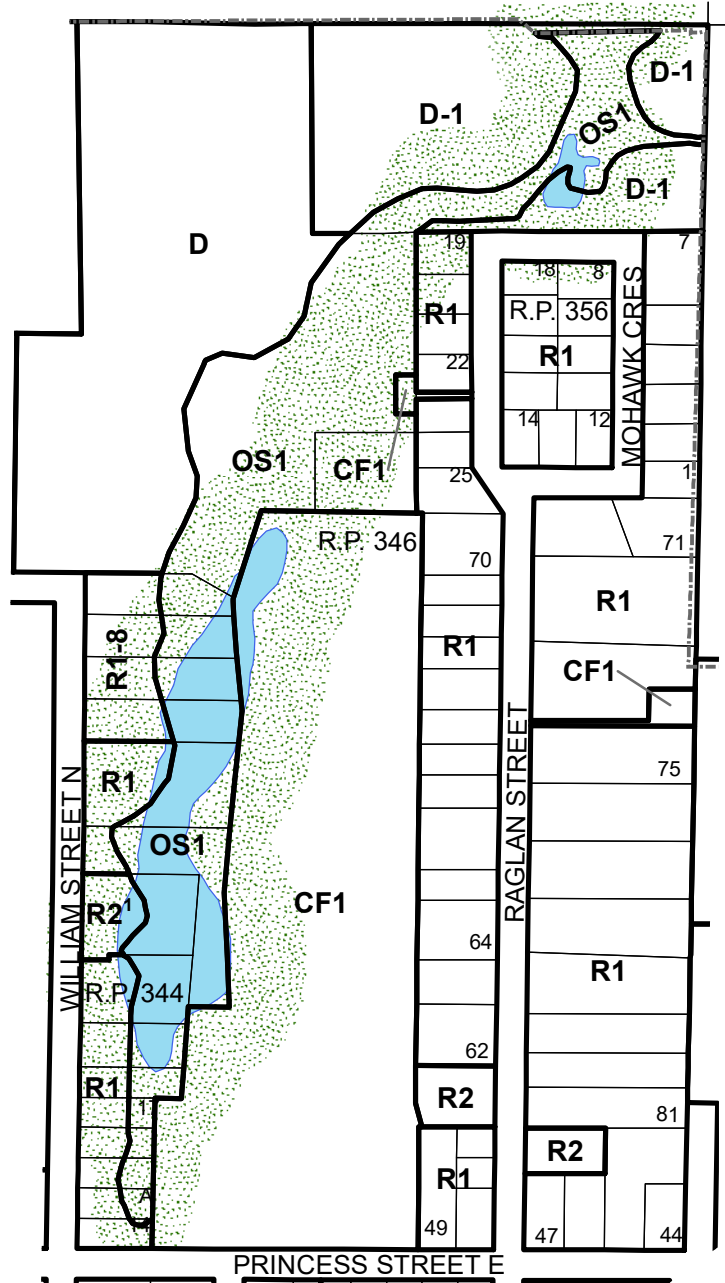
# KEY MAP 26E

## SCHEDULE A

### CENTRAL HURON

#### EAST WARD

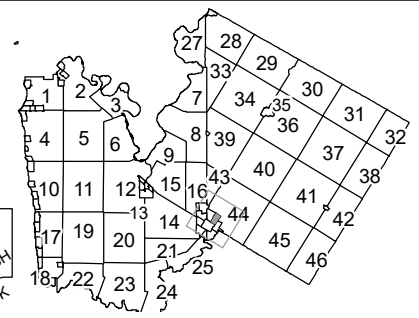
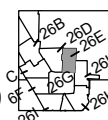
#### Clinton



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000



## Amendments

- 1 Amended by By-law 37-2011
- 2 Amended by By-law 32-2013
- 3 Amended by By-law 54-2014
- 4 Amended by By-law 11-2021

REVISION DATE June 30, 2021

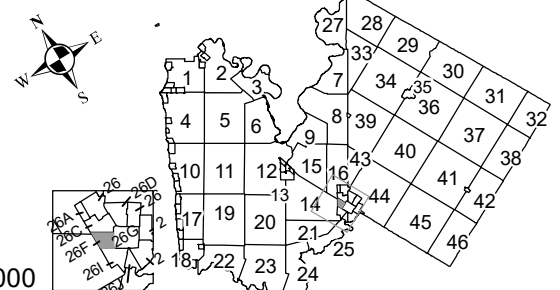
# KEY MAP 26F SCHEDULE A CENTRAL HURON EAST WARD Clinton



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000



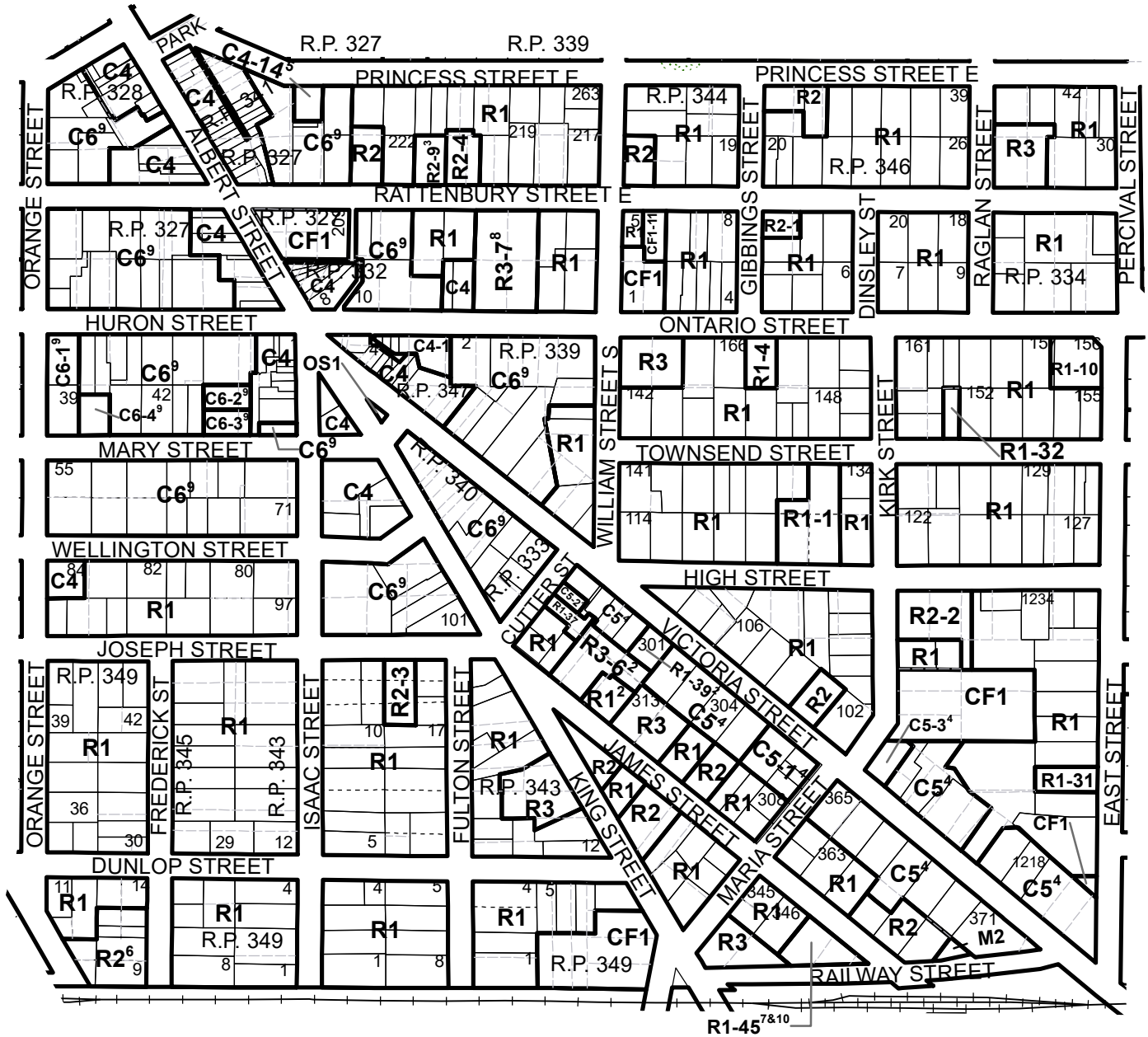


## Amendments

- |                             |                               |
|-----------------------------|-------------------------------|
| 1 Amended by By-law 34-2011 | 7 Amended by By-law 61-2021   |
| 2 Amended by By-law 09-2012 | 8 Amended by By-law 91-2021   |
| 3 Amended by By-law 41-2014 | 9 Amended by By-law 27-2022   |
| 4 Amended by By-law 63-2016 | 10 Amended by By-law 203-2024 |
| 5 Amended by By-law 53-2019 |                               |
| 6 Amended by By-law 45-2020 |                               |

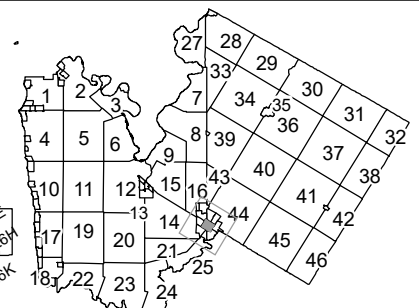
REVISION DATE December 02, 2024

# KEY MAP 26G SCHEDULE A CENTRAL HURON EAST WARD Clinton



- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 50 100 150  
Meters 1:5,000

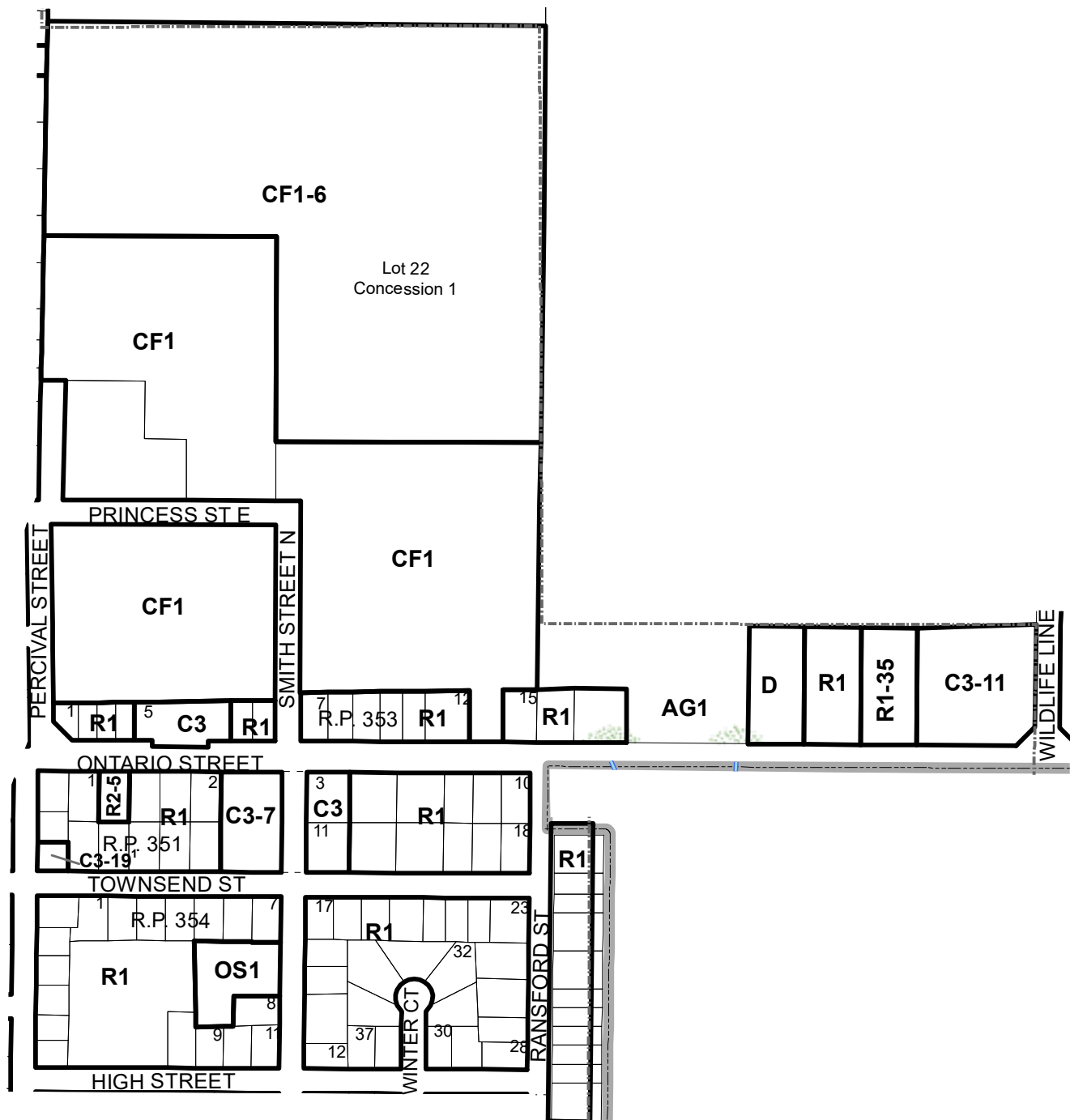


# Amendments

1 Amended by By-law 10-2016

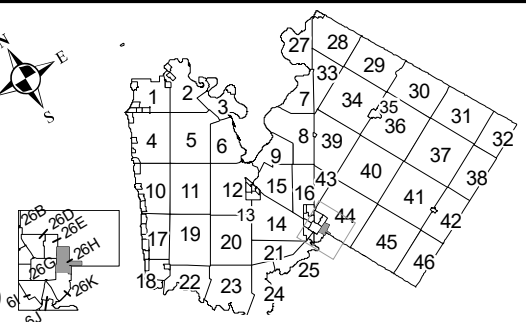
REVISION DATE January 26, 2017

## KEY MAP 26H SCHEDULE A CENTRAL HURON EAST WARD Clinton



- |  |                                                            |  |                                     |
|--|------------------------------------------------------------|--|-------------------------------------|
|  | NE1 - Full Protection                                      |  | Zone (AG1 unless otherwise labeled) |
|  | NE2 - Limited Protection                                   |  | Parcel Fabric                       |
|  | Rivers / Waterbodies                                       |  | Municipal Boundary                  |
|  | Conservation Authority Notification Areas / Adjacent Lands |  | Urban Designation                   |
|  |                                                            |  | Railway                             |
|  |                                                            |  | Roads                               |

