MUNICIPALITY OF HURON EAST Zoning By-law 52-2006 September 19, 2006

Consolidated version with recent updates as of November 2026

Prepared by:

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

Municipality of Huron East Consolidation

This document is a consolidation of the Municipality of Huron East Zoning By-law 52-2006 and subsequent amendments 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 CAO/Clerk. This consolidated zoning by-law contains:

Zoning By-law 52-2006 plus the following amendments to By-law 52-2006:

By-law:60-2006	By-law:79-2011	Consent File C53-2020
By-law:72-2006	By-law:80-2011	By-law:54-2020
By-law:76-2006	By-law:81-2011	By-law:60-2020
By-law:88-2006	By-law:82-2011	By-law:05-2021
By-law:15-2007	By-law:92-2011	By-law:20-2021
By-law:16-2007	By-law:93-2011	By-law:38-2021
By-law:30-2007	By-law:105-2011	Consent File C26-2021
By-law:31-2007	By-law:09-2012	Consent File C22-2021
By-law:40-2007	By-law:11-2012	By-law:59-2021
By-law:41-2007	By-law:20-2012	By-law:60-2021
By-law:56-2007	By-law:22-2012	By-law:68-2021
By-law:58-2007	By-law:23-2012	By-law:97-2021
By-law:60-2007	By-law:24-2012	Consent File C72-2021
By-law:69-2007	By-law:41-2012	Consent File C87-2021
By-law:70-2007	By-law:48-2012	Consent File C08-2022
By-law:74-2007	By-law:50-2012	By-law:11-2022
By-law:85-2007	By-law:64-2012	By-law:26-2022
By-law:89-2007	By-law:65-2012	By-law:27-2022
By-law:03-2008	By-law:78-2012	By-law:49-2018
By-law:04-2008	By-law:09-2013	Consent File C06-2018
By-law:12-2008	By-law:10-2013	Consent File C16-2018
By-law:13-2008	By-law:20-2013	Consent File C46-2018
By-law:19-2008	By-law:25-2013	Consent File C47-2018
By-law:20-2008	By-law:26-2013	Consent File C40-2018
By-law:27-2008	By-law:35-2013	Consent File B98-2017
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By-law:70-2008	By-law:43-2014	By-law:93-2022
By-law:88-2008	By-law:79-2014	By-law:99-2022
By-law:91-2008	By-law:09-2015	Consent File C101-2022

By-law:02-2009	By-law:24-2015	Consent File C82-2022
By-law:11-2009	By-law:33-2015	By-law:26-2023
By-law:17-2009	Consent File B16-2015	By-law:25-2023
By-law:29-2009	By-law:55-2015	By-law:27-2023
By-law:32-2009	By-law:63-2015	By-law:37-2023
By-law:33-2009	By-law:65-2015	By-law:63-2023
By-law:39-2009	By-law:71-2015(Temp Use By-law expires Nov 3, 2035)	Consent File C62.2023
By-law:49-2009	By-law:80-2015	By-law:55-2023
By-law:58-2009	By-law:05-2016	By-law:72-2023
By-law:62-2009	Consent File B03-2017	By-law:22-2023
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By-law:38-2010	By-law:23-2018	Consent File C06-2025
By-law:39-2010	By-law:39-2018	Consent File C14-2025
By-law:54-2010	By-law: 41-2018 (Temporary Use June 12, 2038)	Consent File C25-2025
By-law:57-2010	By-law:42-2018	By-law:53-2025
By-law:68-2010	By-law:47-2018	By-law:46-2026
By-law:69-2010	By-law:48-2019	Consent File C25-2025
By-law:86-2010	By-law:53-2019	By-law:60-2026
By-law:93-2010	By-law:85-2019 (expires Dec. 4/2039)	Consent File C14-2025
By-law:94-2010	By-law:95-2019	By-law 46-2026
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By-law:58-2011	By-law:45-2020	By-law: 53-2025
By-law:73-2011	Consent File C35-2020	By-law 80-2025
By-law:78-2011	Consent File C52-2020	Consent File C19-2026

Temporary Use By-laws:

By-law 71-2015, South Part Lot 1, Concession 14, McKillop Ward, Key Map 24; Expiration Date: November 3, 2035

Notwithstanding any provisions of Section 10.2 of this By-law to the contrary, a garden suite, in the form of a log cabin being 98.5 square metres in size, shall be permitted as a garden suite within the NE3 zone on the property described as South Part Lot 1, Concession 14, McKillop Ward, Municipality of Huron East for a period of twenty years from the day of passing of this by-law. All other applicable provisions shall apply.

By-law 18-2017, N Pt Lot 59, N Pt Lot 60, Conc.1 14, Grey Ward, Key Map 3, Expiration date: November 3, 2037

Notwithstanding any provisions of Section 10.2 of this By-law to the contrary, a double wide mobile home is permitted to be placed on the property and used as a garden suite within the AG1 zone on the property described as North Part of Lot 59, North Part of Lot 60, Concession 1, Grey Ward, Municipality of Huron East for a period of twenty years from the day of passing of this by-law. The mobile home shall be secured on site in a way that it continues to be portable and can be moved off-site at the end of the twenty-year period. All other applicable provisions shall apply.

By-law 41-2018, Part Lots 31 and 32, Concession 16, Grey Ward, Key Map 20, Expiration Date: June 12, 2038

Notwithstanding any provisions of this By-law to the contrary, an existing residence (one storey bungalow) is permitted to be used as a garden suite for a period of twenty years from the day of passing of this by-law. The dwelling shall be maintained in a manner that maintains the ability to remove it from the site at the end of the twenty-year period. All other applicable provisions shall apply.

By-law 85-2019, Concession 5, Huron Road Survey, Part Lot 8, Registered Plan 22R5803 Part 1, Tuckersmith Ward, Municipality of Huron East (43003 Tile Road), Expiration Date: Dec 4, 2039

Notwithstanding the provisions of Section 7.1, 7.2., and 7.3. of By-law 52-2006, to the contrary, the lands to which this Temporary Use By-law applies may also be used for a temporary secondary dwelling unit for farm employees or farm family as outlined in the agreement with the Municipality of Huron East, subject to the setback provisions of Section 7.4. The temporary dwelling unit must be either a mobile home or modular home, designed to be moveable, and will have a maximum floor area of 130 sq. metres (1400 sq. feet). The temporary dwelling will be connected to the site services. The temporary dwelling will not be entitled to a severance from the existing parcel.

By-law 40-2020, Concession 14, Lot 35, Grey Ward, Key Map 16, Expiration Date: July 21, 2040

Notwithstanding the provisions of Section 7.1, 7.2., and 7.3. of By-law 52-2006, to the contrary, the lands to which this Temporary Use By-law applies may also be used for a

temporary secondary dwelling unit for farm employees or farm family as outlined in the agreement with the Municipality of Huron East. The temporary dwelling unit must be either a mobile home or modular home, designed to be moveable, and will have a maximum floor area of 130 sq. metres (1400 sq. feet). The temporary dwelling will not be entitled to a severance from the existing parcel.

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Enactment Page

The Restricted Area

By-Law Of The

Corporation Of The

Municipality Of Huron East

By-Law No. 52 - 2006

BEING A BY-LAW, UNDER THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, 1990, 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 OT HURON EAST.

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

Now therefore, the Council of the Corporation of the Municipality of Huron East **enacts** as follows:

HURON EAST ZONING BY-LAW 52-2006
ENACTMENT

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

Zoning By-law No.52-2006

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

READ A FIRST TIME ON THE 18th DAY OF July , 2006.

READ A SECOND TIME ON THE 18th DAY OF July , 2006.

READ A THIRD TIME AND PASSED THIS 19th DAY OF September , 2006.

Joseph Seili, Mayor

J. R. McLachlan, Clerk-Administrator

Explanatory Note
Zoning By-Law No. 52-2006
of The Municipality of Huron East

Preamble

This Zoning By-law was passed under Section 34 of *The Planning Act, 1990*. It implements the Official Plan for the Municipality of Huron East which was adopted by the Council of Huron East on July 29th, 2003. This Zoning By-law is comprised of both text and zoning maps.

Purpose

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

Basis

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

Prior to the preparation of this By-law, the Municipality of Huron East operated under five Zoning By-laws. This Zoning By-law is a comprehensive revision and consolidation of the Zoning By-laws for the former Municipalities (Village of Brussels, Town of Seaforth and Townships of Grey, McKillop and Tuckersmith) which now make up the Municipality of Huron East.

Former Municipality of	**Operated under the**
Village of Brussels	Village of Brussels Zoning By-law 16-1987
Township of Grey	Township of Grey Zoning By-law 12-1985
Township of McKillop	Township of McKillop Zoning By-law 26-1988
Town of Seaforth	Town of Seaforth Zoning By-law 52-1984
Township of Tuckersmith	Township of Tuckersmith Zoning By-law 37-1985

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 Huron East, including the Wards of Brussels, Grey, McKillop, Seaforth and Tuckersmith.

HURON EAST ZONING BY-LAW 52-2006

Explanatory Note

Existing By-Laws

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

Duration

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

Effect

This Zoning By-law is designed to regulate by prohibition all new development except that specifically allowed in the By-law. This By-law will, however, give the Council of Huron East 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.

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

1.1 Title

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

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 Huron East.

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 Huron East 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 Huron East 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.

1.4 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 Huron East, 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 Zoning Administrator.

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 distance to any livestock buildings within 610 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 may be required from the Conservation Authority with respect to adjacent lands

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;
- the location, distance and use of all buildings within 610 metres (in a ‘General Agriculture (AGI)’ zone or ‘Restricted Agriculture (AG2)’ 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.
- 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 are available at the Municipal Office.

In addition to all the requirements of the Corporation's Building By-law, or any other By-law of the Corporation, every application shall be accompanied by a plan, in duplicate, (a copy of which shall be retained by the Zoning Administrator), drawn to scale, and showing the following:

- The true dimensions of the lot to be built upon or otherwise used
- The proposed location, height, and dimensions of any building, structure or use proposed for such lot
- The proposed location and dimensions of any yards, setback, landscaped open space, off-street parking spaces or off-street loading facilities required by this By-law
- The location of all existing buildings or structures on the lot shown on the plan
- Information showing landscaping, curbing, drainage, retaining walls and any other physical addition to the site
- An affidavit signed by the owner, indicating the exact use proposed for each aforesaid building, structure or use, and giving all information necessary to determine if such

proposed or existing building, structure or use conforms with the requirements of this By-law

- Notwithstanding the provisions of any other By-law of the Corporation, no building permit shall be issued where the proposed building, structure or use would be in violation of any of the provisions of this By-law

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 Huron East 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 Health and 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.

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" shall 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 Licences and Permits

No Municipal permit, certificate, or license shall be issued for a use of land that does not conform to this By-law.

1.22 Buildings to be Moved

No building, over 10 square metres, 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.

1.23 Zones, Symbols, Section Numbers

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

Class	Zone	Symbol	Section No
Agriculture	General Agriculture	AG1	4
	Restricted Agriculture	AG2	5
	Agricultural Commercial Industrial	AG3	6
	Agricultural Small Holding	AG4	7
Environment	Natural Environment - Full Protection	NE1	8
	Natural Environment - Limited Protection	NE2	9
	Natural Environment Development Permitted	NE3	10
Extractive	Extractive Resource	ER1	11
	Extractive Industrial	ER2	12
	Protected Extractive Resources	ER3-1	12.A
	-Special Zones related to Agriculture	ER3-1-1	
		ER3-2	
		ER3-3	
		ER3-4	

Class	Zone	Symbol	Section No
	Protected Extractive Resources	ER4-1	12.B
	-Special Zones related to Natural Environment	ER4-2	
		ER4-3	
Recreation	Golf Course	RC1	13
	Recreational Trailer Park and Campground	RC2	14
	Recreational - Commercial Facility	RC3	15
Special	Salvage Yard	SY	16
	Disposal	DS	17
Urban	Residential Low Density	R1	18
	Residential Medium Density	R2	19
	Residential High Density	R3	20
	Mobile Home Park	R4	21
Urban Natural Environment	Urban Natural Environment and Open Space	OS	22
	Floodway	FW	23
	Flood Fringe	FF	24
Development	Future Development	FD	25
Commercial	Village Commercial	C1	26
	Fringe Core Area Commercial - Seaforth	C2	27
	Highway Commercial	C3	28
	Core Commercial - Seaforth / Brussels	C4	29
	Vanastra Commercial	C5	30
	Fringe Highway Commercial - Seaforth / Brussels	C6	31
Industrial	Industrial	IND	32
Holding	Holding	-h	33
Community Facility	Community Facility	CF	34
Environment	Sinkhole	SH	35

1.23.1 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.

1.23.2 The extent and boundaries of all the said zones are shown on Schedule **“**A**”** which Schedule forms part of this By-law and is attached hereto.

1.23.3 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" and designated thereon by the said symbol.

1.23.4 Where the Zone symbol designating certain lands as shown on Schedule "A" 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.

1.24 Zoning Map Schedules

The Zones set out above and the boundaries of such zones are shown upon the maps attached hereto, marked Schedules/Key Maps and are designated as the Zoning Maps which zones, boundaries and maps form part of this By-law.