0 50 100 150  
Meters 1:5,000



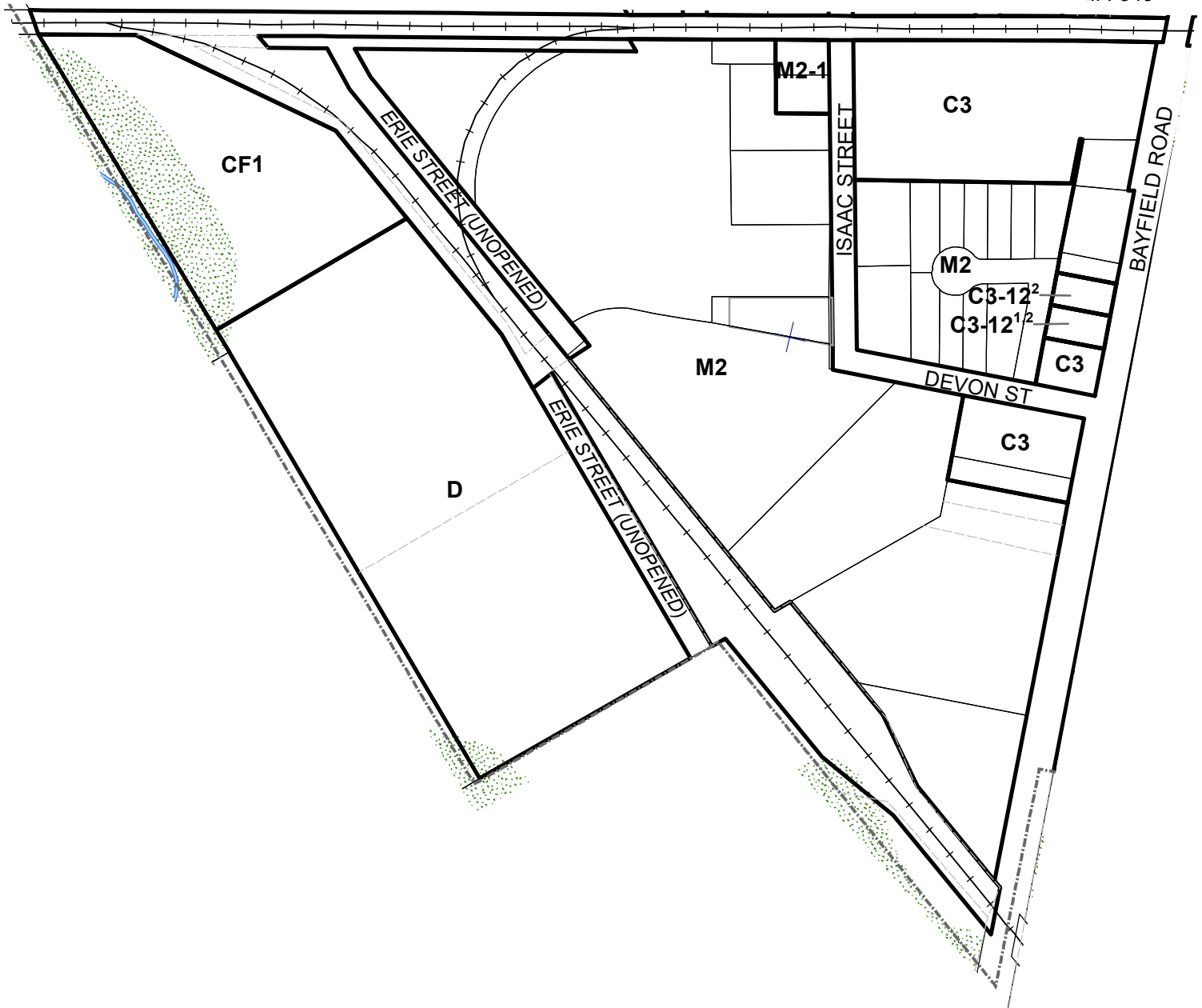
## Amendments

1 Amended by By-law 20-2011  
2 Amended by By-law 200-2023

REVISION DATE March 02, 2023

# KEY MAP 261 SCHEDULE A CENTRAL HURON EAST WARD Clinton

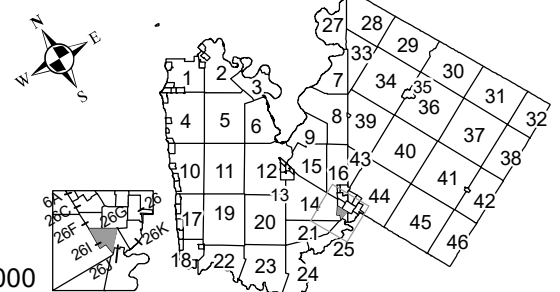
R.P. 349



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000

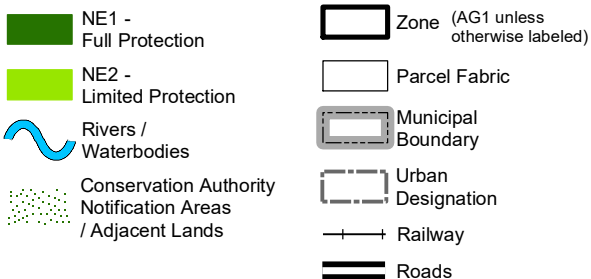
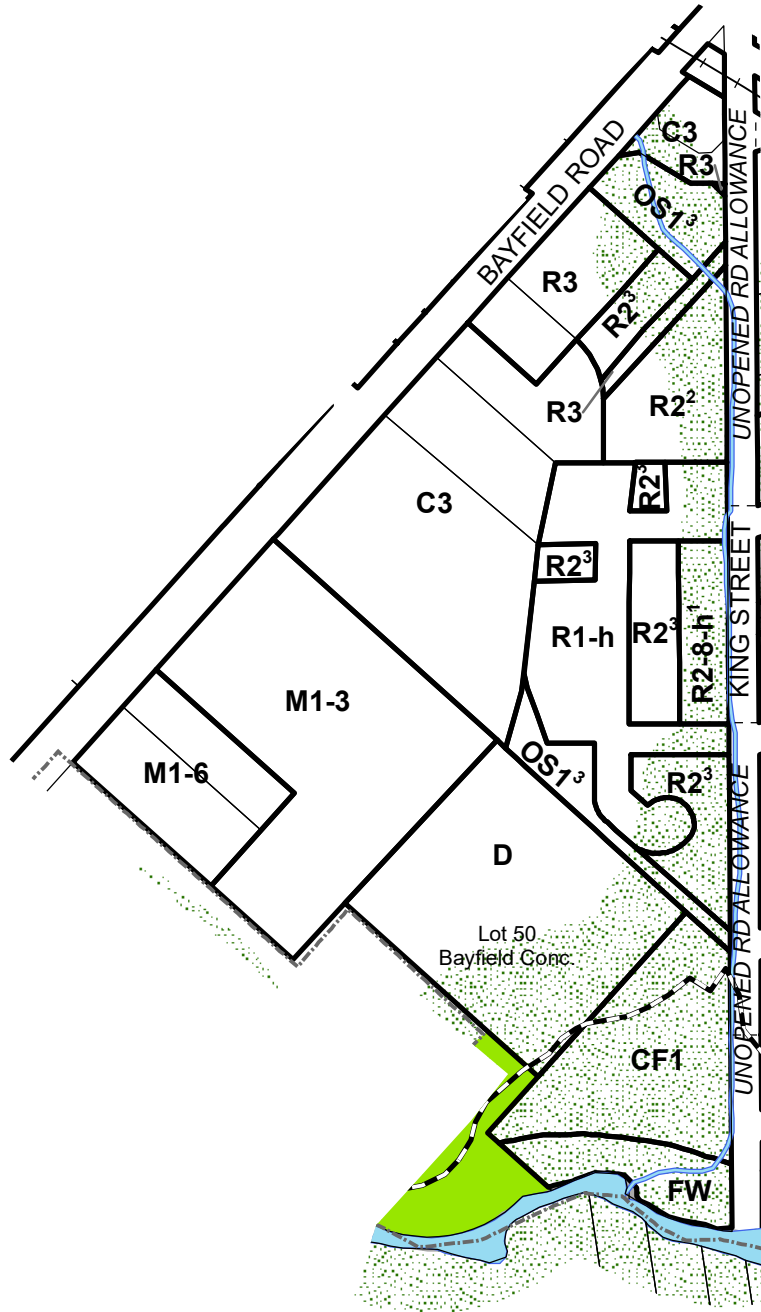


## Amendments

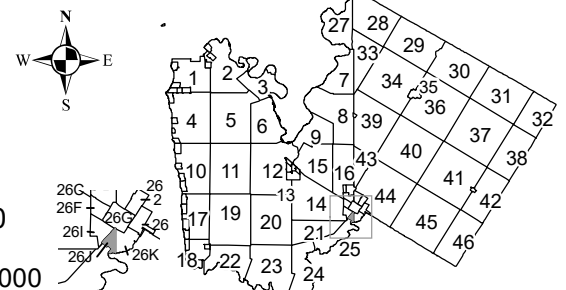
1 Amended by By-law 33-2011  
2 Amended by By-law 18-2019  
3 Amended by By-law 18-2021

REVISION DATE June 14, 2021

# KEY MAP 26J SCHEDULE A CENTRAL HURON EAST WARD Clinton



0 50 100 150  
Meters 1:5,000



## Amendments

- 1 Amended by By-law 37-2011
- 2 Amended by By-law 64-2017
- 3 Amended by By-law 202-2022

REVISION DATE June 09, 2022

# KEY MAP 26K SCHEDULE A CENTRAL HURON EAST WARD Clinton



- |  |                                                            |  |                                     |
|--|------------------------------------------------------------|--|-------------------------------------|
|  | NE1 - Full Protection                                      |  | Zone (AG1 unless otherwise labeled) |
|  | NE2 - Limited Protection                                   |  | Parcel Fabric                       |
|  | Rivers / Waterbodies                                       |  | Municipal Boundary                  |
|  | Conservation Authority Notification Areas / Adjacent Lands |  | Urban Designation                   |
|  |                                                            |  | Railway                             |
|  |                                                            |  | Roads                               |

0 50 100 150  
Meters 1:5,000



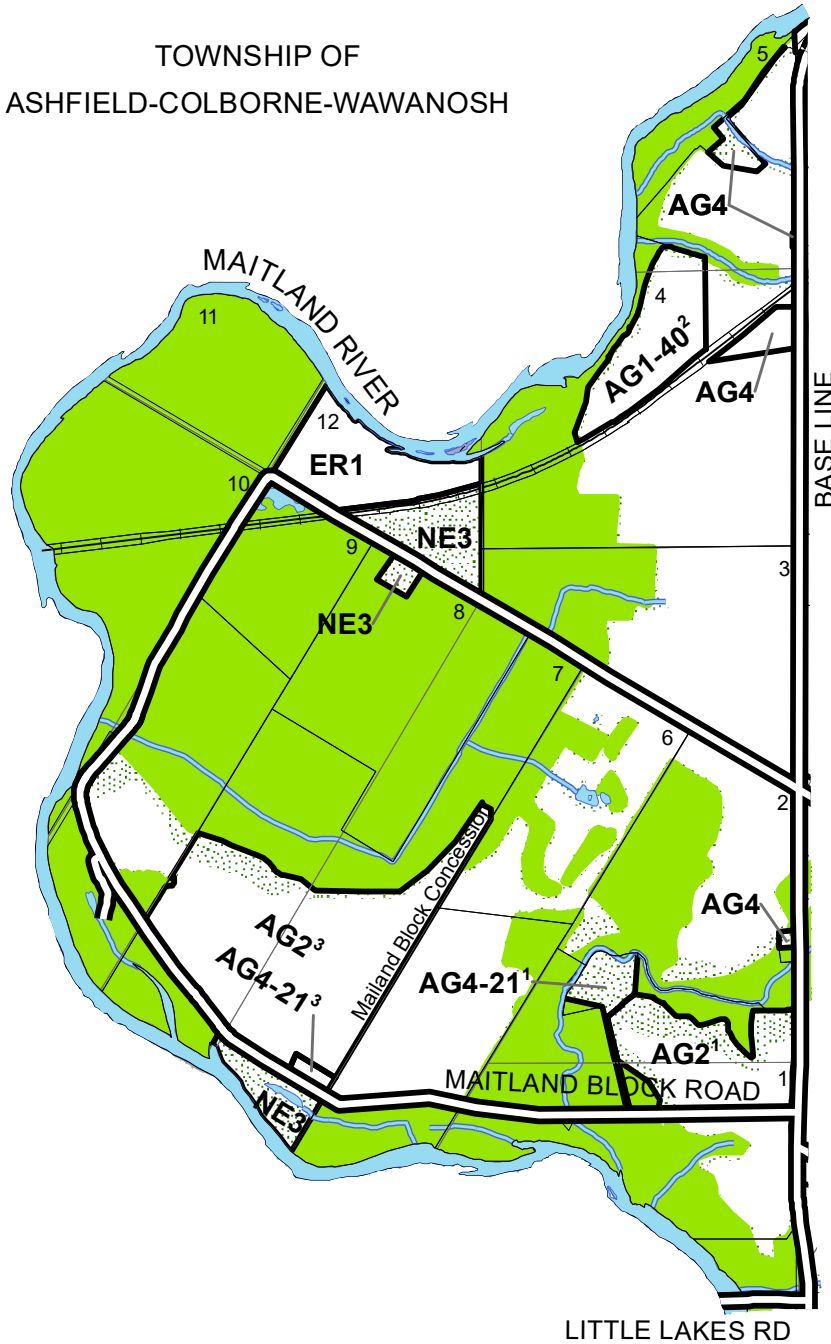
## Amendments

- 1 Amended by By-law 16-2015
- 2 Amended by By-law 05-2020
- 3 Amendment condition of consent file C44-2019

REVISION DATE July 16, 2020

# KEY MAP 27 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT

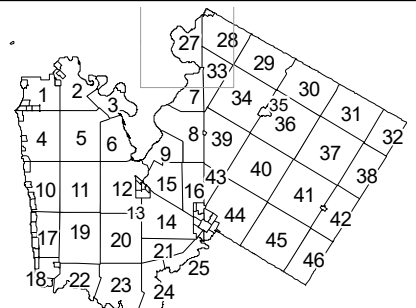
TOWNSHIP OF  
ASHFIELD-COLBORNE-WAWANOSH



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000





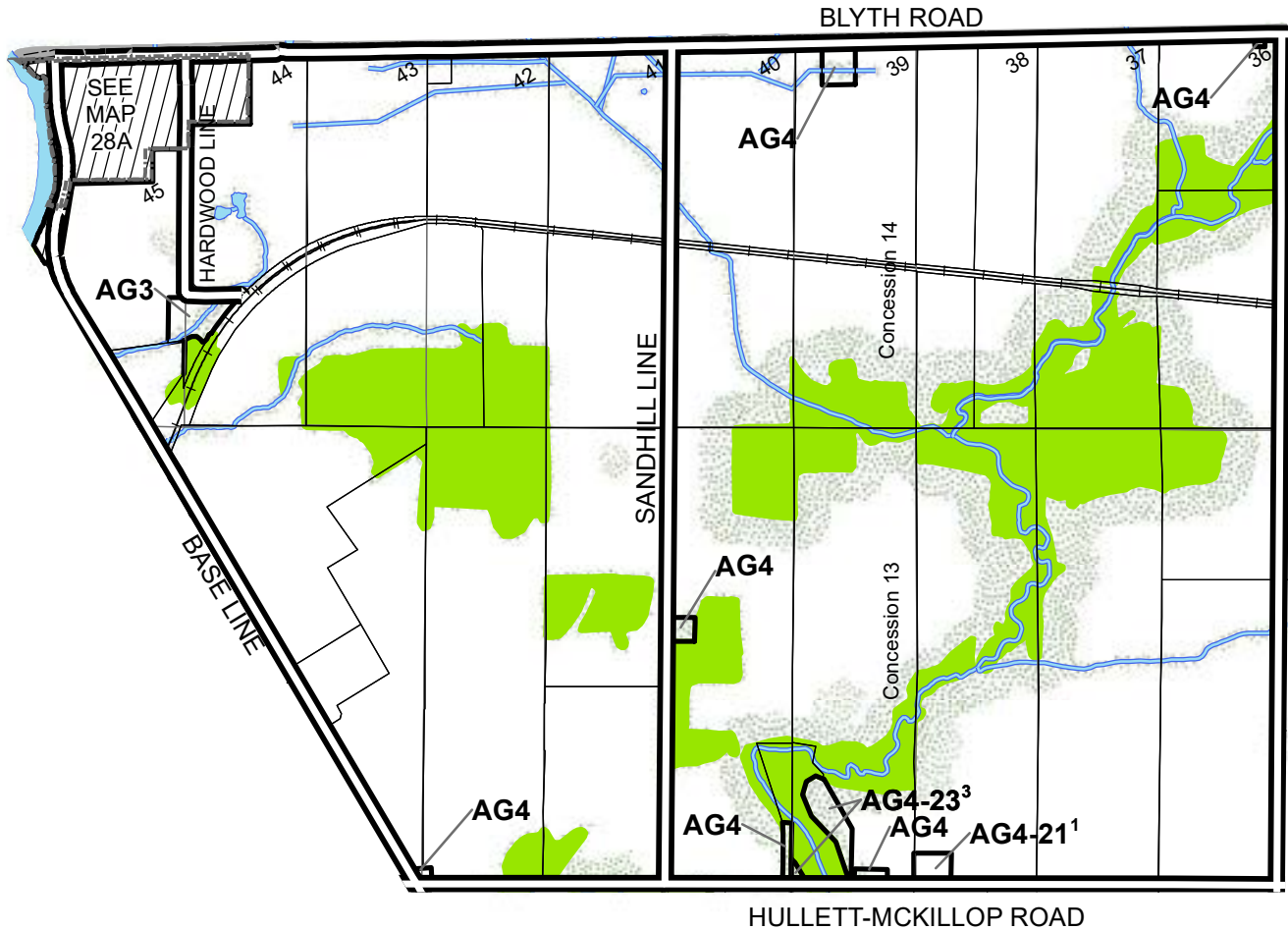
## Amendments

1 Amendment condition of consent file B57-2014  
Amended by By-law 63-2016  
3 Amended by By-law 65-2017

REVISION DATE January 03, 2018

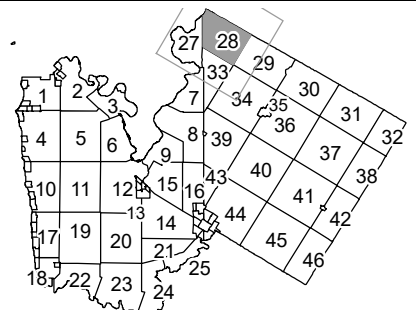
# KEY MAP 28 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT

## TOWNSHIP OF NORTH HURON

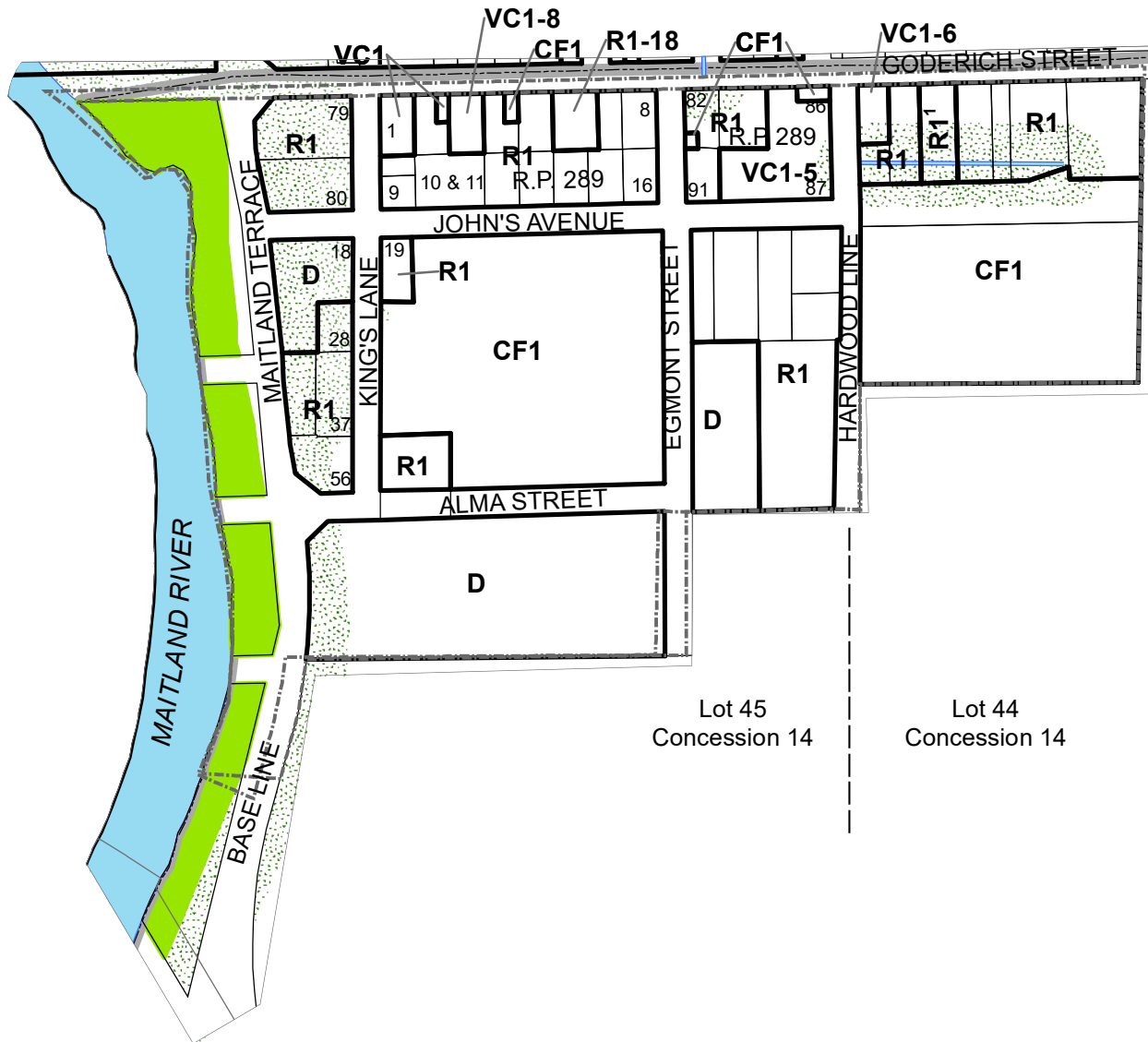












- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 250 500 750  
Meters 1:25,000

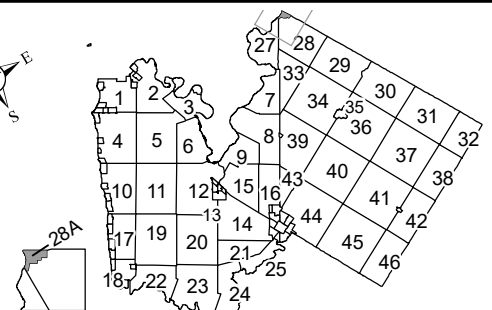


# KEY MAP 28A SCHEDULE A CENTRAL HURON EAST WARD - HULLETT Auburn



- |                                                                                    |                                                            |                                                                                     |                                     |
|------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------|
|  | NE1 - Full Protection                                      |  | Zone (AG1 unless otherwise labeled) |
|  | NE2 - Limited Protection                                   |  | Parcel Fabric                       |
|  | Rivers / Waterbodies                                       |  | Municipal Boundary                  |
|  | Conservation Authority Notification Areas / Adjacent Lands |  | Urban Designation                   |
|                                                                                    |                                                            |  | Railway                             |
|                                                                                    |                                                            |  | Roads                               |

0 50 100 150  
Meters 1:5,000





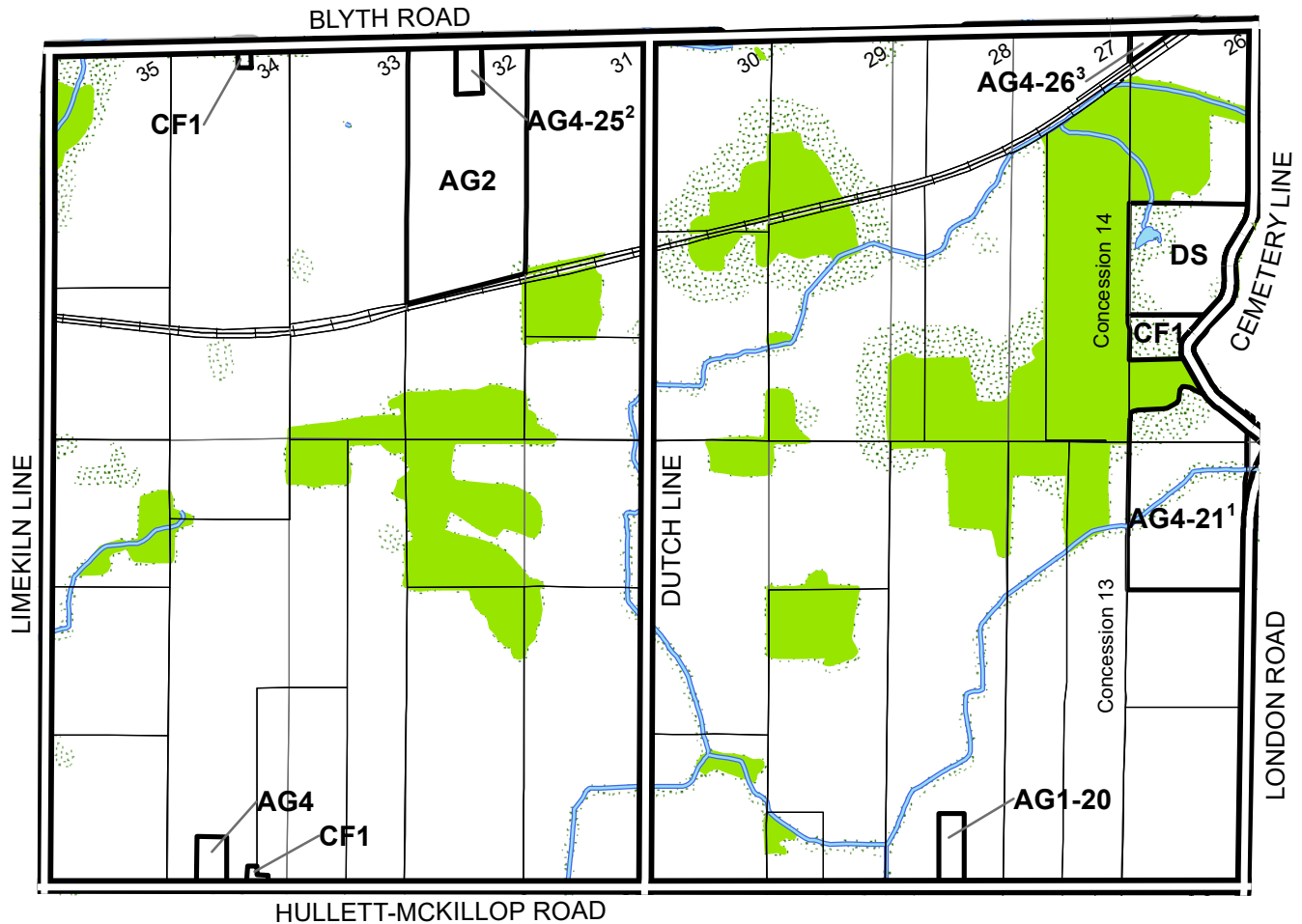
## Amendments

Amended by By-law 63-2016  
1 Amended by By-law 16-2015  
2 Amended by By-law 19-2021  
3 Amended by By-law 41-2021