1.25 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 Zoning Maps, the following rules shall apply:

- **Right-of-way Limits** Unless otherwise indicated, the boundaries of a zone as shown on the Key Maps are the street right-of-way lines or lane right-of-way lines and the productions thereof. Any street rights-of-way wholly within the boundary of a zone as shown on the 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 or the production thereof
- **Lot Lines** Where the Zone boundaries are not shown to be streets, roads or lanes, and where indicated boundaries on the Zoning 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 comprising any Schedule forming part of this By-law as shown on the Key Map of such Schedule shall be deemed to be the boundary of the Zone adjoining such limit
- **Symbol of Zones** Where one symbol is used on the Zoning 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 Key Map zone schedules 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 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 zone map, or indicated in the text of the By-law, the position thereof shall be determined by scaling from the zone map located in the office of the Bylaw Enforcement Officer. The centre line of the boundary line shall be used for the purposes of scaling.
- **Zone Abuts Natural Watercourse** Where any zone on the Schedules abuts a natural watercourse, such zone shall be deemed to apply to the natural watercourse and any islands within the watercourse.

1.26 Minor Lot Enlargment

This provision applies only where a severance is granted for the purpose of minor 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.

1.27 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.

1.28 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 Non-Conforming Uses Section of this By-law.

1.29 Use of Examples

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

1.30 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.

Section 2-Definitions

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

Abattoir-shall mean 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 – when used to describe a use, building or structure, or a detached building or structure, that is naturally and normally incidental, subordinate and exclusively devoted to supporting the principle use, building or structure and located on the same lot therewith. This does not include an accessory residence unless otherwise specified.

Adjacent Lands - means those lands abutting a specific natural heritage feature or area where it is likely that development or site alteration may have a negative impact on the feature or area. Examples of natural heritage features include: a wetland, water course, sinkhole or a woodlot.

Adult Day Centre - see 'Day Centre, Adult'

Adult Live Entertainment Parlour - shall mean a building used for the purpose of a live performance, exhibition or activity designed to appeal to erotic or sexual desires or interests:

- of which a principal feature or characteristic is the nudity or partial nudity of any person; and;
- in respect of which the word 'nude', 'naked', 'topless', 'bottomless', 'sexy', or any other word or any picture, symbol or representation having like meaning or implication may be used in any sign, advertisement, or advertisement device; and without restricting the generality of the foregoing, includes any performance, exhibition, or activity involving striptease dancers, go-go dancers, exotic dancers, table dancers, wet clothing contests or best body parts contests.

Aggregate – shall mean gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other prescribed material.

Agricultural Industrial Establishment – shall mean the use of land and/or building or structures for the manufacturing and wholesale and/or retail sale of goods that are necessary to support agricultural uses. These include such goods as farm machinery and equipment used for tillage of soil, the planting, spraying, harvesting, transporting, treatment, processing and storage of grain, forage, feed, or forest products, products used for the housing and husbandry of livestock, poultry and fur-bearing animals, and the storage, handling and processing of milk, eggs, and manure and the manufacture of sub-surface drainage materials and equipment. Such establishment shall be small scale and small scale shall mean less than or equal to 10 hectares.

Agricultural Processing Establishment – shall mean the use of land and/or buildings or structures for the processing of products derived from agricultural uses, as defined in this By-law. These shall include such products as seed, grain, feed and forage processing, storage and transport, fruit and vegetable storage and treatment, assembly/sales and transport of livestock and poultry, a cheese factory, an egg grading station, a saw mill, an abattoir and a dead stock removal facility. Such establishment shall be small scale and small scale shall mean less than or equal to 20 hectares. *(ZBLA 85-2009)*

Agricultural Service Establishment – shall mean 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 such sales and services as welding and machinery repairs, auction sales facility including livestock, farm drainage and excavation, agricultural related trucking, well drilling, contracting and trades related to farm buildings and structures, and custom spray, tillage, planting and harvesting services and agriculturally related trucking. Such establishment shall be small scale and small scale shall mean less than or equal to 10 hectares.

Agricultural Supply Establishment - shall mean 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 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. Such establishment shall be small scale and small scale shall mean less than or equal to 10 hectares.

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 but does not include a cannabis production facility. (As amended by By-law 53-2019)

Agricultural Use, Limited - means the planting and harvesting of field, bush, vine, forest, or tree crops and grazing not including an accessory residence, livestock building or cannabis production facility. (As amended by By-law 53-2019)

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 shall mean 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 No. 53-2019)

Airport – shall mean 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 – shall mean 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 alienation of any portion of said lot, or otherwise. The words “altered” and “alteration” shall have a corresponding meaning.

Ambulance Station - shall mean 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.

Anaerobic Digester - anaerobic digestion is a renewable energy source because the process produces a methane and carbon dioxide rich biogas suitable for energy production helping replace fossil fuels. Also, the nutrient-rich solids left after digestion can be used as fertilizer. *(ZBLA 85-2009)*

Animal Group - Livestock and poultry grouped according to their manure production.

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.

Arcade Establishment – shall mean a place of business where an individual, association, partnership or corporation, maintains as its primary use, 4 or more amusement devices for public use.

Art Gallery - shall mean a building or part thereof where works of art such as paintings, sculptures, pottery, glass and weaving are displayed for public viewing and may include sales of art and/or art supplies and art instruction.

Asphalt/Concrete/Ready Mix Batching Plant - means an individual establishment used for the production of asphalt, concrete, ready mix or products used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises and the storage and maintenance required equipment.

Asphalt Plant, Portable –shall mean a temporary asphalt batching plant established for a public road project.

Assembly Hall – shall mean 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 – shall mean a building otherwise complete in itself, which depends for structural support of 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 Estabishment’

Automotive – see ‘Motor Vehicle’

Auction Sales 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, where no more than 4 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, boarding/lodging house or restaurant. *(ZBLA 81-2011)*

In certain commercial zones, a bed and breakfast establishment may be permitted in conjunction with the attached or detached accessory dwelling unit as permitted in this Zoning By-law.

Brewing Establishment – means a commercial establishment where individuals produce beer, wine and/or cider, for personal consumption off the premises; and where beer, wine and/or cider ingredients and materials are purchased. Equipment and storage area is used for a fee by the same individuals.

Building – includes any structure whether temporary or permanent, 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 –shall mean 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).

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

Building Line – shall mean a line, the purpose of which is to establish the closest points to a street at which the building or structures 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 street line, a distance equal to the minimum front yard dimension.

Building, Main or Principle – shall mean the building designed and/or intended to accommodate the principle use(s) permitted by this By-law.

Building Setback – shall mean the minimum horizontal distance between the Front Lot Line of a Lot and the nearest part of any main building or structure on the same Lot. *(Amended by By-law 63-2015)*

Building Supply and Sales Establishment – see 'Lumber Yard'

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 deboarding of passengers from inter-municipal 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 - shall mean the officer or employee of the Corporation charged with the duty of administering and enforcing the provisions of this By-law.

Campground – shall mean 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 campground or a mobile home park.

Cannabis shall mean the plants hemp and marijuana in the family Cannabaceae. (As amended by By-law 53-2019)

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 53-2019)

Canopy – shall mean a roof free of enclosing walls over an entrance to a building, structure or gasoline pump island.

Carport – shall mean a parking space that is partially enclosed and has a roof, and is for the purpose of storing one or more private vehicles.

Carwash - shall mean an establishment where vehicles are washed mechanically or manually or both.

Catastrophe - 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. *(ZBLA 85-2009)*

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.

Chord of the Front Lot Line – shall mean a straight line joining the two points where the Side Lot Lines of a Lot intersect the Front Lot Line of the same Lot. *(Amended by By-law 63-2015)*

Chord of the Rear Lot Line – shall mean a straight line joining the two points where the Side Lot Lines of a Lot intersect the Rear Lot Line of the same Lot. *(Amended by By-law 63-2015)*

Church or Place of Worship – shall mean a building commonly used by any recognized religious organization for public worship, and may include a rectory or manse, church hall, auditorium, monastery, convent, day nursery or religious school associated with or accessory thereto.

Clinic- shall mean 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.

Commercial Storage Warehouse (Rental units) - shall mean 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.

Commercial, Core Area - means the traditional and established central business district of the municipality and with it's tightly built up urban form and compact nature which is connected by a system of sidewalks, roads, and parking areas provides for the general commercial requirements of the municipality and particularly the multi-purpose pedestrian comparison shopping trade. The core area is the most intensive, diversified, and dominant centre of community activity in the municipality providing a broad spectrum of retail, business, financial, personal and professional services, offices and studios, hotels and restaurants, places of entertainment, culture, habitation and recreation, institutional, judicial, civic and administrative uses.

Commercial, Fringe Core – in defined areas of Seaforth a fringe core commercial zone is a transition area with a mixture of permitted core commercial and residential uses.

Commercial, Fringe Highway – in defined areas of Seaforth, a fringe highway commercial zone is a transition area with a mixture of permitted highway commercial and residential uses.

Commercial, Highway - means a commercial use oriented to a highway-related function including the following:

a) those which are essential to the operation of the highway system such as works yards, police facilities

b) those which are oriented to or economically reliant on serving vehicular traffic and the traveling public such as service stations, motels and eating establishments, and therefore require exposure on a major road

c) those which require large tracts of land for large buildings, extensive parking, and loading operations, such as motor vehicle sales, service, and repair establishments, building supply yards, fuel dealers, marine and trailer sales, farm implement dealers

d) those which require access to a major road for efficient operation such as bus depots

Commercial Shopping Centre - means a planned commercial development consisting of a self-contained group of commercial establishments commonly known as a shopping centre or a shopping mall designed, developed and managed as an interdependent unit using common facilities, including on-site parking. Grouped commercial developments provide a wide range of general commercial uses, and in addition to the primary commercial uses, secondary grouped commercial uses include an administrative office, used exclusively for the grouped commercial development, private and public washrooms, parking areas, truck loading, service, refuse disposal, mechanical, electrical, maintenance and storage areas.

Community Facility - means a land use which provides facilities for public service and public use which are owned or operated by public, semi-public or private enterprise or regulations for the health, protection and welfare of the community. Community facilities include but are not limited to:

a) Public utilities such as a waterworks system, sewage works system, electric power, gas, communications facilities, roads and railway networks, flood and erosion control works

b) Government buildings such as administration offices, court houses, post offices, assessment and registry offices

c) Cultural facilities such as libraries, museums, auditoriums, theaters, historic sites, and civic and convention centres

d) Sport facilities such as arenas, race tracks, fair grounds, and stadiums, health and recreation facility

e) Public service facilities such as police and fire stations, cemeteries, works yards and garages

f) Institutions such as churches, schools, hospitals, day care centres, group homes, fraternal or other non-profit organizations

Condominium - shall mean 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.

Condominium Act- means the Condominium Act, 1998, S.O. 1998, c. 19, as amended from time to time and includes the former Condominium Acts of Ontario as in force from time to time.

Conservation - shall mean the use of land and/or water for the purpose of planned management of natural resources.

Conservation Area – shall mean 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.

Conservation Authority Regulated Lands (Carl) – shall mean lands regulated by the local Conservation Authority and include fill regulated areas and/or adjacent lands (as defined) to significant natural environment areas.

Contractors Yard - shall mean a lot, building or structure where mechanical, electrical, structural, plumbing 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 unit fabricated or moved from elsewhere.

Corporation – shall mean the corporation of the Municipality of Huron East.

Council – shall mean the Municipal Council of the Corporation of the Municipality of Huron East.

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 - means a premise that receives more than 5 children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for a continuous period not exceeding 24 hours, where the children are,

- Under 18 years of age in the case of a day nursery for children with a developmental disability, and
- Under 10 years of age in all other cases,

But does not include part of a public school, separate school or private school under the Education Act.

Day Centre, Adult – shall mean a facility providing activities, programs and services for adults not including residential accommodation.

Daylight Or Sight Triangle – means an area free of buildings or structures and which area is to be determined by measuring from the point of intersection of street lines on a corner lot, the distance required by this By-law along each such street line and joining such points with a straight line and the triangular-shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines is the daylight triangle. (See Section 3.41)

Detached – shall mean totally separate and in no way connected.

Development – shall mean the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under *The Planning Act,* as amended from time to time.

Driveway – shall mean 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 - shall mean a building, or part thereof, in which the business of dry cleaning, dye drying, cleaning, or pressing of articles or goods of fabric is carried on, in which only non-combustible and non-flammable solvents are used, which 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.