REVISION DATE June 14, 2021

# KEY MAP 29 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT

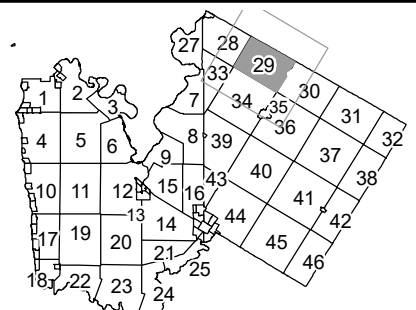
## TOWNSHIP OF NORTH HURON



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000

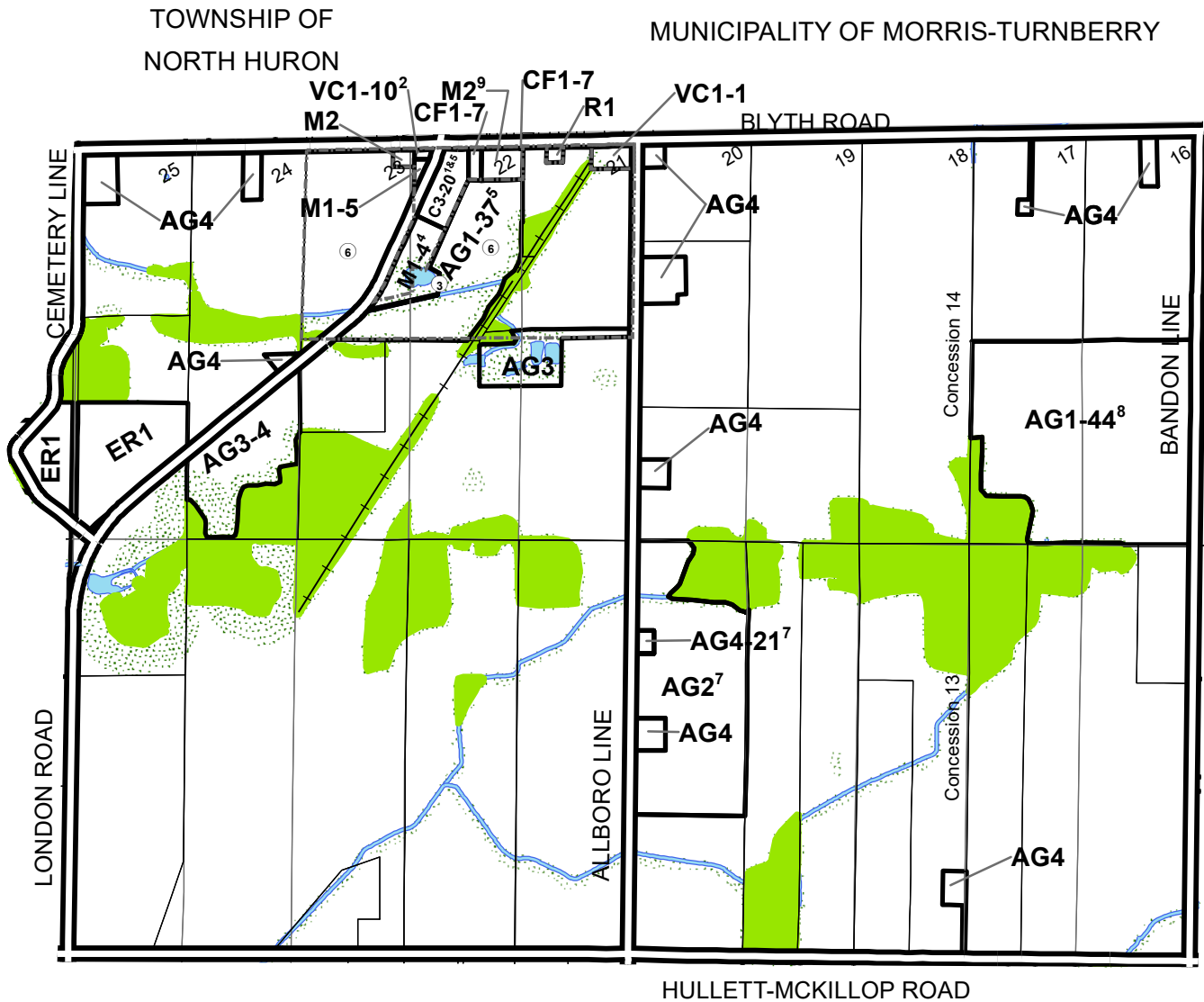


## Amendments

- |                                                           |                                                            |
|-----------------------------------------------------------|------------------------------------------------------------|
| 1 Temporary Use By-law 26-2012 (Expired August 13, 2015)  | 7 Amendment condition of consent file C05-2021             |
| 2 Amended by By-law 31-2013                               | 8 Temporary Use By-law 79-2021 (Expires September 7, 2041) |
| 3 Amended by By-law 45-2013                               | 9 Amended by By-law 205-2022                               |
| 4 Amended by By-law 61-2015                               |                                                            |
| 5 Amended by By-law 19-2016                               |                                                            |
| 6 Temporary Use By-law 05-2018 (Expires February 5, 2021) |                                                            |

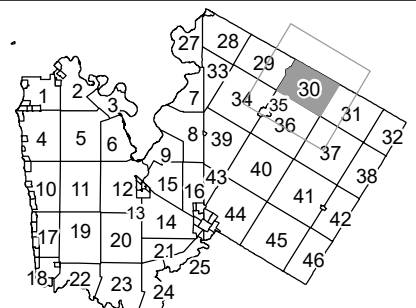
REVISION DATE September 29, 2022

# KEY MAP 30 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT



- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 250 500 750  
Meters 1:25,000

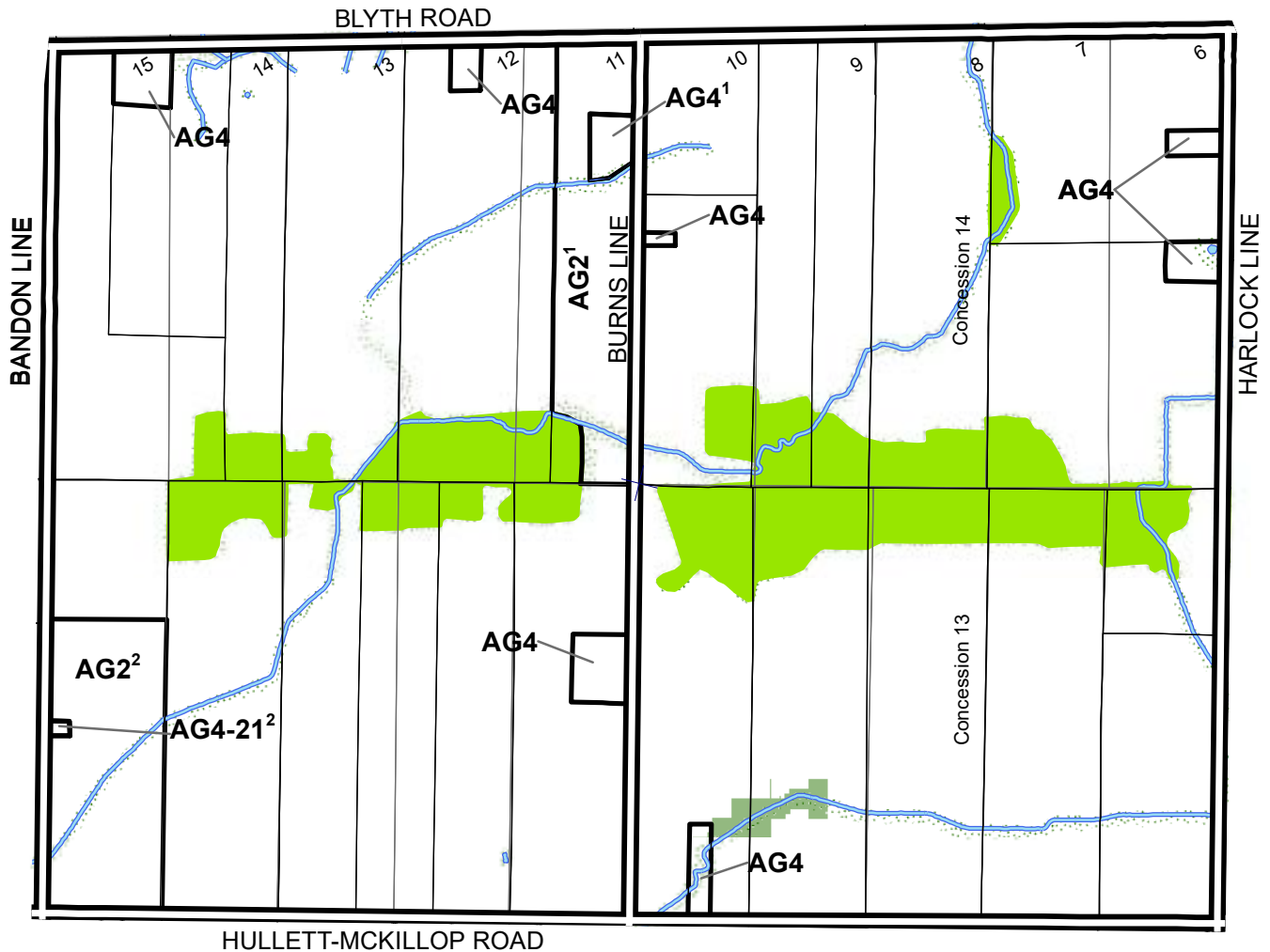


## Amendments

- 1 Amended by By-law 04-2014
- 2 Amendment condition of consent file C92-2018

REVISION DATE February 05, 2020

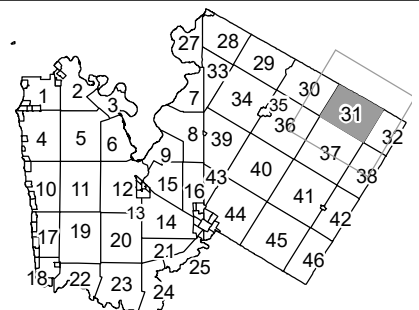
# KEY MAP 31 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000

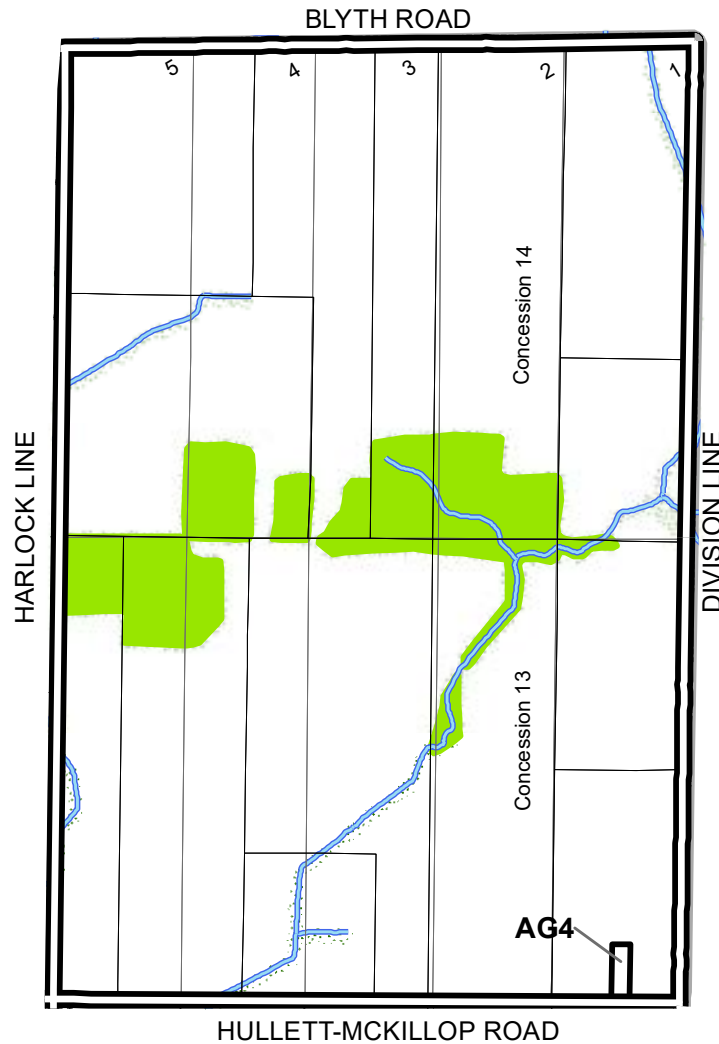


# Amendments

REVISION DATE January 26, 2017

## KEY MAP 32 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT

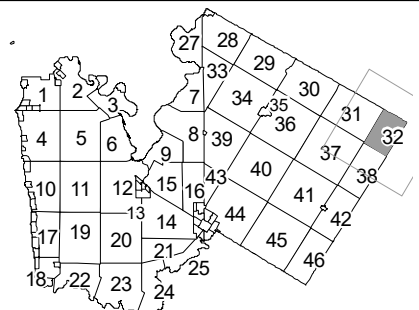
MUNICIPALITY OF MORRIS-TURNBERRY



MUNICIPALITY  
OF  
HURON EAST

- |                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| NE1 - Full Protection                                      | Zone (AG1 unless otherwise labeled) |
| NE2 - Limited Protection                                   | Parcel Fabric                       |
| Rivers / Waterbodies                                       | Municipal Boundary                  |
| Conservation Authority Notification Areas / Adjacent Lands | Urban Designation                   |
|                                                            | Railway                             |
|                                                            | Roads                               |

0 250 500 750  
Meters 1:25,000



# Amendments

Amended by By-law 63-2016

REVISION DATE January 26, 2017

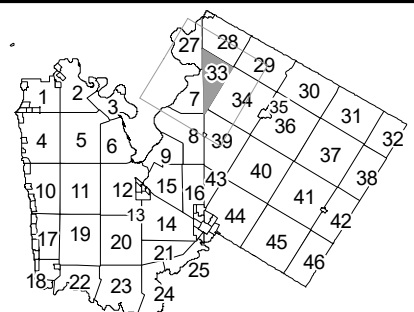
## KEY MAP 33 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000

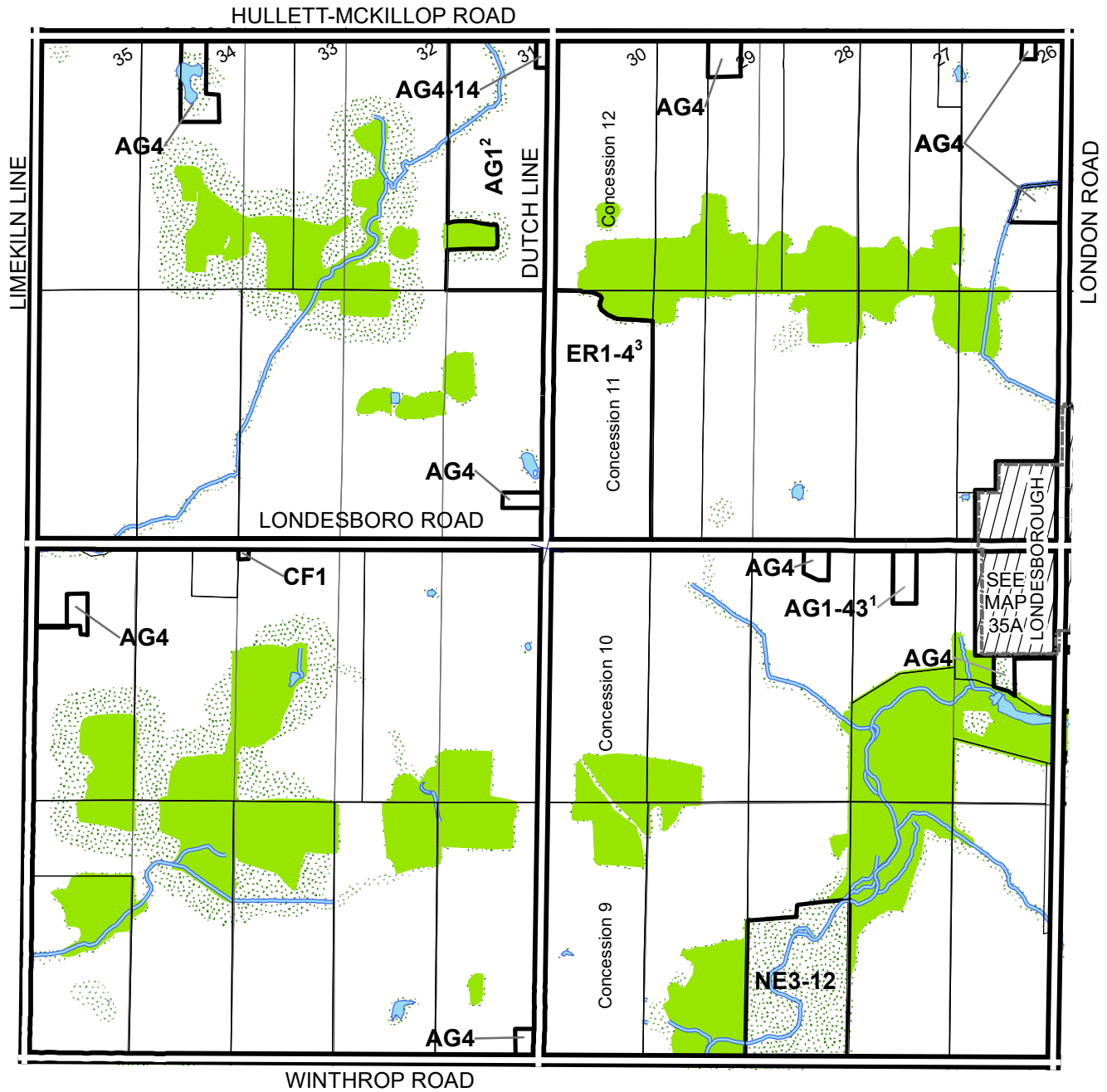


## Amendments

Amended by By-law 63-2016  
1 Amended by By-law 27-2021  
2 Amended by By-law 27-2022  
3 Amended by By-law 203-2023

REVISION DATE October 04, 2023

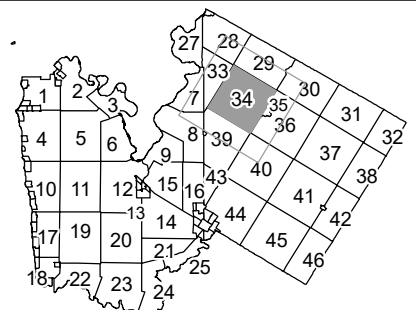
# KEY MAP 34 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

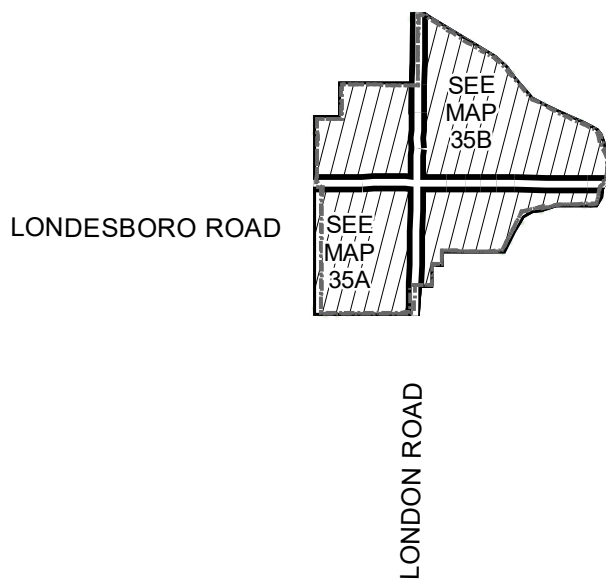
0 250 500 750  
Meters 1:25,000













# Amendments

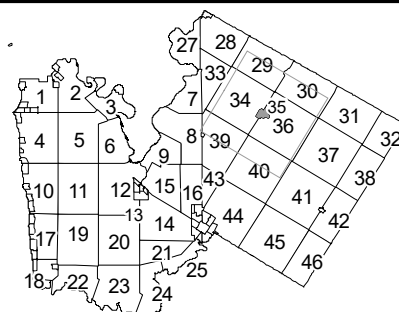
REVISION DATE January 26, 2017

## KEY MAP 35 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT Londesborough



- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |

0 250 500 750  
Meters 1:25,000



# KEY MAP 35A SCHEDULE A CENTRAL HURON EAST WARD - HULLETT Londesborough

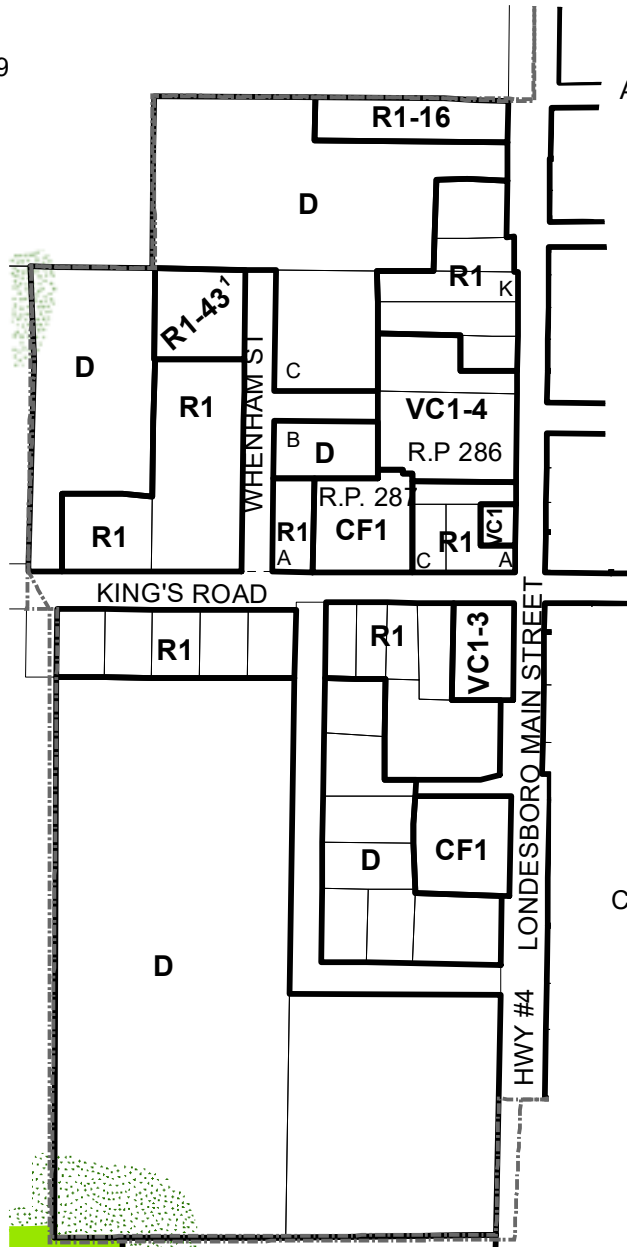
Lot 26  
Concession 9

Lot 26  
Concession 10

ANTHONY'S LANE

TRUEMAN STREET

ELIZABETH STREET

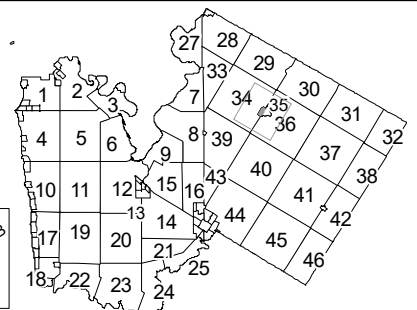
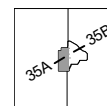


Lot 25  
Concession 10

- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000



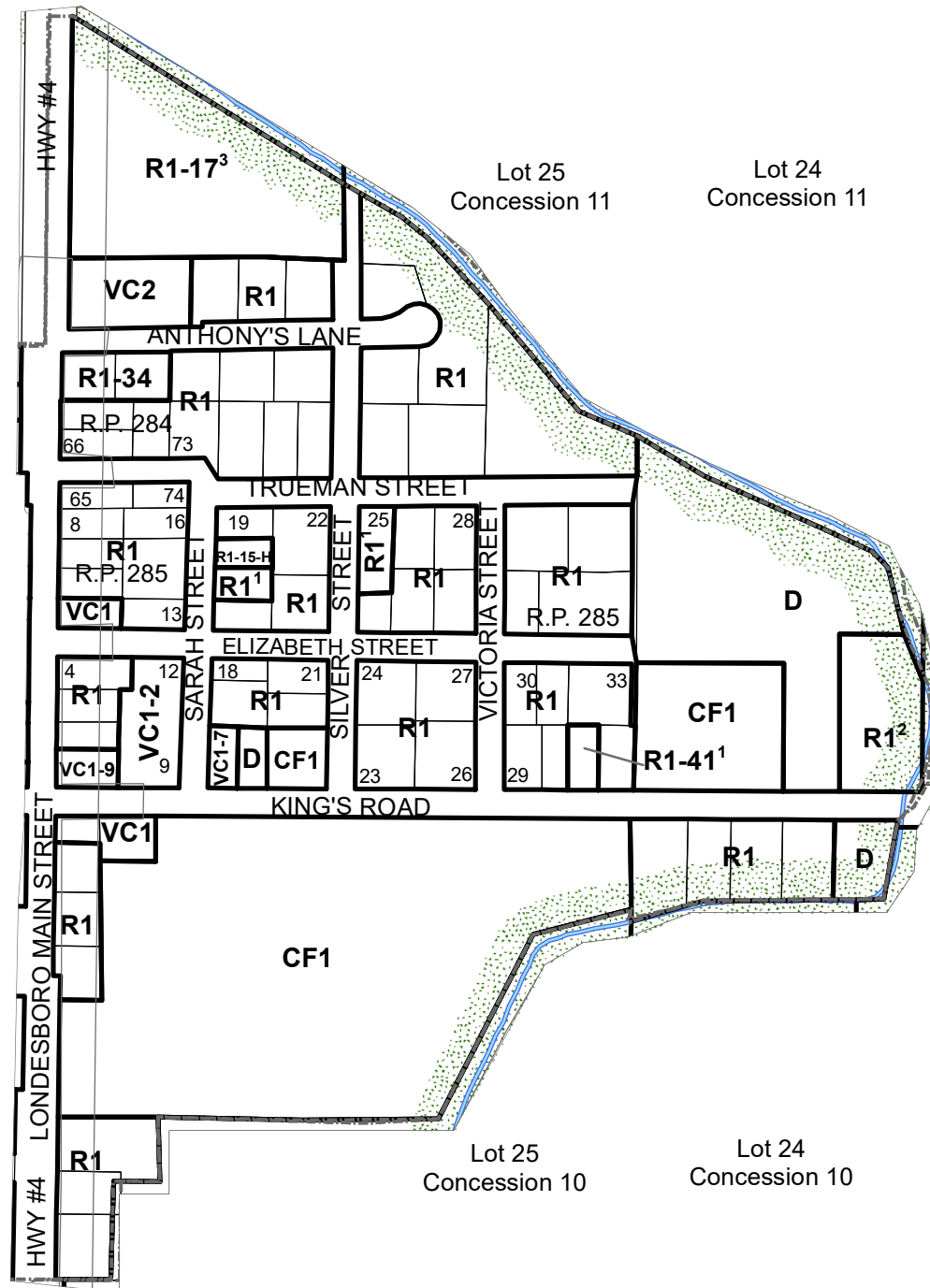


## Amendments

- 1 Amended by By-law 17-2015
- 2 Amended by By-law 50-2020
- 3 Amended by By-law 207-2022

REVISION DATE November 22, 2022

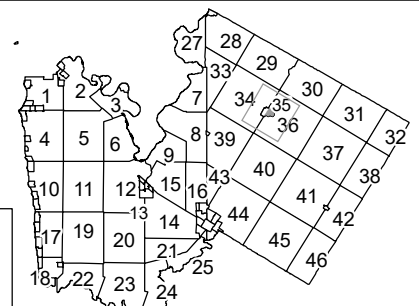
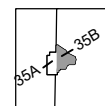
# KEY MAP 35B SCHEDULE A CENTRAL HURON EAST WARD - HULLETT Londesborough