Dry Industry – see 'Industry, Dry'

Dwelling – shall mean a building or part thereof, occupied or capable of being occupied as a home, residence, or sleeping place by one (1) or more persons, constructed on-site, or off-site in parts designed to be transported to a Lot and placed on a permanent foundation and may include a cellar or basement, but shall not include travel trailers, tourist trailers, camper and motor vehicles, hotels or boarding or rooming houses, or motels. *(Amended by 84-2022)*

a) **Accessory Dwelling** – means a dwelling which is accessory to a building or use as permitted by this By-law.

b) **Additional Residential Unit** – means an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area in a single detached dwelling, semi-detached, rowhouse or accessory building to a single detached dwelling, converted dwelling, semi-detached dwelling, triplex, quadraplex or rowhouse. *(Amended by By-law 84-2022)*

c) **Bed and Breakfast –** see 'Bed and Breakfast Establishment'

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

e) **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, to a maximum of 4 dwelling units.

f) **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.

g) **Duplex Dwelling** – means the whole of a dwelling that is divided into 2 separate dwelling units, one above the other, each of which has an independent entrance either directly from the outside or through a common vestibule. *(ZBLA 85-2009)*

h) **Dwelling, Quadruplex** – means a separate building consisting of four (4) Dwelling Units with two (2) units at ground level and two (2) units at second floor level. *(Amended by By-law 63-2015)*

i) **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. A dwelling with supports may be located in any building type including in combination with another land use such as a community facility or commercial. *(As amended by By-law 84-2022)*

j) **Farm Dwelling** – means a dwelling unit that is naturally and normally incidental and subordinate and exclusively used in conjunction with a farm and is situated on the same lot.

k) **Group Home** – means a residential dwelling licensed by the Government for individuals with social, mental or physical problems operated as a single housekeeping unit in a residential area in which 3 to 10 residents, excluding staff or receiving family live as a family under responsible supervision consistent with the requirements of its residents but excludes a place of detention, correction or probation for individuals. A Group Home is fully detached and wholly utilized by the group home occupants.

l) **Home For The Aged, Dwelling** - shall mean a "home for the aged" as defined under the *Homes for the Aged and Rest Homes Act*, as amended from time to time.

m) **Modular Home** - shall mean a pre-fabricated single detached dwelling designed to be transported once only to a final location and constructed so as the shortest side of such dwelling is not less than 6.0 metres in width.

n) **Mobile Home** – shall mean a pre-fabricated dwelling unit occupied or designed for occupancy by one or more persons on a permanent basis, having a floor area of not less than 50 square metres, 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, constructed in conformity with CSAZ240 Series, and connected or designed to be connected to public utilities, but shall not include a travel trailer, tent trailer or a trailer otherwise designed.

o) **Multiple Dwelling** - shall mean a building containing 3 or more dwelling units including a “triplex” or “quadruplex” having 4 dwelling units and an “apartment” having more than 4 dwelling units but does not include a rooming house, boarding house, hotel or motel.

p) **Multiple Unit Dwelling** – means a residential building divided horizontally 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. *(Amended by By-law 84-2022)*

q) **Nursing Home Dwelling** - shall mean a nursing home as defined under *The Nursing Home Act,* as amended from time to time.

r) **Park Model Trailer** – shall mean a manufactured building used or intended to be used for residential occupancy designed and constructed in conformity with CAN/CSA-Z241 Series – M, “Park Model Trailers”.

s) **Quadruplex Dwelling** – shall mean a pair of 2 attached duplex dwelling houses or 4 attached single dwelling units.

t) **Rowhouse Dwelling** - shall mean a building that is completely divided into 3 or more dwelling units by vertical party walls of masonry construction, each dwelling unit having independent entrance either directly from the outside or through a common vestibule. *(Amended by By-law 84-2022)*

u) **Semi-Detached Dwelling** - shall mean a building that is completely divided into 2 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. *(ZBLA 85-2009)*

v) **Triplex** - shall mean the whole of a building that is divided into 3 separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.

Dwelling Unit - shall mean one (1) 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 vestibule, hallway, or stairway. *(Amended by By-law 63-2015)*

Easement – shall mean 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 Establishments

a) **Restaurant** – shall mean 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. Refer to ‘STACKING LANES’ in General Provisions.

b) **Drive-Through Restaurant** – shall mean 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. Refer to ‘Stacking Lanes’ in General Provisions.

c) **Take-Out Restaurant** - shall mean 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** - shall mean 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. A portable food outlet may only be permitted in accordance with the corporation licensing By-law.

Equipment Sales and Rental – means a building or part of a building or structure in which heavy machinery equipment is offered for sale or kept for rent, lease or hire under agreement for compensation, but 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.

Established Building Line - see 'General Provisions' Section

Established Grade - see 'Grade, Established'

Existing – shall mean in existence, being an actuality as of the date of the final passing of this By-law.

External Design - means the type colour, arrangement, shape, texture or pattern of material forming the exterior of a building.

Extractive Use - shall mean 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.

Farm – shall mean 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 - shall mean a fruit, vegetable, flower and/or plant stand.

Farmers Market - shall mean a building, part of a building, or an open outdoor area where agricultural produce, food items, plants, and craft items are offered or temporarily stored for occasional retail sale on the site by more than one vendor, but does not include a flea market.

Fence - shall mean 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.

Fill, Construction and Alteration to Waterways - shall mean the regulations as defined by the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority.

Financial Office or Institutions – shall mean any building used for the premises of 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 Definitions – (See Appendix)

Flood, Regulatory – shall mean the standard of the said Conservation Authority used to define the limit of the flood plain for regulatory purposes.

Floodline, Regulatory – shall mean the limits of the floodplain in the Municipality, based on a storm centred event equivalent to Hurricane Hazel of 1954.

Floor Area – shall mean the area of a floor of a building measured from the outside of all exterior walls exclusive of any attic, basement, 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 (2) metres. For the purposes of this definition an exterior wall shall include a common party wall that separates one Dwelling Unit from another Dwelling Unit. *(Amended by By-law 63-2015)*.

Floor Area, Total - shall mean 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, 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 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 – shall mean 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 as is any common party wall that separates one Dwelling Unit from another Dwelling Unit. *(Amended by By-law 63-2015)*

Floor Area Ratio - means the floor area in square metres of all buildings on a lot, divided by the area of the lot in square metres and expressed as a percentage.

Forestry – shall mean the use of land for the growth and management of trees.

Frontage – see ‘Lot Frontage’

Fuel Storage – shall mean a building or structure or depot designed and used exclusively as a storage facility for combustible liquids.

Funeral Home – shall mean 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.

Garage, Attached – shall mean a private garage, accessory to a dwelling unit on the same lot and attached by a common wall and/or 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 may be considered “common” as long as at least 40% of the length of the attached garage wall is common with the dwelling wall.

Garage, Detached – shall mean a private garage, accessory to a dwelling unit 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.

Garage, Government - shall mean a municipal or provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.

Garage, Mutual - shall mean a private garage which:

a) contains sufficient space for the parking of not less than 2 permitted vehicles

b) is situated astride a common side lot line between 2 adjacent lots

c) is accessory to a main use on each of such lots

Garage Sale – shall mean an occasional sale held by the occupants of a dwelling unit on their own premises, of household goods and not merchandise which was purchased for resale or obtained on consignment. No person shall conduct more than 6 garage sales per year at one location, with a maximum duration of one weekend per sale.

Garden Centre - shall mean the use of land, buildings or structures for the purpose of selling and raising plants, shrubs and trees and includes the storage and sale of products generally used for landscaping and gardening purposes.

Garden Suite – shall mean 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 and permitted in accordance with the Provisions (Section 39) of *The Planning Act,* as amended from time to time.

Gas Compression Station – shall mean 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 (Fuel) Bar - shall mean 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 10 square metres, excluding washrooms, which shall not be used for the sales of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes, or greasing.

Golf Course – shall mean 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, swimming pool and tennis courts.

Golf Driving Tee or Range - shall mean 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 Huron East it is the elevation of the sidewalk grade as fixed by the Municipality.

Grain Elevator – shall mean a building or structure used for the commercial storage and/or transshipment of grain.

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.

Guestroom – shall mean a room or suite of rooms in a dwelling unit used or maintained for the accommodation of the public.

Habitable Room – shall mean 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.

Hazard Lands, Natural - shall include: flooding, erosion, unstable slopes, sinkholes, and lands adjacent to ravines, river valleys, streams and water bodies.

Health Club - a business establishment with equipment and facilities for exercising and improving physical fitness and leisure activities, such as a gym and a swimming pool. *(ZBLA 85-2009)*

Height – when used with reference to a building or structure shall mean the vertical distance between the finished grade at the front of the building or structure and:

a) In the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater

b) In the case of a pitched roof, the point midway between the eaves and the ridge.

Also, See APPENDIX– ILLLUSTRATION OF HEIGHTS OF BUILDINGS

Heritage Conservation District – shall mean a district as defined under Section V of the *Ontario Heritage Act,* as amended from time to time.

Historic Site - shall mean an area containing buildings or places in which historic events occurred, or having special public value because of notable architecture or features relating to the cultural or artistic heritage of the community.

Home for the Aged – as defined under the *Homes for the Aged and Rest Homes Act*, as amended from time to time.

Home Industry – shall mean a gainful occupation including an animal kennel, carpentry, day nursery, service and repair shop, electrical, woodworking, window framing, welding, plumbing, machine, farm machinery or motor vehicle repair shop, small scale manufacturing, small engine repair or blacksmith, conducted in whole or in part in an accessory building to a single detached dwelling by the residents, 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 noxious trade, business or manufacture

d) Such home industry is clearly secondary to the main residential or agricultural use and does not change the residential character of the dwelling

e) Not more than 2 persons, other than the owner, are employed therein on a full-time basis; and

f) The lot shall be an existing lot with not less than 24 metres of frontage and 60 metres of depth and a total area of not less than 1,850 square metres

g) The maximum size of an accessory home industry (including building and outdoor storage) shall be a maximum of 10% of the lot area or 2 acres, whichever is less

h) such home industry shall not result in significant volumes of vehicular traffic or on-street parking which cause the disruption of normal activities of adjacent residential properties or negatively impact on the operating viability and safety of the highway.

Home Occupation - means a gainful activity and/or profession conducted entirely and may be located within a dwelling or permitted accessory buildings 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 use of the dwelling for residential purposes

b) no external alteration of the dwelling shall be permitted other than what is required by a dwelling unit 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 significant volumes of vehicular traffic or on-street parking which cause the disruption of normal activities of adjacent residential properties or negatively impact on the operating viability and safety of the highway

f) no outdoor storage of materials or goods in support of such home occupation shall be permitted

g) the total area used for the home occupation within the home or a permitted accessory building cannot exceed 25% of the total interior floor area of the dwelling; when calculating the total floor area for a home occupation total floor area of the dwelling excludes: basement, cellar, attic, porch/verandah, attached garage and accessory buildings. A finished habitable basement may be included in the calculation of total floor area if the dwelling is a single storey dwelling.

h) an animal kennel, small engine repair and automotive repair shall not be deemed to be home occupations

i) there shall be no use of municipal services such as roads, sanitary and storm services, water supply and utilities such as hydro, and gas or the generation of waste and refuse beyond that normal to the use of property for residential purposes.

j) no unreasonable use of lights or night-time operations will be permitted

k) there shall be no retailing of items not created on the site except for the minor retail of products which are essential and accessory to the provided service. Retailing of items crafted or fabricated on the site shall be allowed provided that the operation complies with all other requirements

l) for greater clarity, a home occupation may mean and not be 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 hairdresser, dressmaker or tailor
- a service and repair shop
- a studio for a teacher of music, art or academic subjects, a photographer, or commercial artists, or a wholly enclosed workshop, and any other use of a similar nature which conforms to the criteria above; but does not include or permit a rooming or boarding house, convalescent home, clinic, retail shop, or any storage yard or plant for any trade

m) prior to the establishment of any home occupation use, the occupant shall deliver to the Municipality a statement indicating their intention to conform with this definition of a home occupation. *(ZBLA 85-2009)*

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

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

Hotel – shall mean a building or part thereof used to accommodate the traveling 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,* as amended from time to time. This does not include a boarding house or guest cabins.

Industry, Dry — shall mean an industry which by nature of its operation, process, or fabrication of raw materials or services rendered does not require a water supply for processing. The only sewage effluent will be that produced from normal sanitary and eating facilities required for the employees.

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

Industrial Use, Light - shall mean the manufacturing, assembly or processing of component parts to produce finished products suitable for retail or service trade but does not include food, beverage, tobacco, rubber, leather, textile and knitting, wood printing, metal fabricating or similar industries if these operations involve stamping presses,

furnaces, machinery, or the emission of any air or water pollution, that can be smelled, heard or otherwise perceived outside of the building.

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

Institutional Use – see 'Community Facility'

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.

Laboratory - shall mean a building, or part thereof, used for scientific, medical and/or research purposes.

Landscaped Open Space – shall mean 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 – shall mean a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.

Laundromat - shall mean 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 – shall mean a library, branch library or distribution station to which the provisions of the *Public Libraries Act*, as amended from time to time, apply.