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000



## Amendments

Amended by By-law 63-2016

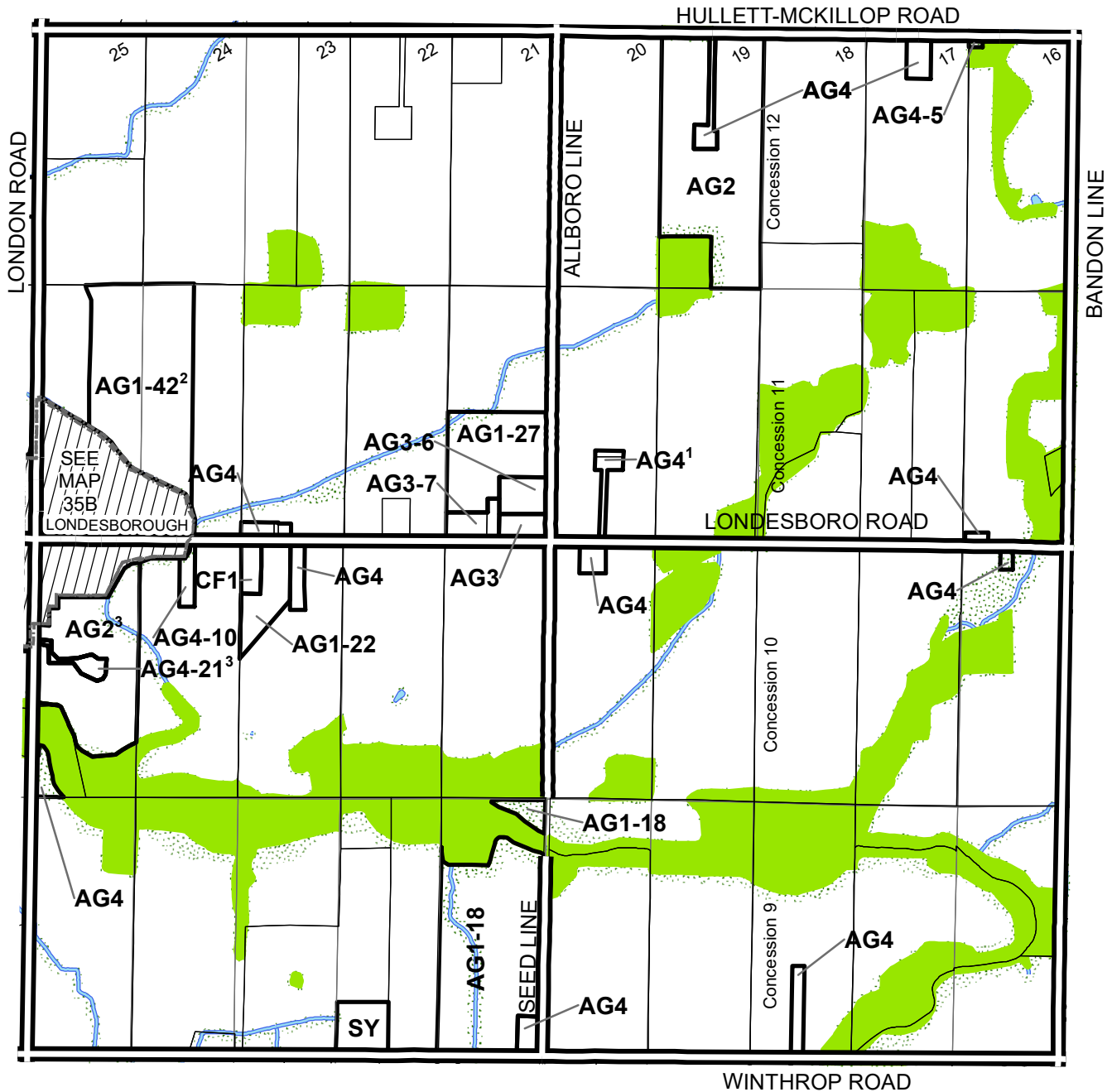
1 Amendment condition of consent file B26-2016

2 Amended by By-law 50-2020

3 Amendment condition of consent file B82-2021

REVISION DATE June 27, 2022

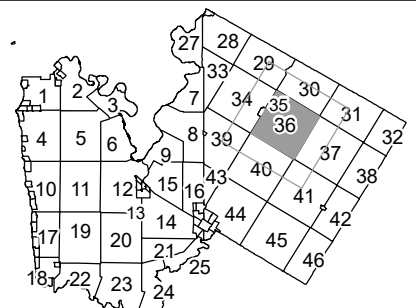
# KEY MAP 36 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000

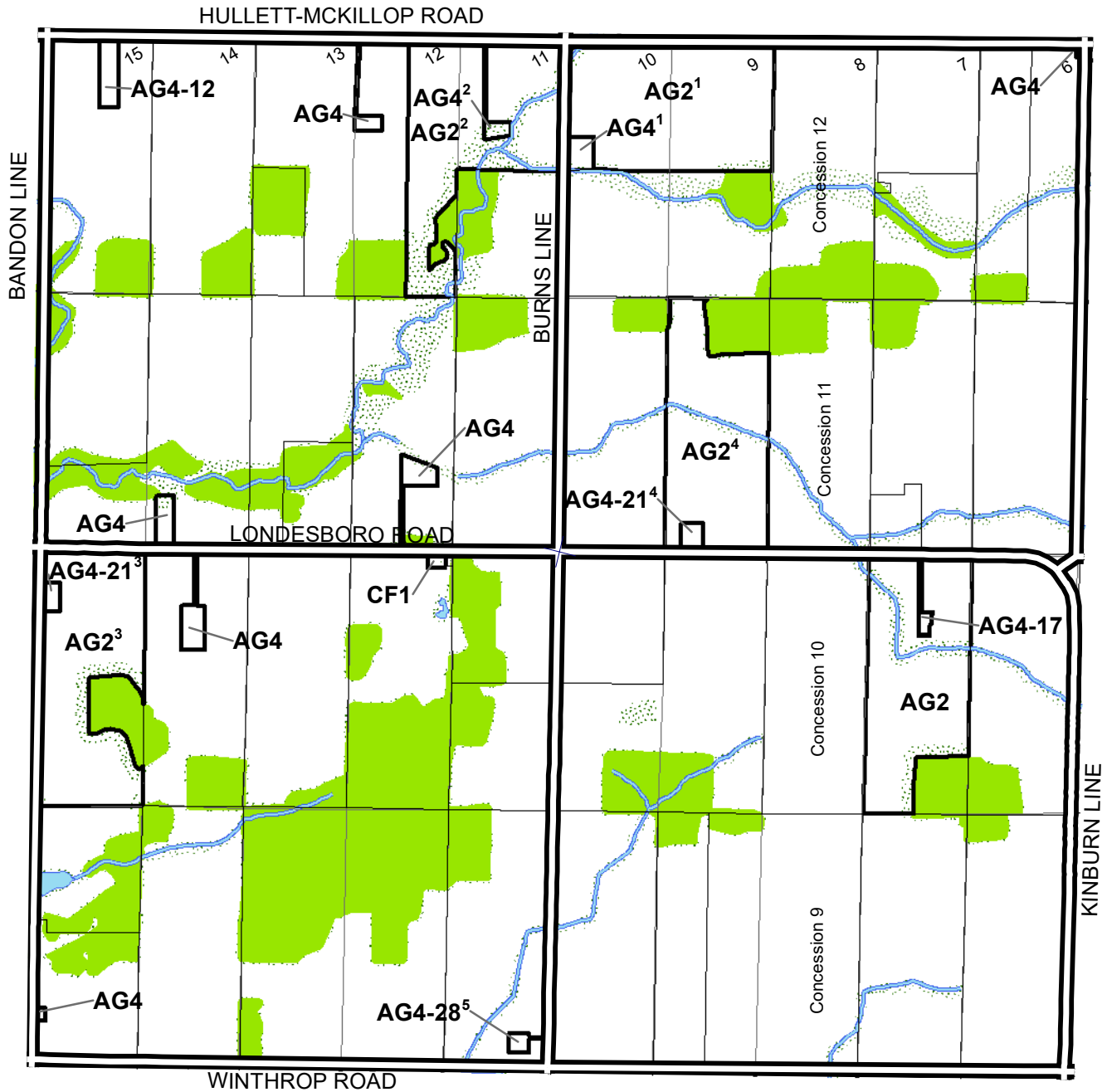












## Amendments

- 1 Amended by By-law 24-2014
- 2 Amended by By-law 27-2014
- 3 Amendment condition of consent file B32-2015
- 4 Amendment condition of consent file B62-2014
- Amended by By-law 63-2016
- 5 Amended by By-law 78-2023

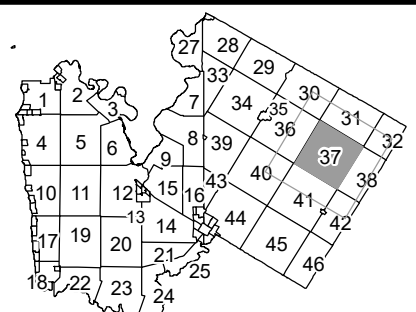
REVISION DATE January 11, 2024

# KEY MAP 37 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT



- |                                                                                    |                                                            |                                                                                     |                                     |
|------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------|
|  | NE1 - Full Protection                                      |  | Zone (AG1 unless otherwise labeled) |
|  | NE2 - Limited Protection                                   |  | Parcel Fabric                       |
|  | Rivers / Waterbodies                                       |  | Municipal Boundary                  |
|  | Conservation Authority Notification Areas / Adjacent Lands |  | Urban Designation                   |
|                                                                                    |                                                            |  | Railway                             |
|                                                                                    |                                                            |  | Roads                               |

0 250 500 750  
Meters 1:25,000

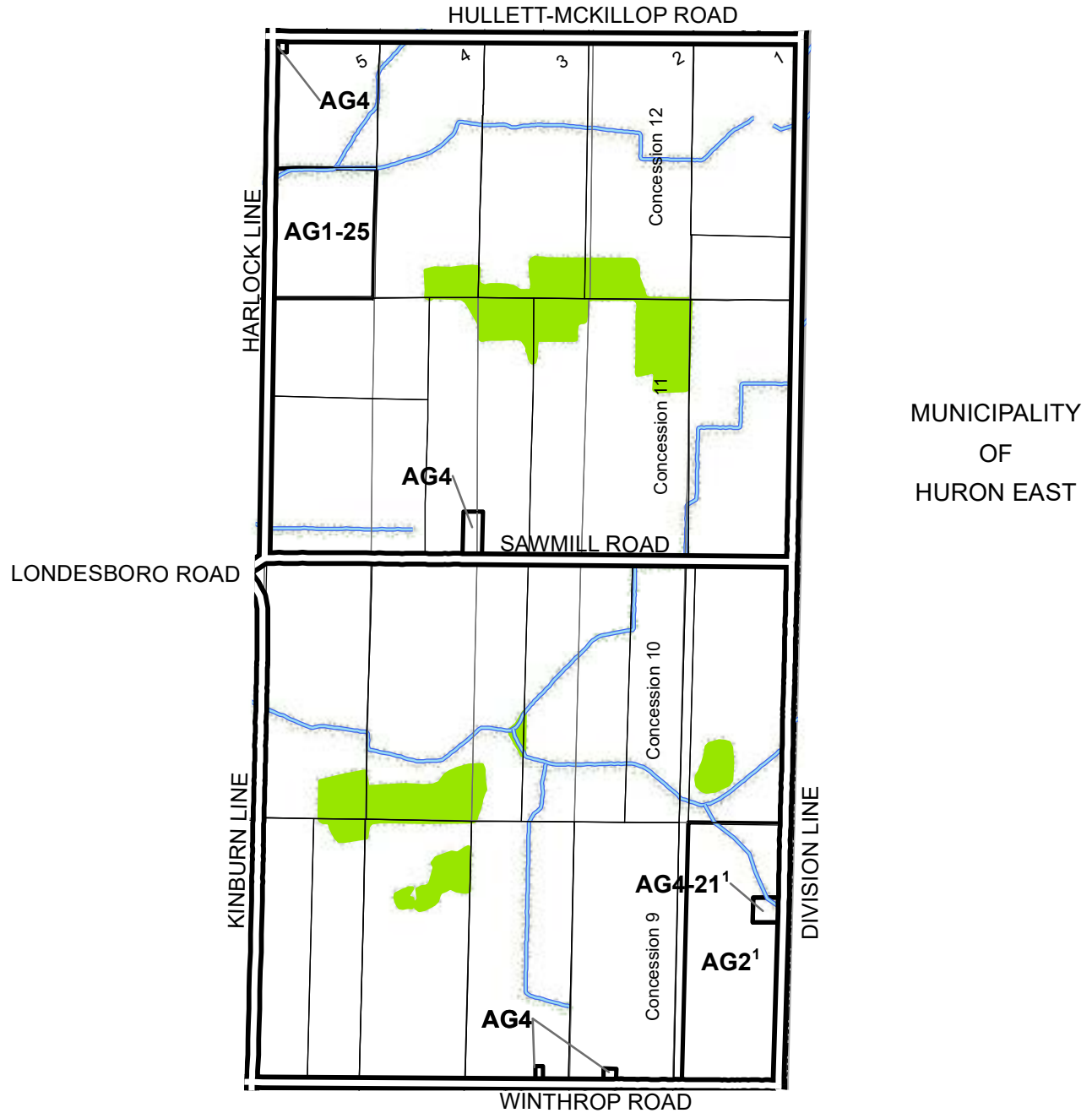












# Amendments

1 Amendment condition of consent file B54-2017

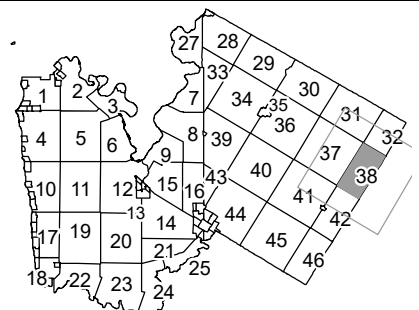
REVISION DATE January 03, 2018

## KEY MAP 38 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT



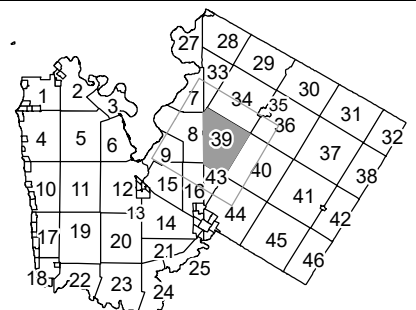
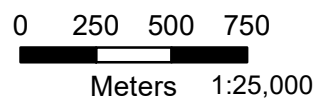
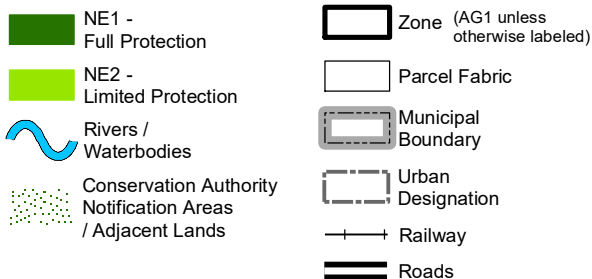
- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |

0 250 500 750  
Meters 1:25,000



1 Amendment condition of consent file B01-2016  
Amended by By-law 63-2016  
3 Amendment condition of consent file B53-2017