Livestock -includes dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur-bearing animals, deer and elk, game animals, birds, and other animals identified in Table 1 of the Minimum Distance Separation formulae. *(ZBLA 85-2009)*

Livestock Facility - one or more barns or permanent structures with livestock-occupied portions, intended for keeping or housing livestock. A livestock facility also includes all manure or material storages and anaerobic digesters. *(ZBLA 85-2009)*

Livestock Facility, First - any building activity to construct a livestock facility that requires a building permit and results in an increase in Nutrient Unit capacity on a lot, where there was no existing Nutrient Unit capacity. *(ZBLA 85-2009)*

Livestock Facility, Expanded - any building activity to construct or expand a livestock facility that requires a building permit and results in an increase, or decrease, in Nutrient Unit capacity on a lot, where there already was some existing Nutrient Unit capacity. *(ZBLA 85-2009)*

Livestock Housing Capacity - maximum livestock capacity for all facilities on a lot at any time, even if currently empty but able to house livestock. *(ZBLA 85-2009)*

Livestock Unit – shall mean the equivalent values for various types of animals and poultry based upon manure production and production cycles. *(As amended by By-law 84-2022)*

Loading Space – shall mean 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 - In this by-law "Lot" shall mean a contiguous parcel of land which is owned by one or more persons and can be conveyed in compliance with Sections 50(3) and 50(5) of the Planning Act without resort to a bylaw passed pursuant to Section 50(7) of the Planning Act and without limitation shall include:

a) a unit in a registered condominium plan; and

b) the whole of a Lot or block on a registered Plan of Subdivision; and

c) a parcel which may otherwise be conveyed separately without contravening the subdivision control provisions of the Planning Act.

(See Lot Definition illustration in APPENDIX) *(Amended by By-law 63-2015)*

Lot, Corner – shall mean a Lot situated at the intersection of, or abutting upon, two (2) or more Streets *(Amended by By-law 63-2015)*

Lot, Interior - shall mean a Lot other than a Corner Lot or a Through Lot. *(Amended by By-law 63-2015)*

Lot, Through - shall mean 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 – shall mean the total horizontal area within the limits of a lot, unless otherwise specified.

Lot Coverage - shall mean the percentage of the area of a Lot covered by buildings and structures at ground level but shall not include any area of a Lot which is occupied by a building or structure or portion thereof to the extent that the same is completely below ground. *(Amended by By-law 63-2015)*

Lot Depth – shall mean the horizontal distance between the Front Lot Line and the Rear Lot Line of a Lot if these lines are parallel. If these lines are not parallel, Lot Depth shall be the length of a straight line joining the mid-points of the Chord of the Front Lot Line to the mid point of the Chord of the Rear Lot Line. 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. *(Amended by By-law 63-2015)*

Lot Frontage – shall mean the horizontal distance between the Side Lot Lines, such distance being measured 7.5 metres back from the Front Lot line if the Front Lot Line is a

straight line; or if the Front Lot Line is not a straight line, by a straight line set 7.5 metres back from and parallel to the chord of the Front Lot Line or a line parallel to the said chord and tangent to the arc. *(Amended by By-law 63-2015)*

Lot Line – shall mean any horizontal boundary of a Lot or a vertical projection thereof. *(Amended by By-law 63-2015)*

Front Lot Line - shall mean the Lot Line of a Lot that abuts a Street except that, in the case of a:

- Front Lot Line, Corner Lot, the shorter Lot Line that abuts a Street shall be deemed the Front Lot Line and the longer Lot Line that abuts a street shall be deemed the Exterior Side Lot Line;
- Front Lot Line, Through Lot, the longer Lot Line that abuts a Street shall be deemed to be the Front Lot Line and the opposite shorter Lot Line that abuts a Street shall be deemed to be the Rear Lot Line. In cases where this is not practical or desirable, the municipality may designate either street line as the front lot line. *(Amended by By-law 21-2025)*
- **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. In cases where this is not practical or desirable, the municipality may designate either street line as the front lot line. *(Amended by By-law 21-2025)*
- **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 cases where this is not practical or desirable, the municipality may designate either street line as the front lot line. *(Amended by By-law 21-2025)*
- **Rear Lot Line** - shall mean the Lot Line opposite to the Front Lot Line. *(Amended by By-law 63-2015)*
- **Side Lot Line** – shall mean a Lot Line other than a Front Lot Line or Rear Lot Line *(Amended by By-law 63-2015)*
- **Exterior Side Lot Line** – shall mean a Side Lot Line abutting a Street *(Amended by By-law 63-2015)*.

Interior Side Lot Line – shall mean the Side Lot Line of a Lot that is not the Exterior Side Lot Line of the Lot if the Lot has an Exterior Side Lot Line. *(Amended by By-law 63-2015)*

Lot of Record – shall mean a lot or parcel of land that can legally be conveyed and which includes lots on a registered plan of subdivision, parcels created by consent in accordance with *The Planning Act,* as amended from time to time, or any other distinct and separate holding, the deed to which is registered in the Land Registry Office and which lot or parcel of land was legally created prior to the date of passing of this By-law. For the purposes of this definition, lots of record shall not include those lots on a registered plan of subdivision

which has been deemed not to be a registered plan of subdivision for the purposes of Section 49(4) of *The Planning Act,* as amended from time to time.

Lumber Yard – shall mean a place of business which retails lumber and related materials and may include open storage and warehousing.

Main Building – see 'Building, Main'

MAIN WALL – shall mean 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 – shall mean a building or structure in which animal waste is stored in a liquid state.

Manure Solid Storage Facility – shall mean a building or structure in which animal waste is stored in a solid state.

Miniature Golf Course – shall mean a use which provides facilities designed and operated primarily for what is commonly known as miniature golf but does not include a Golf Driving Tee or Range or a Golf Course as defined herein.

Minimum Distance Separation (MDS I) - is a tool to determine a required 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). *(ZBLA 85-2009)*

Minimum Distance Separation (MDS II) - is a tool to determine a required distance for a new or expanding livestock facility from an existing use 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). *(ZBLA 85-2009)*

Mobile Home – see 'Dwelling, Mobile Home'

Mobile Home Park – shall mean a lot containing 2 or more mobile home sites and which is under single management and ownership, used for the siting of mobile homes together with commercial-recreational and service uses for Mobile Home Park residents, including any building, structure or enclosure forming a part of such mobile home park.

Mobile Home & Recreational Vehicle Sales & Service Establishment – shall mean land, building or structure used for the sale and service of Mobile Homes, Modular Homes, and Travel/Tent Trailers.

Motorized Recreational Vehicle Sales and Service – shall mean land, building or structure used for the sale and service of motorized recreational vehicles such as: boats, motorcycles, snowmobiles and all terrain vehicles.

Mobile Home Site – shall mean 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 – shall mean a separate building or a group of 2 or more connected or detached buildings designed and used mainly for the purpose of catering to the needs of the traveling public by furnishing sleeping accommodation with or without supplying food for guests. The motel may include accessory recreational facilities and each guest room may

be entered directly from the exterior of the building. A motel shall not include a boarding or rooming house or a hotel.

Motor Home – see 'Travel Trailer'

Motor Vehicle - shall mean 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 – shall mean 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 – shall mean a motor vehicle that is in a wrecked, discarded, dismantled, inoperative or abandoned condition; and does not have a current license plate.

Motor Vehicle Repair Shop – shall mean a building and/or land used for the servicing, repair, cleaning, polishing, lubrication and greasing of Motor Vehicles and may include minor vehicular body repair and re-painting but shall not include any other Motor Vehicle Use defined in this By-law. A Motor Vehicle Inspection Station is also permitted as part of a Motor Vehicle Repair Shop. *(ZBLA 25-2014)*

Motor Vehicle Rust Proofing Establishment – a building used for the application of rust proofing materials on motor vehicles.

Motor Vehicle Sales and/or Service Establishment – shall mean 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 – shall mean a building and lot used for the washing or cleaning of motor vehicles by automobile washing equipment and may include the sale of fuels to motor vehicles but shall not include any other automotive use defined in this By-law.

Motor Vehicle Wrecking Establishment – see 'Salvage Yard'

Municipal Drain Closed – shall mean "drainage works" as defined by *The Drainage Act*, as amended from time to time, located entirely within the ground.

Municipal Drain Open – shall mean "drainage works" as defined by *The Drainage Act,* as amended from time to time.

Municipal Wellhead Protection Area - is the area that supplies water to a municipal well within 25 years including the ground surface and any underground formations; within 2-year, 5 year and 25-year time of travel. *(ZBLA 85-2009)*

Municipality – shall mean the Corporation of the Municipality of Huron East.

Natural Environment – shall mean areas of wetlands, woodlands, watercourses, valleys, and / or environmentally sensitive areas (ESAs); ESAs may include: life science areas of

natural and scientific interest (ANSIs); habitat for threatened or endangered species; wildlife habitat; earth science areas of natural and scientific interest (ANSIs).

Non-Complying – shall mean a legally existing lot, building or structure that is permitted by the provisions of the applicable zone 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 – shall mean a legally existing use**,** as of the date of passing of this By-law, that is not permitted in the Zone in which it is located.

Noxious Use / Contaminant – shall mean an offensive use or trade or contaminant within the meaning of the *Environmental Protection Act,* as amended from time to time, 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 – shall mean any building maintained and operated where lodging, meals and nursing care are provided for 2 or more persons, licensed under the *Nursing Homes Act,* as amended from time to time.

Occupancy – shall mean to reside in as owner or tenant on a permanent or temporary basis.

Office - shall mean 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, 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 – shall mean the Official Plan for the Municipality of Huron East, including amendments thereto as adopted by Municipal Council and as approved by the County of Huron.

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 84-2022)*

Open Space Useable – shall mean an area of land on the site which is suitable for landscaping, including any part of the site occupied by recreational accessory buildings, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air and suitable for landscaping and used as a recreational area but excluding any driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicle parking area, or loading space.

Outdoor Display - shall mean the open-air display of goods or merchandise for sale.

Outdoor Solid Fuel Combustion Appliance - shall mean 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*. (ZBLA 85-2009)*

Outdoor Storage – shall mean 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 – shall mean the person who holds legal title to a piece of property.

Park Model Trailer – see 'Dwelling, Park Model Trailer'

Park, Private – means a non-commercial recreation area other than a public park used by the owner and their guests and may include therein a swimming pool, wading pool, picnic area, tennis courts, a bowling green, a country club, and similar open space uses.

Park, Public – means a recreational area owned or controlled by the Corporation or by any Board, Commission or other Authority established under any statue of the Province of Ontario or any religious, charitable or philanthropic organization. The Municipality may consider including a 'naturalization' component to all parks within Natural Environment zones.

Parking Aisle - shall mean a portion of a parking area which abuts on one or more sides parking spaces to which it provides access and which is not used for the parking of vehicles.

Parking Area, Required – shall mean 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 – shall mean a lot used or intended for the temporary parking of 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 – shall mean a space on which a motor vehicle may be temporarily parked. For 'Parking Area Regulations' see General Provisions.

Permitted – shall mean 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 Services Shop – shall mean a building or part of a building for the performance of personal services; for greater clarity a personal services shop may include a barber shop, beauty parlour, and dress-making.

Petroleum Work – shall mean as defined by the *Petroleum Resources Act,* as amended from time to time, a Pipeline or Petroleum Well and every part thereof and adjunct thereto that is used in the drilling for or the production or storage of oil or gas.

Pit – shall mean 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 – shall mean a temporary pit opened and used by a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. *(ZBLA 85-2009)*

Place of Entertainment – shall mean a motion picture or other theatre, auditorium, billiard or pool room, curling club, 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.

Planning Act - shall mean the Planning Act of Ontario, R.S.O. 1990, c P.13, as amended from time to time and includes the former Planning Acts of Ontario as in force from time to time.

Planting Strip – shall mean an area which shall be used for no purpose other than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs not less than 1.5 metres high, immediately adjacent to the lot line or portion thereof along which such planting strip is required.

Playground – shall mean an area of landscaped open space, equipped with children's equipment, such as slides, swings or wading pools.

Private Club – shall mean a building or part of a building used as a meeting place for members of a chartered organization, and shall include a lodge, a fraternity or sorority house, hostel, and a labour union hall.

Private Garage or Carport – means an attached or detached accessory building or portion of a dwelling house which is designed or used for the sheltering of private motor vehicles and storage of household equipment incidental to the residential occupancy.

Privacy Fence – shall mean 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.

Processed Organic Non-Agricultural Source Material – means waste that is predominantly organic in composition, has been treated by means of stabilization and is non-agricultural source material that is capable of being applied to land as a nutrient subject to the provisions of the Ontario Water Resources Act. This material does not

include the following: paper and paper bio solids, sewage bio solids and anaerobic digestion output. *(ZBLA 49-2009 and OMB File PL090690)*

Public Authority – shall mean 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 Huron East 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 – shall mean 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 – shall mean a waterworks, a water supply system, sewage works, electrical power or energy generating, transmission or distribution system, street lighting system, natural or artificial gas works or supply system, a transportation system or a telephone system, and includes any lands, buildings or equipment required for the administration or operation of any such system.

Pump Island – 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.

Reconstruction – shall mean to construct again.

Recreation, Active – shall mean 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 – shall mean the use of land and/or water for the purpose of passive leisure activity and shall include such uses as a park, a garden, a picnic area and the like, hiking trails, as well as a playground with activity equipment for children.

Recreational Vehicle Sales & Service Establishment – see ‘Mobile Home & Recreational Vehicle Sales & Service Establishment’

Recycling Centre – shall mean a building or an area where materials, excluding motor vehicles and farm machinery, are collected, separated and processed.

Recycling Centre, Electronics - shall mean a building wherein electronic materials are collected, separated and processed without outdoor storage; an electronics recycling centre is permitted in a “recycling centre*”. (ZBLA 85-2009)*

Redevelopment - means development subsequent to the total or partial removal of buildings from land

Regulated Area – see ‘Adjacent Lands / Conservation Authority Regulated Lands, CARL

Regulatory Flood – see 'Flood, Regulatory'

Regulatory Floodline – see 'Floodline, Regulatory'

Renovation – shall mean the repair and restoration of a building to good condition within existing external walls.

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

Research and Development Facility/Laboratory – shall mean a building or group of buildings in which are located facilities for scientific research, investigations, testing or experimentation.

Residence – see 'Dwelling'

Residential Use – shall mean the use of a building or structure or parts thereof as a dwelling. (As amended by By-law 84-2022)

Rest Home – shall mean 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,* as amended from time to time.

Restaurant – see 'Eating Establishment'

Retail Floor Area – shall mean 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 – shall mean 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.

Retirement Home – shall mean 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,* as amended from time to time.

Right-Of-Way – shall mean a legal agreement which affords access to abutting lots.

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

Road, Street or Highway (Public) – shall mean a highway as defined in the Municipal Act which has been assumed for public use and is being maintained by the Ministry of Transportation, the County of Huron or the Municipality and includes a roadway that forms part of the common elements of a condominium plan if such roadway provides vehicular access to and from a highway as defined in the Municipal Act which has been assumed for public use and is being maintained by the Ministry of Transportation, the County of Huron or the Municipality. *(Amended by By-law 63-2015)*

For the purpose of setbacks, an unopened or unassumed road allowance shall also be considered a road, street or highway (public).

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

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

c) **Road, Local** - provide localized access and minimize through traffic. These roads will be developed, where possible, on a 66-foot road allowance. In Huron East, all Municipal roads are local roads.

Rowhouse Dwelling – shall mean a building that is divided into three (3) or more Dwelling Units by vertical party walls, each dwelling unit having independent entrance directly from outside. *(Amended by By-law 84-2022)*

Rural Areas - means lands 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 – shall mean 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,* as amended from time to time.

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 public school under the jurisdiction of a public agency

Seniors Home – see 'Homes for the Aged, Dwelliing'

Separation Distance – shall mean the horizontal distance between buildings or structures measured from the closest point between the exterior walls of such buildings or structures. *(Amended by By-law 63-2015)*

Separation Distance, Minimum – see 'Minimum Distance Separation I (MDS I)' and 'Minimum Distance Separation Ii (MDS II)'

Service and Repair Shop – shall mean an establishment wherein articles of goods such as appliances, furniture or similar items may be repaired or serviced. This definition shall not include any manufacturing operation, small engine repair or establishment used for the service or repair of motor vehicles.

Services Shop, Personal – see 'Personal Services Shop'

Setback – see 'Building Setback'

Settlement Areas – means towns, villages and hamlets where development is concentrated, and the surrounding land has been designated for urban development in the Official Plan.

Sewage Treatment Plant -– shall mean the use of land and/or buildings for the purposes of treatment and disposal of sanitary sewage and includes accessory transfer stations and pumping stations.

Shopping Centre – shall mean a group of commercial establishments conceived, designed, developed and managed as an interdependent and inter-related unit whether by a single owner or tenant or by a group of owners or tenants, acting in collaboration and shall include a parking lot.

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 – Sinkholes are closed or open depressions that form by the dissolution of underlying soluble bedrock and they function as connections between surface and groundwater. *(ZBLA 85-2009)*

Sinkhole Buffer - a sinkhole buffer is an area of natural vegetation of a specified width which surrounds a sinkhole. *(ZBLA 85-2009)*

Site Plan – shall mean 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, building areas, minimum yards, building heights, floor areas, densities and areas for special uses.

Solar Collector – shall mean a device or combination of devices and/or structures that transform solar energy into thermal, chemical or electrical energy.

Solar Energy System – shall mean a system designed for the collection, storage and distribution of solar energy.

Sports and Recreation Facility – shall mean 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.

Stockyard – shall mean the use of land, a building or a structure for the temporary containment of livestock.

Storage (Commercial) Warehouse - see 'Commercial Storage Warehouse'

Storey – shall mean 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 4 metres in height shall be deemed an additional storey for each 4 metres or fraction thereof of such excess.

Storey, Half – shall mean 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 2/3 of the floor area of the storey next below, sidewalls not less than 1.2 metres of height and a ceiling with a minimum height of 2.3 metres over an area equal to at least 50% of its floor area.

Street – see 'Road, Street, or Highway (Public)'

Street Line – shall mean the boundary line between a street and a lot.

Structure - shall mean 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, tomb stones, sports screening, septic systems or signs.

Swimming Pool – shall mean a structure, basin, chamber or tank containing or capable of containing water, and designed to be used for swimming or wading.

Tavern – shall mean tavern as defined by *The Liquor License Act,* as amended from time to time.

Temporary Building – shall mean a building or structure intended for removal or demolition within a prescribed time not exceeding 2 years as set out in a building permit.

Temporary Use – shall mean 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.

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

Theatre – shall mean 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 – shall mean the total area of land including pasture that can be cultivated.

Top-Of-Bank – shall mean 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.

Trailer and Tent Park – shall mean any land upon which overnight, short term or seasonal accommodation for 2 or more travel trailers used or intended to be used for human occupation is provided and includes ancillary commercial laundry, social and recreational facilities.

Travel Trailer - shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purposes of being drawn or propelled by the said motor vehicle and capable of being used for living, sleeping or eating accommodation, notwithstanding that such vehicle is jacked up or, that its running gear is removed.

Travel Trailer Sales Establishment – see 'MOBILE HOME & RECREATIONAL VEHICLE SALES & SERVICE ESTABLISHMENT'

Truck Transport Terminal – shall mean 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,* as amended from time to time.

Unit in a Plan of Condominium - means a part of the property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

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.

Urban Expansion – means the outward expansion of settlement areas for such uses as residential, recreational, institutional, commercial and industrial.

Use – shall mean 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 – shall mean 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 - shall mean a building or part thereof wherein animals of all kinds are treated or kept for treatment by a registered veterinarian, and where such animals can be temporarily boarded.

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

Waste - waste for the purpose of outdoor solid fuel combustion appliances will consist of any waste product other than clean waste wood products and paper products. Plastics, asphalt products, treated lumber or coated paper products of any kind may not be burned in any outdoor Solid Fuel Combustion Appliances*. (ZBLA 85-2009)*

Waste Disposal Site – shall mean any land approved by the Ministry of the Environment upon, into or in which waste has or may be deposited or processed.

Water Supply / Water Treatment Plant – shall mean the water source and related storage including pumping and purification appurtenances owned and operated by the Municipality for public use.

Watercourse – shall mean a natural/artificial channel for a stream and, for the purpose of this By-law, includes a channel for an intermittent stream.

Wayside Pit – see 'Pit, Wayside'

Wholesale Use – shall mean an establishment, which sells merchandise to others for resale and/or to industrial or commercial users.

Wind Energy Facility, Commercial-Scale or Wind Farm, Commercial-Scale – shall mean one or more wind turbine generators which have a collective nameplate rating of 500 kW (0.5 megawatts) or greater and are connected to the transmission or a local distribution grid. Wind farms shall include but not limited to wind turbine generators, operations and maintenance buildings, meteorological towers, collector grids, roads and substations.

a) Blade - Is an element of a wind turbine which acts as a part of an airfoil assembly, thereby extracting through rotation, kinetic energy directly from the wind.

b) Sub-station - An electrical construction designed to collect and modify electrical energy produced by the wind turbines for the purpose of supplying it to the local electrical utility

c) Total Height - The height from grade to the highest vertical point of the swept rotor arc

d) Tower - The tubular structure, above grade, that supports the nacelle and rotor assembly

e) Tower Foundation - The tower support structure, below grade, that supports the entire weight of the wind turbine.

f) Wind Turbine Generator (WTG) - A wind turbine generator is a device designed to extract kinetic energy from the wind and supply it in the form of electrical energy that is suitable for use by the electrical grid.

Wind Turbine Generator, Small means any combination of turbines with a combined nameplate capacity of less than 500 kW of energy

Yard – shall mean an open area of land, unoccupied and unobstructed except as otherwise provided for or required by this By-law, located on the same Lot, within a Lot that contains a main building or structure. See the APPENDIX for all yard related definition diagrams. *(Amended by By-law 63-2015)*

Yard, Front – shall mean that area of a Yard extending across the full width of a Lot, or zone within the Lot, between the Front Lot Line of the Lot and the nearest part of the main building on the same Lot. *(Amended by By-law 63-2015)*

Yard, Side – shall mean that area of a Yard between the Front Yard and the Rear Yard of the same Lot from the Side Lot Line to the nearest part of the main building on the Lot"

- **Side Yard Depth** – shall mean the shortest horizontal distance between the Side Lot Line of a Lot and the nearest part of the main building on the same Lot
- **Side Yard Exterior** – shall mean a Side Yard that abuts an Exterior Side Lot Line
- **Side Yard Interior** – shall mean a Side Yard that abuts an Interior Side Lot Line *(Amended by By-law 63-2015)*

Yard, Rear – shall mean that area of a Yard extending across the full width of a Lot between the Rear Lot Line of the Lot and the nearest part of the main building on the same Lot"

- **Rear Yard Depth** – shall mean the shortest horizontal distance between the Rear Lot Line of a Lot and the nearest part of the main building on the same Lot *(Amended by By-law 63-2015)*

Yard Sale – see 'Garage Sale'

Zone – shall mean an area delineated on the Zoning Map or Zoning Map Schedules and established by this By-law for a specific use.

Zoning Administrator – shall mean 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 3.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,* as amended from time to time, Conservation Authority regulations, or any other By-law of the Municipality in force from time to time or the obligation to obtain any other license, permit, authority or approval lawfully required by a governmental authority having jurisdiction to make such restrictions.

3.1 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* and/or Municipal legislation regarding accessibility. *(ZBLA 85-2009)*

3.2 Accessory Uses

3.2.1 Use of Accessory Buildings

Where this By-law provides that a lot may be used or a building or structure may be erected, altered or used for a purpose, that purpose shall include any accessory building or structure or accessory use, but shall not include:

3.2.1.1 Any occupation for gain or profit except as may be permitted by this By-law

3.2.1.2 Any building used for human habitation except where a dwelling is a permitted accessory use

3.2.2 Location

3.2.2.1 Except as otherwise provided herein, any accessory building or structure or swimming pool which is not an integral part of the main building shall be erected in the rear yard and/or in the interior side yard and shall comply with the front and exterior side yard and setback requirements of the zone in which such building or structure is situated. This Section does not apply in AG1, AG4 and NE Zones.

3.2.2.2 An accessory building or structure shall not be located closer to a street than the setback required for the main building. This Section does not apply in AG1 Zones.

3.2.2.3 In a Residential Zone, a detached private garage, carport, swimming pool or other accessory building or structure other than a detached Additional Residential Unit shall be erected and used in the rear yard and/or in the interior side yard only, provided that such accessory building or uses shall be no closer than 1 metre to a lot line and shall not be located closer to a street than the setback required for the main building. Semi-detached garages or carports may be centred on a mutual side lot line. *(As amended by By-law 84-2022)*

3.2.2.4 In all other zones, no accessory building or structure shall be erected closer than 1 metre to a rear or interior lot line.

3.2.2.5 Accessory buildings shall not be structurally attached to the main building in any way.

3.2.2.6 While septic systems are considered structures under the Building Code, they are permitted in any yard. Except that above ground structures forming part of the septic system must be located in an interior side yard or rear yard. All other location requirements for septic systems are regulated by the Building Code.

3.2.2.7 Accessory Building Containing Additional Residential Unit (ARU)

This provision applies in all zones where an ARU is a permitted use with the exception of the General Agriculture (AG1) and Agricultural Small Holding (AG4) zones.

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

- An accessory building containing an ARU shall be located in either the rear or interior side yard and shall be no closer than 3 metres to a property line and shall not be located closer to a street than the setback required for the main building;
- Compliance with Section 3.2.3 and 3.2.4 provided the ARU is no larger than 75% of the gross floor area of the main floor of the main dwelling including attached garages;
- One additional on-site parking space is provided for the ARU in addition to the parking requirements for the main dwelling;
- The ARU must use the same entrance/driveway as the main dwelling; and
- A mobile home may not be used for an ARU.

(As amended by By-law 84-2022)

3.2.3 Height of Accessory Buildings in Settlement Areas

The maximum height for all accessory buildings in Settlement Areas shall be as follows:

3.2.3.1 All residential zones, 5 metres *(ZBLA 25-2014)*

3.2.3.2 All commercial, open space and community facility zones, 8 metres

3.2.3.3 All other zones, 10 metres; but in no case shall an accessory building contain more than 2 storeys

3.2.3.4 When an accessory building is located in a yard which abuts a residential zone, the building height shall not exceed 6 metres.

3.2.4 Lot Coverage of Accessory Buildings in Settlement Areas

The total lot coverage of all accessory buildings on a lot shall not exceed 10% of the lot area. The area of an unenclosed swimming pool and solar energy collectors shall not be included in the calculation of lot coverage.

3.2.5 Establishment of an Accessory Building or Use

In all zones except AG1, no accessory building or accessory use shall be established on any site or lot until and unless the main building or use to which it is accessory is established.