**KEY MAP 39**  
**SCHEDULE A**  
**CENTRAL HURON**  
**EAST WARD - HULLETT**



# KEY MAP 39A

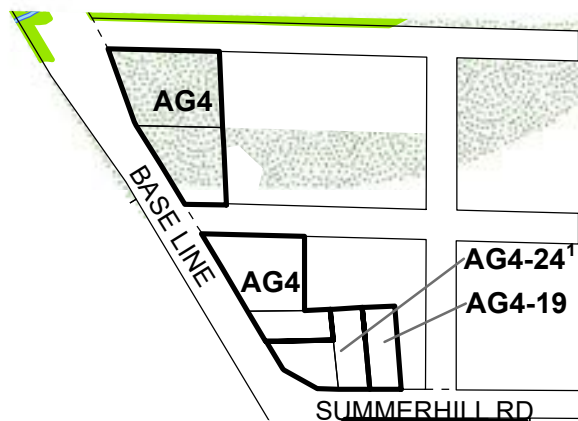
## SCHEDULE A





### CENTRAL HURON







#### EAST WARD - HULLETT

#### Summerhill

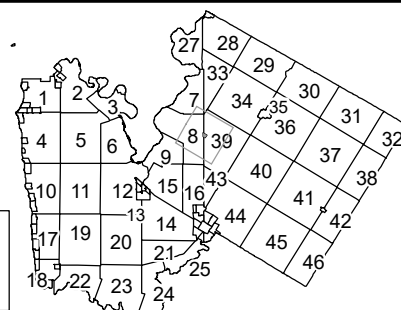
Lot 33  
Concession 7



-  NE1 - Full Protection
-  NE2 - Limited Protection
-  Rivers / Waterbodies
-  Conservation Authority Notification Areas / Adjacent Lands

-  Zone (AG1 unless otherwise labeled)
-  Parcel Fabric
-  Municipal Boundary
-  Urban Designation
-  Railway
-  Roads

0 50 100 150  
Meters 1:5,000



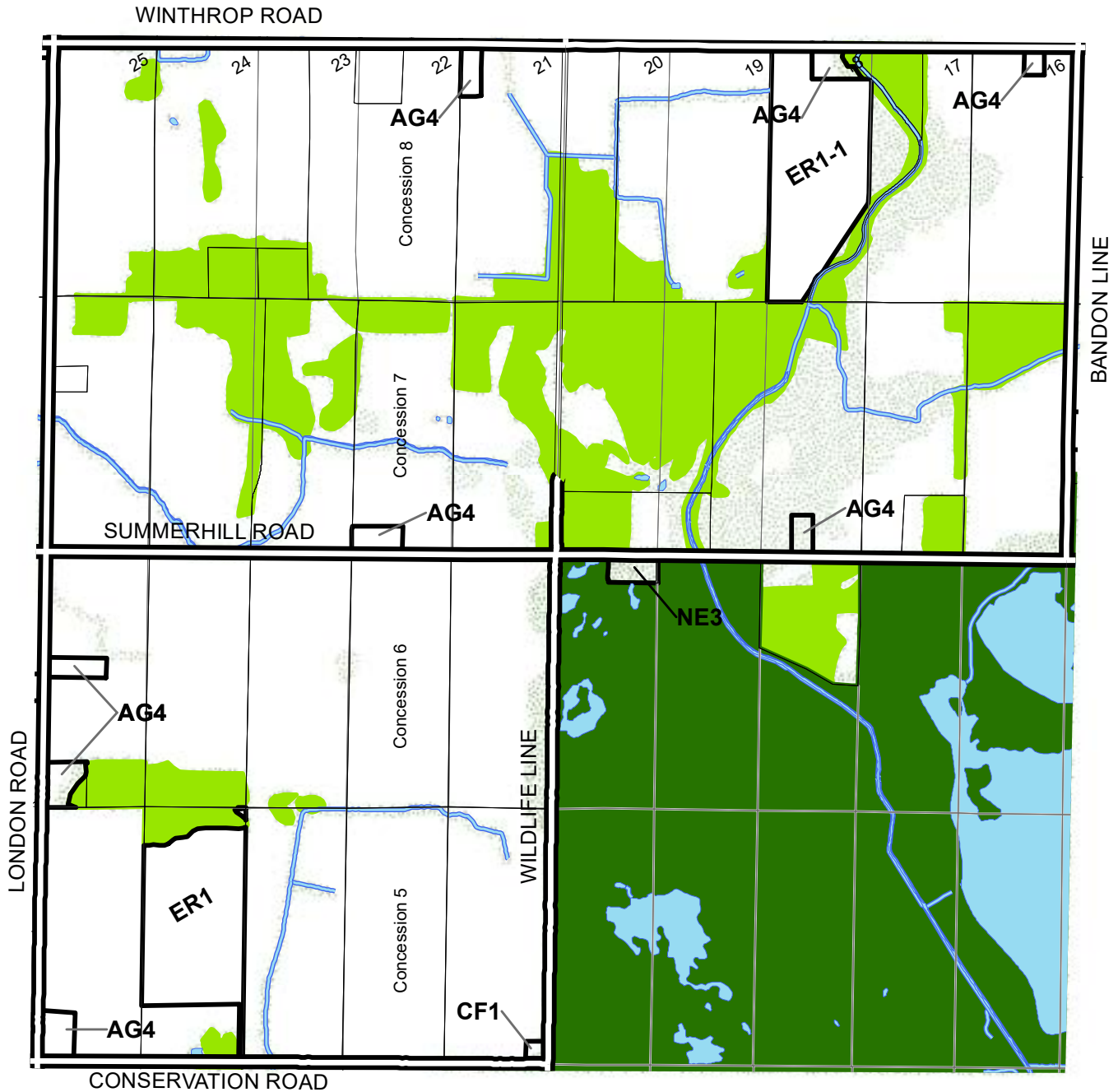












# Amendments

Amended by By-law 63-2016

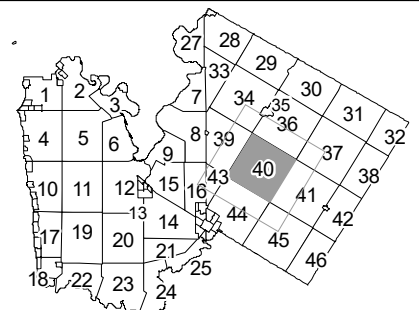
REVISION DATE January 26, 2017

## KEY MAP 40 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT



- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |

0 250 500 750  
Meters 1:25,000

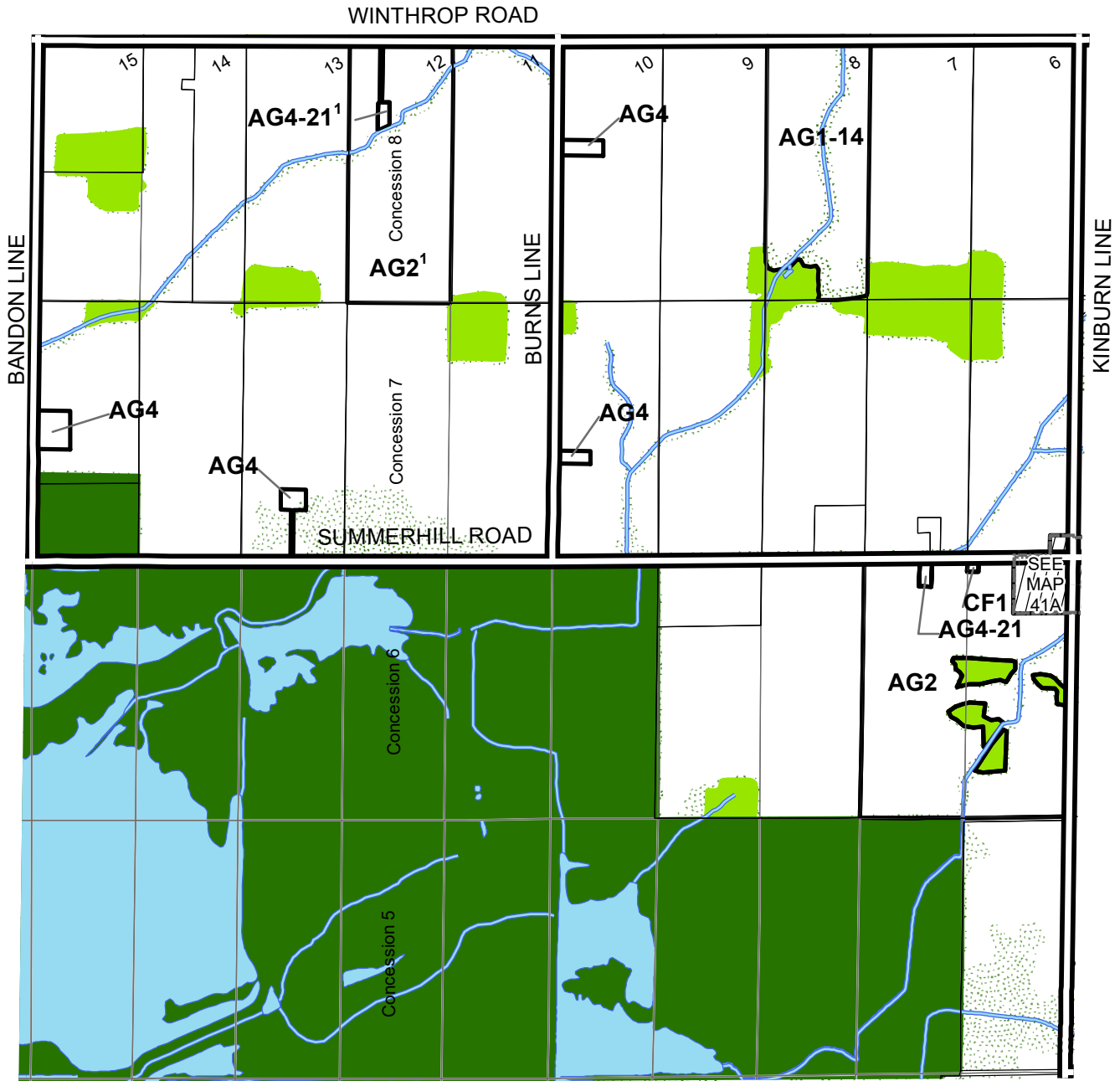


# Amendments

1 Amendment condition of consent file B78-2015

REVISION DATE September 07, 2023

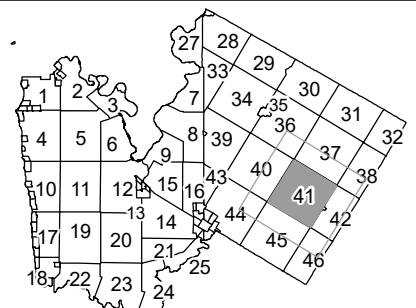
## KEY MAP 41 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT



- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000



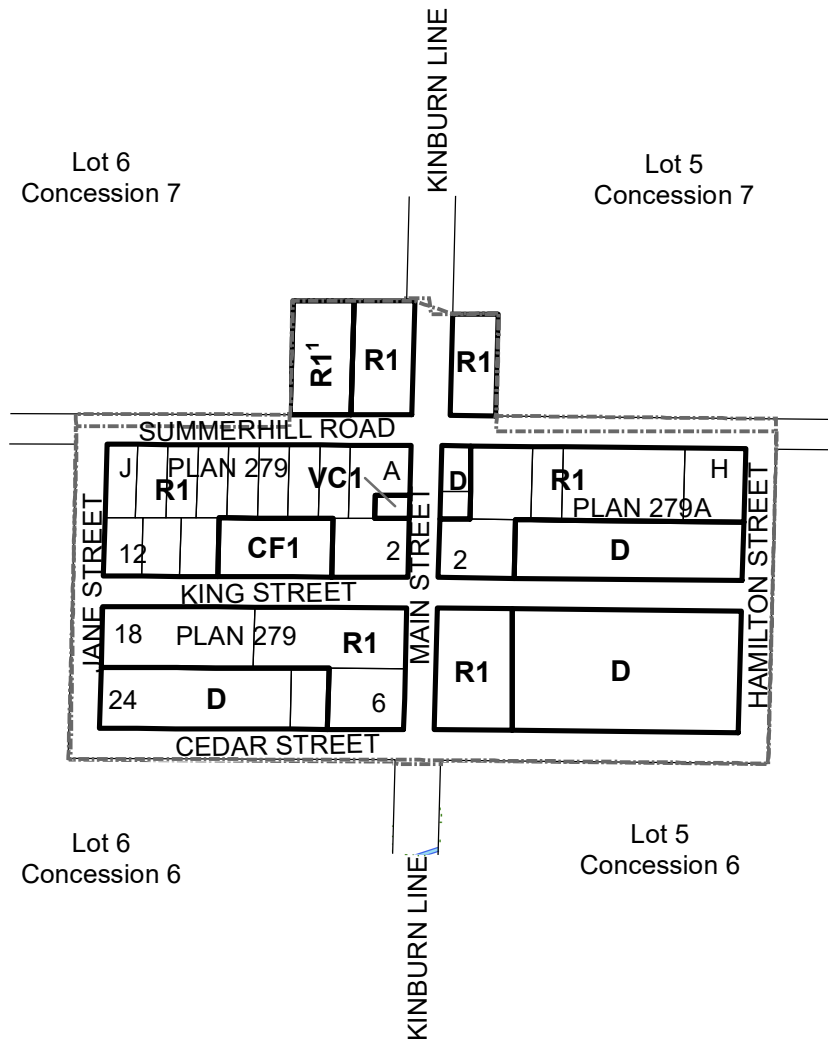


# Amendments

1 Amended by By-law 201-2023

REVISION DATE April 27, 2023

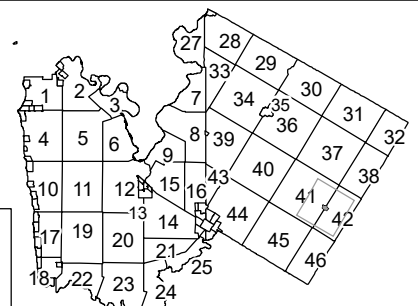
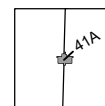
## KEY MAP 41A SCHEDULE A CENTRAL HURON EAST WARD - HULLETT Kinburn