3.2.6 Solar Energy Production, Accessory provisions

Solar Energy Production is permitted in all zones*. (ZBLA 85-2009)*

3.3 Bed & Breakfast Special Provisions

3.3.1 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:

3.2.1.1 No commercial fat fryers or commercial exhaust fans will be allowed. Only appliances and fixtures normally used in a residence will be allowed.

3.2.1.2 A maximum of 30 % of the floor area of the house may be used for seating area for the tearoom or dining room.

3.2.1.3 The hours of operation shall be between the hours of 7:00 a.m. and 10:00 p.m.

3.2.1.4 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.

3.2.1.5 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.

3.2.1.6 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.

3.14 Septic and Plumbing Inspector approvals are obtained prior to starting the business. (As amended by By-law 16-2020)

3.3.2 Servicing

Septic and Plumbing Inspector certificate approvals will be required prior to the establishment of a bed and breakfast on a septic system. (As amended by By-law 16-2020)

3.3 Building Line in Settlement Areas, Established

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 proposed building may not be established closer to the street than the average setback of the 2 nearest buildings on the same side of the street within 200 metres. This yard setback measurement is from the main wall of the main building.

3.4 Main Buildings / Main Uses Per Lot

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

3.4.1 permitted buildings and uses in a General Agriculture Zone, Agricultural Commercial Industrial, Industrial, Highway Commercial, Core Commercial Area, Community Facility, or Parks & Open Space Zone

3.4.2 Grouped buildings located in the Medium Density Zone (R2) and High Density Residential (R3) Zone.

(As amended by By-law 84-2022)

3.5 Encroachments in Yards, Permitted (See Appendix)

Every part of any yard required by this By-law shall be open and unobstructed by any structure from the ground to the sky provided however, that fences, planting strips and hedges in accordance with the provisions of the General Provisions Planting Strip Requirements Section of this By-law shall be permitted and that those structures listed in the following table shall be permitted to project into the minimum yards indicated for the distances specified below:

Structure	Yards in Which Projection is Permitted	Maximum Projection into Minimum Required Yard
Sills, belt courses, cornices, eaves, gutters, chimneys, pilasters	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 or Side Yard	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 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 for residential uses	1.5 metres provided that no part of the structure extends closer than 1.5 metres to any lot line.
Closed or Open, Roofed Porches, Decks not exceeding one storey in height	Front, rear & exterior side yards for residential uses	1.5 metres including eaves and steps provided that no porch deck or patio extends closer than 1.5 metres to any lot line.
Retaining walls, or similar accessory structures	All Yards	No maximum or minimum requirements, provided that no part of the structure extends beyond the property line.

3.6.1 Encroachment of Awnings, Canopies, Balconies, and Signs in Commercial Zones

Awnings, Canopies, Balconies and Signs may extend over municipal property in Commercial Zones a maximum distance of 1.5 metres provided:

3.6.1.1 That no portion of the awning, canopy, balcony or sign is closer than 1 metre (one metre) from a parking area or from the traveled portion of a street and

3.6.1.2 That no portion of the awning, canopy, balcony, or sign obstructs the view at any intersection, and

3.6.1.3 That a vertical clearance of 2.9 metres be maintained from the surface of the sidewalk to the lowest portion of the awning, canopy, balcony, or overhanging sign and

3.6.1.4 That the owner obtain from the appropriate authority all permits required prior to

starting construction (e.g. County of Huron, MTO, Huron East) and

3.6.1.5 That the owner of such awning, canopy, balcony or sign may enter into an encroachment agreement with the Municipality of Huron East.

3.6.2 Encroachment Exception

Where a building or structure is legally 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 0.3 metres is permitted into any yard. *(As amended by By-law 84-2022)*

3.7 Events

3.7.1 Events, Commercial

Commercial events, where the land is specifically dedicated to that ongoing regular event, are permitted on properties with special zones.

3.7.2 Events, Special Occasion

Special Occasion Events must be in accordance with the Municipal By-law regulating public entertainments, festivals and parades.

3.8 Exterior, Lighting

The type, location, height, intensity and direction of lighting shall be designed to ensure that lighting is confined to the building face, parking area and vicinity of the site and does not cast glare onto adjacent properties adversely affecting the use of the property or onto an adjacent public street which would pose a vehicular safety hazard. Energy conservation measures should be considered to ensure the site is not illuminated more than necessary.

3.9 External Building Materials

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

- tar paper or building paper
- asphalt roll type siding or insul brick
- plain concrete or plain cinder block in Residential areas
- galvanized steel in Residential areas

3.10 Fill, Construction and Alteration to Waterways

There are 3 Conservation Authorities that have jurisdiction within the Municipality of Huron East:

- ABCA; Ausable Bayfield Conservation Authority (covering the Wards of Tuckersmith, Seaforth and McKillop)
- MVCA, Maitland Valley Conservation Authority (covering the Wards of Tuckersmith, Seaforth, McKillop, Brussels and Grey)
- UTRCA, Upper Thames River Conservation Authority (covers a small portion of the Wards of Grey and McKillop).

Conservation Authority Regulations affect certain areas such as floodplains, steep slopes, wetlands and watercourses within its watershed limits. Lands adjacent to these physical features may lie within a regulated area and a permit from the relevant Conservation Authority may be required for the construction of buildings and structures, the placing and removing of fill of any kind, or the alteration of waterways.

It is recommended that prior to the commencement of any of the above activities, the relevant Conservation Authority be contacted to determine if their Regulations apply to the lands. Further information regarding these regulations is available at the Municipal Office and the Conservation Authority office. See map of the watershed boundaries of each Conservation Authority in the APPENDIX.

3.11 Adjacent Lands - Conservation Authority Regulated Lands

These lands represent fill regulated areas and/or adjacent lands to significant natural environment areas. An Environmental Impact Study (EIS) may be required on lands adjacent to a natural feature within the distances as defined below. The Conservation Authority will make referrals to the Ministry of Natural Resources regarding lands adjacent to Provincially Significant Natural Heritage features.

If the lands to be developed are within the determined adjacent area, the need for an EIS will be determined by the local Conservation Authority. Such EIS shall be completed to the satisfaction of, and approved by, the Municipality of Huron East and the applicable Conservation Authority prior to development being permitted.

Natural Feature	**Adjacent Lands (metres)**
Provincially Significant Wetland	120
Locally Significant Wetland Significant Wildlife Habitat, Significant ANSI, Significant Valley land, Significant Woodlands, Habitat Area of Threatened and Endangered Species	50

(Amended by By-law 84-2022)

3.12 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 or other environmental or human made hazard.

No development shall be permitted on hazard lands or adjacent to hazard lands until a required Environmental Impact Study has been completed to the satisfaction of, and approved by the Municipality of Huron East and the applicable Conservation Authority. Hazard lands may be zoned Urban Natural Environment and Open Space (OS), Floodway (FW) and Flood Fringe (FF). All hazard lands are subject to this general provision.

3.13 Garden Suites

Garden Suites are permitted in the Municipality of Huron East in accordance with the provisions of the Planning Act, Section 39.1. Garden Suites are also considered as a temporary dwelling in agricultural zones in accordance with Section 4.4.ii) of the Huron East Official Plan.

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 dealing with such matters related to the temporary use of the garden suite as the council considers necessary or advisable, 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 will be counted towards the maximum number of dwelling units per property.

Garden Suits are permitted to transition to permanent Additional Residential Units provided they meet the policies of this Plan. *(As amended by By-law 84-2022)*

3.14 Dwelling with Support Special Provisions

Servicing – Septic and Plumbing Inspector certificate approvals will be required prior to the establishment of a Dwelling with Support with a septic system. (*As amended by By-law 84-2022)*

3.15 Height Limitations, Exceptions

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

Small scale wind energy facilities are subject to the height limitations in their respective zone.

3.16 Home Occupations and/or Home Industry

Refer to Definitions Section.

3.17 Loading Space Regulations

3.17.1 Loading Space Requirements

The owner or occupant of any lot, building or structure in a commercial, community facility or industrial zone, erected or used for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise and raw materials, shall provide and maintain at the premises loading or unloading facilities.

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

3.17.2 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.

3.17.3 Surface

The driveways and loading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust. They shall, before being used, be constructed of crushed stone, slag, gravel, crushed brick (or tile), cinders, asphalt or concrete and with adequate drainage facilities.

3.17.4 Location

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

3.18 Lot Enlargement, Minor

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 of minor lot enlargement.

This section also applies when lands are closed and conveyed by the Municipality (e.g. in the event of a road closure.) (*As amended by By-law 84-2022*)

3.19 Lot Size, Agricultural Severance

Where a new agricultural lot is created by severance and conforms with the Official Plan and has a minimum lot area between 18 and 38 hectares, the said lot is deemed to comply with the minimum lot area provisions of the By-law (Section 4). This provision pertains to both the severed and retained lot area.

3.20 Lots, Through

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.

3.21 Lots, Two or More

Where 2 or more lots in a Plan of Subdivision are used together as a single parcel, they shall be deemed to form one lot, pursuant to section 50(4) of The Planning Act, as amended from time to time. *(ZBLA 85-2009)*

3.22 Lots to Front on a Public Road

3.22.1 Unless otherwise specified by this by-law, no lots shall be created, no person shall erect a building or structure on a lot and no person shall use any land, building, or structure on a lot unless, in each case:

a) the lot to be created or used abuts or fronts on a public road; and

b) such public road is of satisfactory construction and maintenance as to permit the reasonable and safe passage of motor vehicles.

3.22.2 Notwithstanding the provisions of Section 3.22.1 above:

a) lots may be created on a registered Plan of Subdivision, and buildings and structures erected thereon where compliance with the requirements of sub-section 3.22.1(b) are provided for by an agreement with the Municipality entered into in connection with the registration of such Plan of Subdivision pursuant to the Planning Act of Ontario; and

b) lots may be created, and buildings and structures erected thereon, on a Vacant Land Condominium Plan or on a Common Element Condominium Plan.

3.22.3 Notwithstanding any other provisions of this by-law, for the purpose of this by-law, no plan shall be considered to be a Plan of Subdivision unless:

a) access to the plan is provided by a public road satisfying the requirements of sub-section 3.22.1(b); and

b) any road to be dedicated as a public road on such plan abuts and connects, subject only to reserves in the ownership of the Municipality, to an existing public road satisfying the terms of sub-section 3.22.1.(b).

3.22.4 Notwithstanding any other term of this by-law, no plan shall be considered to be a Plan of Condominium unless:

a) access to the plan is provided by a public road satisfying the requirements of sub-section 3.22.1(b); or

b) the lands within the condominium plan have legally enforceable access to a public road meeting the requirements of sub-section 3.22.1(b) through lands entirely within one or more other condominium plans.

3.23 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, setback or any other provisions of this By-law applicable to that zone, the said building or structure shall be deemed to comply with the By-law and may be enlarged, extended, reconstructed, repaired or renovated provided that:

Measurement

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

Applicability

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

Continuation of Non-Complying Status

In the case of a rezoning or severance these provisions 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 or severance.

Location of Reconstructed Building

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

Time Limit

Where a non-complying building is removed or destroyed, such building may only be reconstructed within 24 months from the date of destruction. After this period of time, the building may only be reconstructed in compliance with the provisions of the By-law.

3.24 Non-Complying Lots, Existing Undersized

Notwithstanding anything contained in this By-law, an existing non-complying lot which lacks the required frontage and/or area and/or depth for a lot in the respective zone, shall be deemed to be a lot that may be used for the uses permitted by this By-law and a building or structure may be erected, altered, or used thereon provided that:

3.24.1 The parcel can be legally conveyed by way of deed, transfer, mortgage, charge or agreement of sale and purchase without consent under Section 50 of the Planning Act, as amended from time to time.

3.24.2 All relevant requirements of the appropriate authority for septic systems/sanitary systems are complied with.

3.24.3 All other requirements of this By-law, including the appropriate zone, are complied with.

3.25 Non-Conforming Uses

Continuation of Existing Use

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

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 continued to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within 2 years after the date of the passing of this By-law and such building or structure is completed within a reasonable time after the construction thereof is commenced.

Strengthening, Repairing or Renovation of Buildings or Structures Used for Non-Conforming Uses

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

3.25.3.1 Such strengthening, repair or renovation does not increase the size or volume of such building or structure by more than 10% as long as the 10% is required for reinforcement purposes.

3.25.3.2 The strengthening, repair or renovation does not involve any alteration of use and the building or structure continues to be used for the purpose.

Discontinuation and/or Replacement of Non-Conforming Uses

3.25.4.1 Where a non-conforming use has been discontinued for a period of 24 months or longer, the property, building or structure may only be used for a use that conforms with this By-law.

3.25.4.2 If a building or structure used for a non-conforming use is accidentally destroyed, such building or structure and its non-conforming use may only be reestablished or reconstructed for that non-conforming use within 24 months from the date of destruction.

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

Enlargement or Extension of Non-Conforming Uses

A one-time extension or enlargement up to 10% of a non-conforming use, building or structure is permitted; where the extension or enlargement is greater than 10% of the existing structure of a non-conforming use or building or structure for a non-conforming use an amendment to the Zoning By-law will be required.

Change of Non-Conforming Uses

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

The Committee of Adjustment may, by the authority of Section 34(10) or 45(2) of *The Planning Act,* as amended from time to time, also permit a use that is more compatible with the uses permitted by the By-law other than the purpose for which it was used on the day the By-law was passed. The prohibited use must be in place until the date of application to the Committee of Adjustment.

3.25.7 Establishment of an Accessory Building or Structure to a Non-Conforming Structure or Use

An accessory building or structure, accessory to an existing building or structure is permitted in accordance with the provisions for accessory buildings of the General Provisions Section. This provision will not permit a residence or livestock building.

3.25.8 Comply with Other Provisions

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

3.26 Outdoor Storage of Waste

Where waste intended for landfill is stored outdoors (excluding manure), it shall be contained in a receptacle specifically designed for such reason and having walls and sides and a lid. The receptacle shall be located in the rear yard not closer than 2 metres from side or rear lot line.

3.26.A Outdoor Solid Fuel Combustion Appliances

3.26.A1 Setbacks

No outdoor solid fuel combustion appliances shall be installed at less than 30 m (100 ft) from any property line or less than 150 m (482 ft) from any residence on a separate lot. No outdoor solid fuel combustion appliance shall be installed less than 10 metres from any combustible materials or fuel tanks.

3.26.A2 No Incineration of Waste

No outdoor solid fuel combustion appliances shall be used for the incineration of waste.

3.26.A3 Approvals

Prior to the installation of any outdoor solid fuel combustion appliance each appliance shall be approved by the Chief Building Official and permit fees shall be as set out in the Building By-law. All outdoor solid fuel combustion appliances shall bear a C.S.A. or U.L. approval rating and be installed in accordance with the manufacturer's instructions. Prior to the use of and following installation of any outdoor solid fuel combustion appliance each appliance shall be inspected and approved by the Chief Building Official or his/her designate. *(ZBLA 85-2009)*

3.27 Parking Area Regulations

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

3.27.1 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**
Assembly Hall, Community Centre, Arena, Theatre, Sports Field	1 per 4 persons of maximum designed capacity of the facility
Bowling (indoor) Establishment	3 per bowling lane
Business or Professional Office	1 per 20 square metres of office floor area

Type of Use	Minimum Parking Requirements
Church	1 per 4 persons of maximum designed capacity of the sanctuary
Clinic or Veterinary Clinic	6 per practitioner
Dwelling, Apartment and other multiple unit dwellings	1 uncovered parking space per dwelling unit (as amended by By-law 16-2020)
Dwelling, Boarding, Lodging or Rooming House	1.5 per room for rent
Dwelling, Bed and Breakfast establishment	1 uncovered parking space per dwelling unit (as amended by By-law 16-2020)
Dwelling, Group home	1 uncovered parking space per dwelling unit (as amended by By-law 16-2020)
Dwelling, Home for the aged, nursing home	1 per 3 beds
Dwelling, Single detached, semi-detached, duplex, converted, and accessory dwellings	1 uncovered parking space per dwelling unit (as amended by By-law 16-2020)
Eating establishment, Restaurant, Tavern	1 per 4 persons of maximum designed capacity
Eating establishment, take-out or drive-through	6 plus 1 per 4 persons of maximum designed capacity
Fire Hall	5 per bay
Funeral Home	1 per 5 seats capacity of the Funeral Home
Furniture store, Wholesale establishment	1 per 90 square metres of retail floor area
Hospital	3 per 4 beds
Hotel or Motel	2 plus 1 per guest room
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 & service establishment	4 plus 1 per repair bay
Motor Vehicle Washing establishment	2 per washing bay for self-serve 5 parking spaces for automatic

Type of Use	Minimum Parking Requirements
Public Building except where specifically identified	1 per 30 square metres of total floor area
Retail store, Personal service shop	1 per 20 square metres of retail and/or customer service floor area
School, Elementary	The greater of 1.5 per classroom or 1 per 3 square metres of auditorium assembly area
School, Secondary	The greater of 5 per classroom or 1 per 3 square metres of auditorium assembly area
Social Club, Service Club, Golf Country Club, Curling Club	1 per 10 square metres of total floor area of all common club buildings excluding ice surface, plus: 2 per golfing green, 4 per lawn bowling green, 4 per tennis or racquetball court, 6 per curling ice sheet
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 units owned and operated by the Huron County Housing Corporation, 0.25 spaces per dwelling unit shall be provided. *(As amended by By-law 84-2022)*

3.27.2 More Than One Use in a Building

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

3.27.3 Multiple Use of Parking Area

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

3.27.4 Exceptions to Parking Space Requirements

3.27.4.1 Village Commercial and Core Commercial Zones

The provisions of the subsections of Parking Area Regulations shall apply to uses located within the Village Commercial (C1) and Core Commercial (C4) zones. In cases, however,

where the required commercial parking cannot be provided in the C1/C4 zone, the Council may accept an equivalent cash-in-lieu amount, which amount shall be allotted to a parking fund to provide necessary parking spaces as required.

3.27.4.2 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:

- The building is used for a permitted use
- The floor area is not increased
- Any change of occupancy is to a use having the same or a lesser parking requirement according to this By-law
- All parking spaces existing at the date of passing of the By-law are retained

3.27.4.3 Additions to an Existing Building

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

3.27.5 Parking Spaces for Individuals with Special Needs

Where the parking requirement for any of the following uses:

- retail commercial or office use
- public building or public park
- public parking lot or garage
- home for the aged
- nursing home
- hospital
- school
- public hall
- theatre
- social or service club
- library, art gallery or museum
- hotel
- funeral home
- restaurant
- dwelling, multiple unit
- assembly hall

is in excess of 20 parking spaces, 1 space out of the first 20 spaces required and 1 space out of each additional 100 spaces or portion thereof shall be provided near and accessible to the point of entrance to the building and clearly marked for the parking of vehicles used by the physically handicapped person or persons. Parking spaces for individuals with special needs

shall have a minimum width of 3.9 metres, minimum length of 7 metres and have a vertical clearance of 2.7 metres from any obstruction.

3.27.6 Use of Parking Areas and Spaces

Any area where off-street parking is required under this By-law shall be used for no other parking purpose than for the parking of operative passenger vehicles and commercial vehicles used in operations incidental to the permitted uses on the lot, all bearing currently valid license plates.

For the purpose of this subsection "commercial motor vehicle" shall mean any commercial vehicles as defined in the *Highway Traffic Act*, as amended from time to time.

3.27.7 Commercial Motor Vehicles and Tractor Trailers in Residential Zones

3.27.7.1 No person shall use any lot, building or structure in a Residential Zone for the parking or storage of any commercial motor vehicle unless he/she is the owner or occupant of such lot, building or structure, and provided that said vehicle shall not exceed 4,000 kilograms per axel and provided that not more than one commercial vehicle is stored in accordance with this section.

3.27.7.2 No person shall use any lot, building or structure in a Residential Zone for the parking or storage of any truck trailer or van body or part thereof.

3.27.7.3 This provision shall not include commercial motor vehicles or tractor trailers which attend at residential premises for the purposes of delivery and service.

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

3.27.8.1 Outdoor

No person shall within any Residential Zone use any lot for the outdoor parking or outdoor storage of more than a total of 3 travel trailers, motor homes or personal recreational vehicles, provided that these items are owned by the owner or occupant of the subject lands. The outdoor parking or storage shall be permitted in:

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

3.27 8.2 Fully Enclosed

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

3.27.9 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. Occasional short-term temporary non-commercial use is permitted for a maximum of 2 weeks.

3.27.10 Parking Area Location on a Lot

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

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

Zone	Yards in Which Required Parking Area Permitted
Residential	Driveway Interior side 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: 1 metre

3.27.10.3 Tandem parking spaces are acceptable for residential parking areas. *(As amended by By-law 84-2022)*

3.27.11 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 and that total parking requirements are met for all uses. All off-site parking areas shall require a site plan agreement. (*As amended by By-law 84-2022)*

3.27.12 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.

3.27.13 Parking Area Design Standards

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

Parking Aisles

Parking	in perpendicular width the aisle shall not be less than:
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

3.27.13.2.1 Width of Parking Space

For cars parked: side by side 2.7 metres

with wall or fence adjacent 3.0 metres

3.27.13.2.2 Depth of Parking Space

Parking	in perpendicular width the parking space depth shall not be less than:
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

3.27.13.4 Parking Area Surface and Drainage

3.27.13.4.1 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 and dust inhibiting surface.

3.27.13.4.2 All parking areas shall be so graded and drained so as to ensure that surface water will not escape to neighbouring lands as a result of the construction or use of such parking areas.

3.27.13.5 Entrances and Exits

3.27.13.5.1 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.

3.27.13.5.2 The maximum width of any joint entrance and exit driveway measured along the street line shall be 9 metres.

13.13.5.3 The minimum distance between a driveway and an intersection of a street shall be 7.5 metres.

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

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

Frontage / Use	Driveway
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 and semi-detached residential units:	1 driveway is permitted per residential unit

3.28 Permitted Uses, One Or More

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.

3.29 Planting Strip Requirements

3.29.1 A Planting Strip shall be provided:

3.29.1.1 on lands zoned or used for multiple dwellings where they abut lands zoned or used for single detached dwellings or duplex / semi-detached dwellings

3.29.1.2 on lands zoned or used for any commercial, highway commercial, agricultural - commercial - industrial, recreational commercial or industrial purpose where the interior or rear lot line abuts lands zoned or used for residential, or open space purposes

3.29.1.3 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 commercial or industrial use, which is not maintaining a planting strip in accordance with section 3.29.1.2 above.

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

3.29.3 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(s) separating it from the abutting zone or use which requires the planting strip. The height and location of the planting shall not pose a traffic hazard.

3.29.4 Such planting strip shall consist of a continuous planting of trees or shrubs and shall be maintained at an ultimate height of not less than 1.5 metres.

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

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

3.30 Prohibited Uses

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

3.30.1 Adult Live Entertainment Parlour

An adult live entertainment parlour, whether consisting of a main use or an accessory use, is not permitted within the Municipality.

3.30.2 Dangerous Uses

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

3.30.3 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.

3.30.4 Livestock in Settlement Areas

It shall be prohibited to keep livestock in Settlement Areas unless specifically permitted as in Section 18.8 (R1, Permitted Accessory Structures-barns) and 3.30.4.1 (Exceptions to

Keeping Livestock). The regulations, restrictions and prohibitions of all the other applicable By-laws continue to apply.

3.30.4.1 Exceptions to Keeping Livestock

3.30.4.1.1 Notwithstanding subsection 3.30.4 (Livestock in Settlement Areas) above and any other provision of this By-law to the contrary, any lot containing a dwelling unit may be used for the keeping of a maximum of 2 horses, provided:

- such horse provides the primary means of transportation for the occupants of the dwelling unit
- all manure shall be contained in an enclosed building and manure shall be removed from the property at regular intervals to a suitable location in an Agricultural Zone
- the building or structure in which the horse is kept or in which the manure is enclosed shall be set back from the interior side and rear lot lines the distance required for accessory structures
- the minimum distance separation (MDS II) requirements shall not apply in Settlement Areas

3.30.5 Mobile Homes

It shall be prohibited to establish a mobile home in any zone except in the General Agriculture (AG1) zone, Agricultural Small Holding Zone (AG4) and Mobile Home Parks (R4) zone for any purpose. However, an existing mobile home in a R1 zone may be replaced subject to the General Provisions: Non-Complying Buildings and Structures, Time Limit provisions of Section 3.23.5. *(As amended by By-law 84-2022)*

3.30.6 Noxious Uses / Contaminants

No use shall be permitted within the Municipality which from its nature or the material used therein is, under the *Environmental Protection Ac*t, as amended from time to time, or Regulations hereunder, declared to be a noxious trade, business or manufacture, or a contaminant.

3.30.7 Reptiles or Exotic Animals

It shall be prohibited within all zones to keep reptiles or exotic animals which are by their nature dangerous to human health.

3.30.8 Salvage Yards

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 in a settlement area.

3.30.9 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 in a settlement area.

3.30.10 Stinging Insects in Settlement Areas

It shall be prohibited to keep stinging insects in Settlement Areas.

3.31 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 required yard.

3.32 Setbacks from an Abattoir, for Residential Uses

No residential dwelling shall be erected within 180 metres of an abattoir and not less than 45 metres from any public street.

3.33 Setbacks of Buildings & Structures from Lanes and Right Of Ways

Where a lot abuts a lane or right-of-way, any building or structure shall be a minimum distance of 5 metres from the centreline of such lane or right-of-way or the required side or rear yard stipulated in this By-law whichever is the greater.

3.34 Setbacks of Buildings & Structures Along Municipal Drains, Sinkholes and Natural Watercourses

3.34.1 Watercourse or Open Municipal Drain up to 4.5 metres in width or a Closed Municipal Drain

No building or structure shall be erected closer than 7.5 metres from the centerline of a closed municipal drain or 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.

3.34.2 Open Municipal Drain or Watercourse between 4.5 metres and 7.5 metres in width

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.