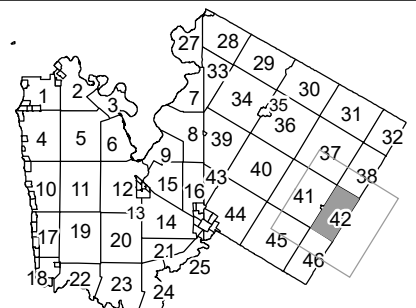
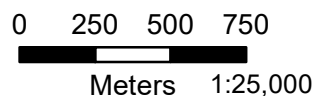
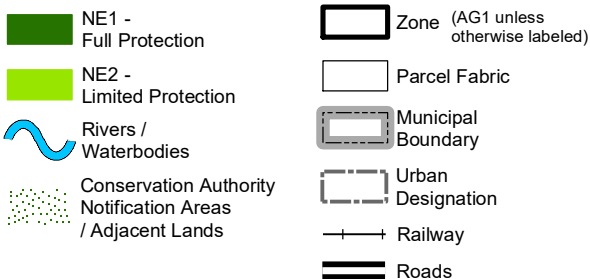
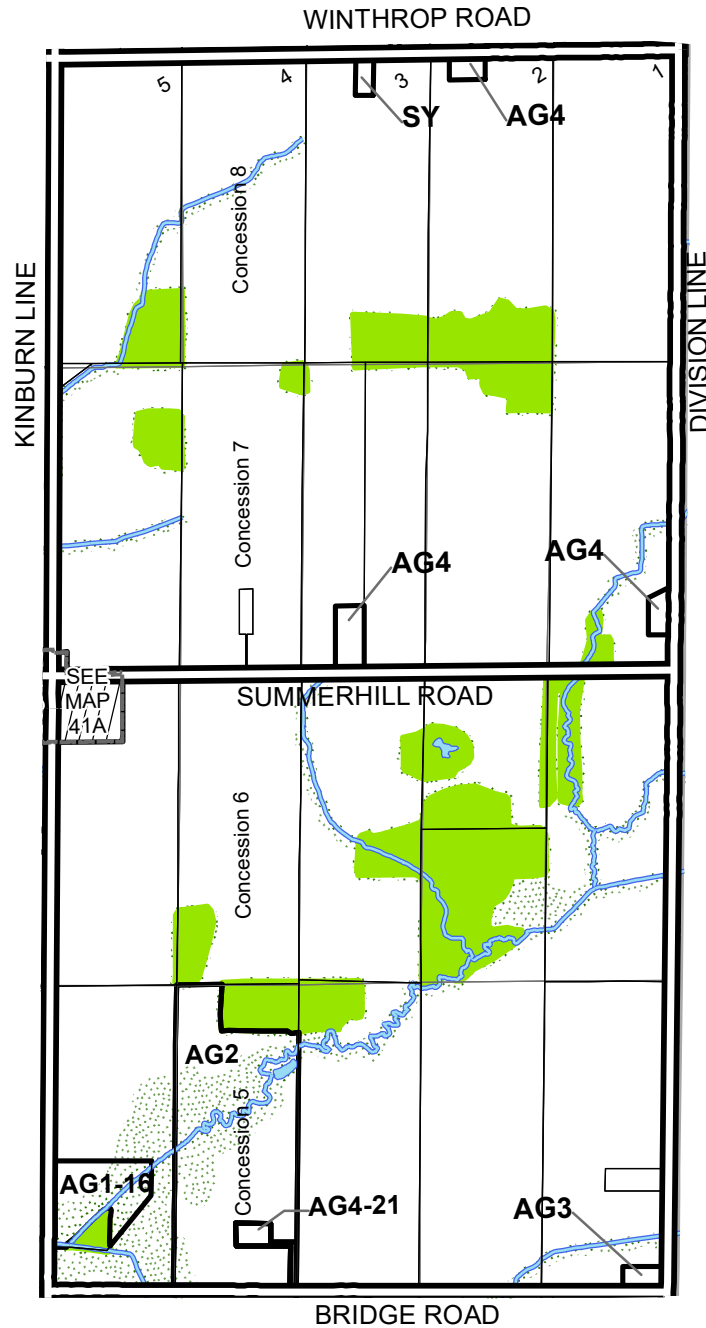
- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 50 100 150  
Meters 1:5,000



# KEY MAP 42 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT













# Amendments

Amended by By-law 63-2016  
1 Amended by By-law 27-2022

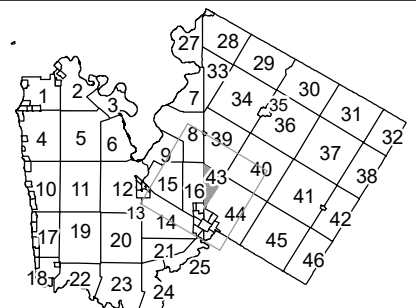
REVISION DATE June 27, 2022

## KEY MAP 43 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT



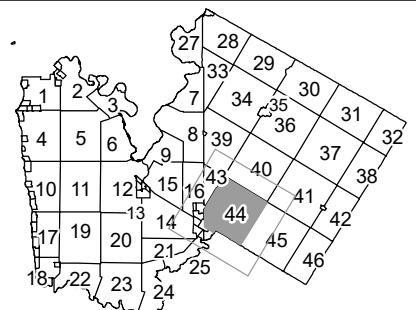
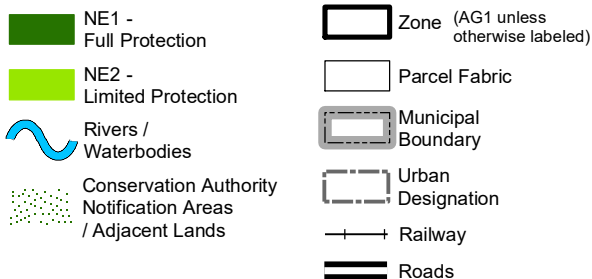
- |                                                                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  NE1 - Full Protection                                      |  Zone (AG1 unless otherwise labeled) |
|  NE2 - Limited Protection                                   |  Parcel Fabric                       |
|  Rivers / Waterbodies                                       |  Municipal Boundary                  |
|  Conservation Authority Notification Areas / Adjacent Lands |  Urban Designation                   |
|                                                                                                                                               |  Railway                             |
|                                                                                                                                               |  Roads                               |

0 250 500 750  
Meters 1:25,000



1 Amended by By-law 25-2011  
2 Amended by By-law 59-2014  
3 Amended by By-law 08-2015  
Amended by By-law 63-2016  
4 Amended by By-law 27-2022

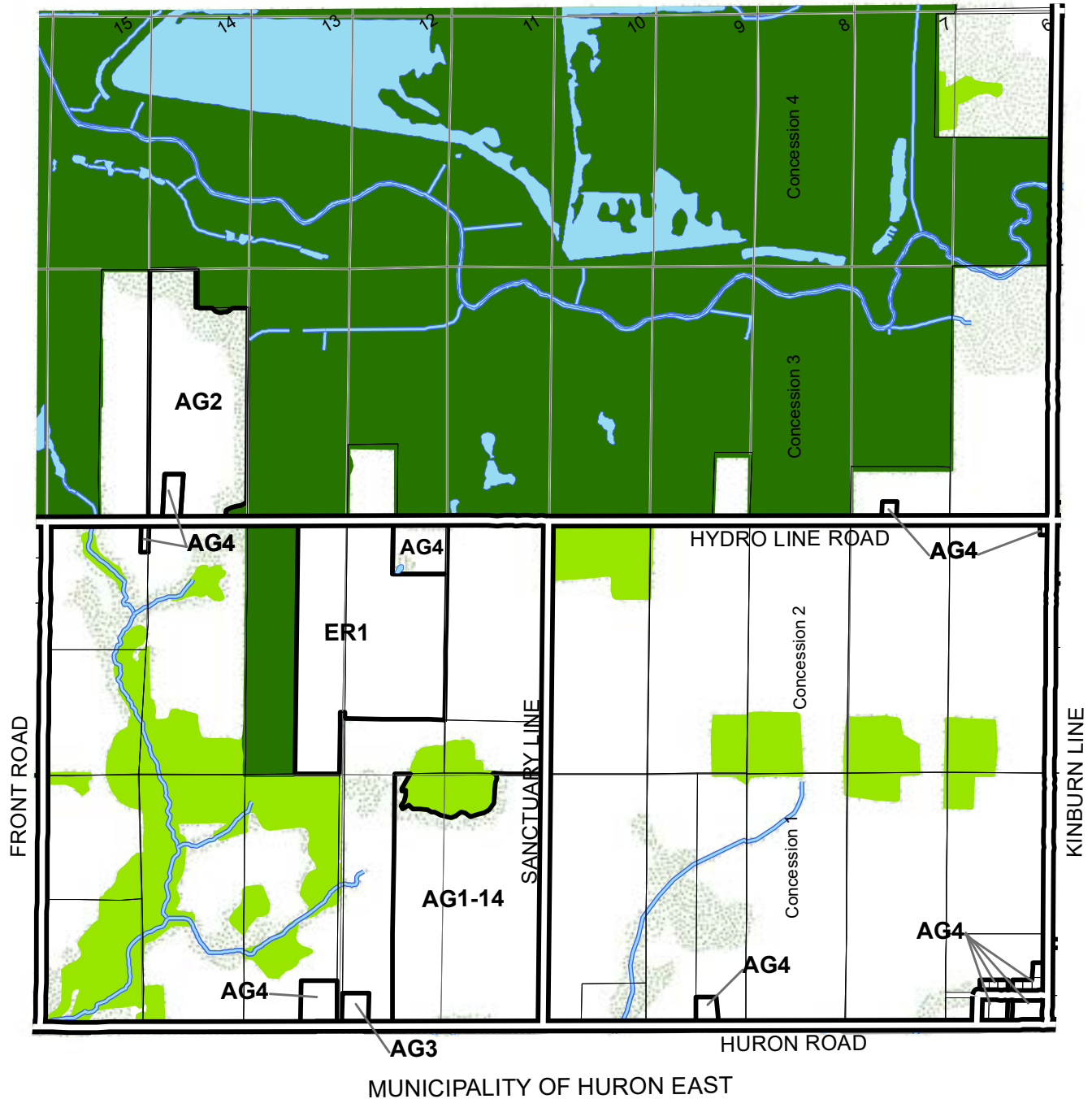
**KEY MAP 44**  
SCHEDULE A  
CENTRAL HURON  
EAST WARD - HULLETT













# Amendments

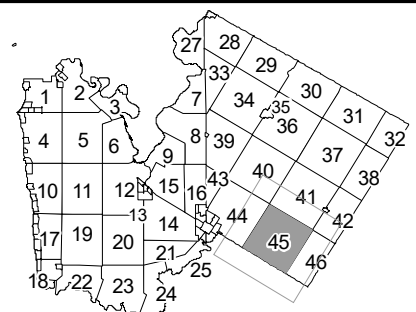
REVISION DATE January 26, 2017

## KEY MAP 45 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT



- |                                                                                    |                                                            |                                                                                     |                                     |
|------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------|
|  | NE1 - Full Protection                                      |  | Zone (AG1 unless otherwise labeled) |
|  | NE2 - Limited Protection                                   |  | Parcel Fabric                       |
|  | Rivers / Waterbodies                                       |  | Municipal Boundary                  |
|  | Conservation Authority Notification Areas / Adjacent Lands |  | Urban Designation                   |
|                                                                                    |                                                            |  | Railway                             |
|                                                                                    |                                                            |  | Roads                               |

0 250 500 750  
Meters 1:25,000



## Amendments

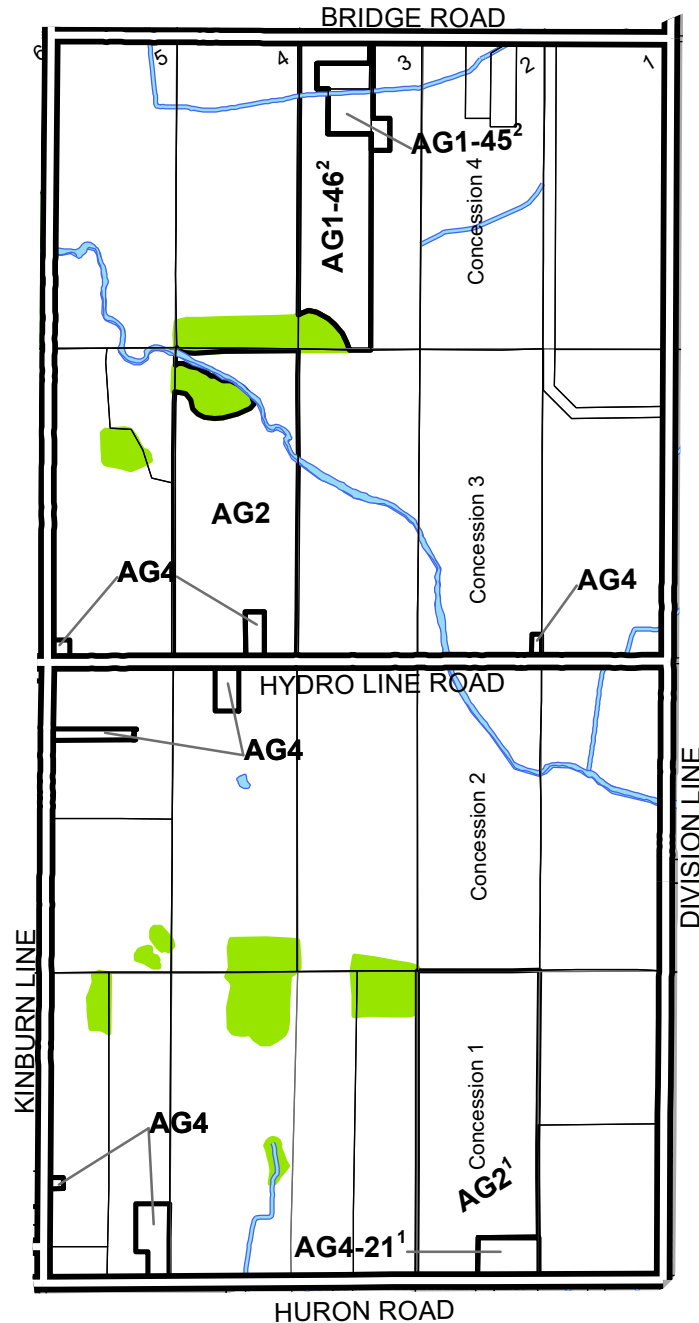
Amended by By-law 63-2016

1 Amendment condition of consent file B78-2017

2 Amended by By-law 14-2024

REVISION DATE April 29, 2024

# KEY MAP 46 SCHEDULE A CENTRAL HURON EAST WARD - HULLETT



MUNICIPALITY  
OF  
HURON EAST

- NE1 - Full Protection
- NE2 - Limited Protection
- Rivers / Waterbodies
- Conservation Authority Notification Areas / Adjacent Lands

- Zone (AG1 unless otherwise labeled)
- Parcel Fabric
- Municipal Boundary
- Urban Designation
- Railway
- Roads

0 250 500 750  
Meters 1:25,000