3.34.2a Watercourse over 7.5 metres in width or Sinkhole

No building or structure shall be erected closer than 30 metres from the top-of-bank of a natural watercourse or open municipal drain which is more than 7.5 metres from top-of-bank to top-of-bank, or from a sinkhole. (*As amended by By-law 84-2022)*

3.34.3 Notwithstanding the provisions of subsection 1 above, to the contrary, in a serviced settlement area, the setback for a building or structure from a closed municipal drain may be reduced to 4 metres.

3.34.4 Notwithstanding the above subsections to the contrary, no livestock housing facility or manure storage facility shall be constructed except in compliance with the following minimum setbacks:

Minimum Set Back From:	**To Covered, Open or Earthen Manure Storage, Livestock housing facility (metres)**
Drilled Well	20
Dug Well	40
Municipal Well	100
Watercourse	60
Open ditch	60

Minimum Set Back From:	To Covered, Open or Earthen Manure Storage, Livestock housing facility (metres)
Closed Municipal Drain	15
Field Tile	15
Sink Hole	60

3.35 Setback from a Railway Right-of-Way in Settlement Areas, for Residential Uses

All forms of housing shall be screened from an adjacent railway right-of-way by a fence, hedge, wall or berm designed to minimize noise and visual nuisance. 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 4 storeys in height and 60 metres for residential dwellings 4 storeys and higher.

3.36 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 sewage treatment plant.

3.37 Setback from an Active or Closed Waste Disposal Site, for Uses

No new building shall be erected within 500 metres of a licensed or previously licensed waste disposal site, (Lots 4 & 5, Concession 18, Grey Ward, affecting Key Maps 17 & 22; and Lot 35, Con 3, Usborne Ward /Municipality of South Huron, affecting Key Map 50, Concession 1 LRS, Pt Lot 47, Tuckersmith Ward affecting KM 37) until it has been determined by a qualified professional to the satisfaction of the Municipality of Huron East and the Ministry of the Environment, that there will be no adverse off-site impacts. The assessment of impacts on a proposed structure shall include the presence of methane/leachate and the potential for noise, odour, dust and litter complaints during operation, as a result of the neighbouring waste disposal site.

If there is a licensed or previously licensed disposal site located in an adjacent municipality, similar setbacks shall apply to the land in Huron East.

Any alteration to an existing building or any replacement of a building which has been accidentally destroyed shall be permitted without the requirement of the Contaminant Attenuation Zone (CAZ) Study. *(As amended by By-law 84-2022)*

3.38 Setback from Any Extractive Resources Zone, for Residential Uses

No off-site new residential dwelling shall be erected within 150 metres from the licensed limit of extraction.

3.39 Setback from Existing Commercial Scale Wind Energy Facilities, for Residential & Community Facility Uses

No new residence or community facility use shall be established within 550 metres of a commercial scale wind energy facility on a separately titled lot. The setback does not apply to a new residence or community facility use on the same lot as the commercial scale wind energy facility. *(ZBLA 25-2014)*

3.40 Setback from an Existing Residence or Community Facility for Commercial Scale Wind Energy Facilities

Number of Commercial Scale Wind Energy Facilities	Sound Power Level of Commercial Scale Wind Energy Facility (expressed in dBA)	Minimum Setback from Centre of Base of Commercial Scale Wind Energy Facility to Existing Residence or Community Facility for Non-Participants in the Wind Energy Project
1-5	102	550 metres
	103-104	600 metres
	105	850 metres
	106-107	950 metres
6-10	102	650 metres
	103-104	700 metres
	105	1000 metres
	106-107	1200 metres
11-25+	102	750 metres
	103-104	850 metres
	105	1250 metres
	106-107	1500 metres

(ZBLA 82-2011)

3.41 Sight Triangles (Also See Appendix for diagram)

3.41.1 On a corner lot within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each such point being 7.5 metres measured along the street line from the point of intersection of the street lines, no building, structure, or planting, in excess of 0.75 metres in height which would obstruct the vision of drivers of motor vehicles shall be erected with the exception of the Core Area Commercial (C4) Zone. Such triangular space may hereinafter be called a “sight triangle”.

3.41.2 Where the 2 street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

3.41.1 In addition, where a street line and a railway line intersect, the resulting “sight triangle” shall be, from their point of intersection:

- 7.5 metres in settlement areas
- 30 metres in rural areas.
- This provision does not apply to field crops.

3.42 Stacking Lanes

3.42.1 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.

3.42.2 Eating Establishments 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 storage capacity of 10 parking spaces.

3.43 Swimming Pools

For location of pools on lots, see General Provisions, Accessory Buildings Section.

The height of a swimming pool fence shall be a minimum of 1.5 metres and also be in accordance with all provisions of the Swimming Pool Fence By-law of the Municipality of Huron East.

3.44 Status Zoning

This By-law allows for the status zoning of existing lots.

3.45 Surplus Farm Dwelling Severances

Where the County of Huron or its delegate has approved the severance of a surplus farm dwelling property, the appropriate Zone Map in this By-law shall be amended to change the AG1 (General Agricultural) Zone to AG2 (Restricted Agricultural Zone) for the farm parcel, and AG4-34 (Agricultural Small Holding Zone) for the residential parcel, as applicable. These administrative amendments are permitted from time to time without further public notice or Council approval. *(Seaforth, Plan 408 Pt Lots 37 to 48 RP 22R5622 Pt 11, Seaforth Ward, Key Map 67, ZBLA 33-2016)*

3.46 Temporary Buildings and Uses for Construction Sites

In all zones, the use of land or a building 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 is permitted for so long as the same are necessary for construction which has neither been finished nor abandoned.

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:

3.46.1 In no case may such existing building remain undemolished on the site for longer than 60 days after the building intended to replace 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

3.46.2 Safety and emergency access are provided and maintained to the satisfaction of the Chief Building Official and Fire Chief of the Municipality

3.46.3 The minimum parking requirements for use of the existing building continue on the site until the existing building is vacated; and

3.46.4 There may be deposited with the Chief Building Official of the Municipality a sum 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.

3.47 Section deleted as per By-law 84-2022

3.48 Truck or Coach Bodies

3.48.1 No truck, bus, coach, or streetcar body, railway car or caboose shall be used for temporary or permanent human habitation within the Municipality, whether or not the same is mounted on wheels.

3.48.2 Truck bodies and similar structures may be used only for storage in a Rural Area.

3.48.3 Truck bodies and similar structures may only be used for temporary storage in an Industrial Zone in a Settlement area, which is accessory to a permitted use.

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 84-2022)*

3.49 Utility Services for the Public

3.49.1 The provisions of this By-law shall not apply to prevent the use of any land as a street or to prevent the installation of public services and utilities such as water mains, storm and sanitary sewers, gas distribution mains, railway lines, electrical sub-stations and transmission lines of 230 kv or less, pumping stations, flood and erosion control works, telephone and cable lines, and accessory utility service buildings and structures provided that:

3.49.1.1 The approval of the Municipality has been obtained;

3.49.1.2 Approval has been given under *The Environmental Assessment Act*, R.S.O. 1980, as amended from time to time, as required;

3.49.1.3 Utility service buildings in a residential area will require a rezoning to a Community Facility (CF). *(ZBLA 85-2009)*

3.49.1.4 Any building or structure shall be designed and maintained in general harmony with buildings of the type permitted in the Zone;

3.49.1.5 Any excessive noise or fumes resulting from such utility service shall be mitigated to reduce compliance issues with abutting residences;

3.49.1.6 Any microwave communication tower must only be established in a General Agriculture (AG1) zone and Restricted Agriculture (AG2) zone and must be located not closer than 400 metres from the nearest residence. The setback from any property line shall be equal to the height of the tower.

3.49.2 Electric power facilities which are subject to the provisions of *The Environmental Assessment Act,* as amended from time to time, 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 Subsection 3.48.1 (Utility Services for the Public).

3.49.3 Commercial-scale wind energy facilities are only permitted in agricultural areas and municipally owned properties and are subject to site plan control.

3.50 Water Supply and Sanitary Sewers

3.50.1 Fully Serviced Settlement Areas

In fully 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.

It is recognized that there are properties in the serviced settlement areas that are not connected to full municipal services. In those instances, the following may be permitted:

3.50.1.1 additions to buildings and accessory buildings for existing residential dwellings are permitted if the said additions and/or accessory buildings comply with all other regulations of the zone in which the dwelling unit is located

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

3.50.2 Rural Areas or Partially Serviced / Unserviced Settlement Areas

In Rural Areas or partially serviced or unserviced Settlement Areas, development consisting of 5 lots or less 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.

3.51 Wellhead Protection Areas

There are 3 municipal wellhead protection areas in Huron East: Seaforth, Brussels and Brucefield.

In addition to the zone provisions of the applicable zones, this By-law shall regulate development in the 2-year time of travel in Municipal Wellhead Protection Areas.

The 5-year time of travel & 25-year time of travel are illustrated on Appendix 12.

Development will be permitted on wellhead protection areas provided that the development does not include any risks as identified by the Source water Protection Act. Any development with risk potential will require the approval of the applicable Conservation Authority.

On the zoning maps the wells are shown in addition to the 2-year time of travel with an overlay pattern. On those applicable zoning maps there is a note directing people to Appendix 12. *(ZBLA 85-2009)*

3.52 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 Industrial (IND) or Agricultural Zones (AG1, AG2, AG3) may be located closer to Residential Zone, Community Facility Zone, park or similar recreational use, dwelling, public school, private school, place of worship, or day care than 150 metres.

b) No lands, building or structure or portion thereof used for Cannabis Production Facility purposes that is not equipped with air treatment control situated in the Industrial (IND) or Agricultural Zones (AG1, AG2, AG3) may be located closer to Residential Zone, Community Facility Zone, park or similar recreational use, dwelling, public school, private school, place of worship, or day care than 300 metres.

c) 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.

d) Outdoor storage is prohibited on the property in which the Cannabis Production Facility is located.

e) Cannabis Production Facility shall only be permitted within the zones as explicitly indicated in this Zoning By-law.

f) Setback requirements do not apply to dwellings located on the same parcel as the cannabis production facility.

g) 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 53-2019)

3.53 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.
- 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 being 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 not apply to on-farm diversified uses and thus are encouraged to cluster with the on-farm dwelling.
- On-Farm Diversified uses that include on-farm events (including but not limited to weddings and outdoor concerts) are subject to Site Plan Control.
- All other on-farm diversified uses may be subject to Site Plan Control.

(As amended by By-law 84-2022)

Section 4-General Agriculture Zone (AG1)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

4.1 Permitted Uses

- agricultural use, general
- conservation
- exploration, drilling for and production of oil and natural gas
- forestry uses, not including commercial forestry processing uses
- pit, wayside, required by road authority
- wind energy facility, commercial-scale or wind farm, commercial-scale
- uses accessory to the permitted uses
- cannabis production facility subject to the provisions of Section 4 and 3.52 (As amended by By-law 53-2019)

4.2 Accessory Uses

- anaerobic digester *(ZBLA 85-2009)*
- bed and breakfast establishment
- commercial greenhouse under 2 acres covered by greenhouse
- dwelling, converted
- farm produce sales outlet
- home industry
- home occupation
- wind turbine generator, small or solar energy production
- One Main Dwelling, Accessory to an agricultural use and Additional Residential Unit(s) (total of 2) with one

  (1) within the main dwelling and/or one (1) within a detached structure.
- Residential units for farm labour, accessory to agriculture
- On-Farm Diversified Uses subject to provisions of Section 3.

(As amended by By-law 84-2022)

4.3 Permitted Structures

- Buildings and structures for the permitted uses;
- One detached main dwelling (which may take the form of a mobile home) which may contain an Additional Residential Unit and a maximum of one (1) detached Additional Residential Unit;
- One multi-unit residential building for farm labour including a rowhouse;
- Other buildings and structure accessory to the permitted uses;
- More than one agricultural building per lot is allowed.

(As amended by By-law 84-2022)

4.4 Zone Regulations

Lot Area (minimum)	38 hectares and Areas of the lot zoned "Natural Environment" may be included in the calculation of the lot area1
Lot frontage (minimum)	150 metres

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):

Front yard depth	60 metres
Rear yard depth	30 metres
Interior side yard depth	30 metres
Exterior side yard depth	60 metres

Other permitted buildings and structures, and accessory structures:

Front yard depth	17 metres from a municipal road or 25 metres from a County or Provincial Highway
Rear yard depth	7.5 metres
Interior side yard depth	7.5 metres
Exterior side yard depth	17 metres from a municipal road or 25 metres from a County or Provincial Highway

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 4.4;
- Must comply with Minimum Distance Separation Formulae to barns on separately titled lots.

(As amended by By-law 84-2022)

4.5 Separation Distance (Agricultural)

Notwithstanding any yard and setback requirement of this by-law to the contrary, no livestock housing facility shall be established or enlarged unless it complies with the Minimum Distance Separation (MDS) Formulae. New and expanding barns are not required to apply MDS to AG3 uses or On-Farm Diversified Uses. *(As amended by By-law 84-2022)*

4.5.1 Section deleted as per By-law 84-2022

4.5.2 Application of MDS to Cemeteries

All cemeteries located outside of the settlement areas of the Municipality are considered Low Visitation Cemeteries with the exception of Maitlandbank (42636 Hydro Line Road), St. James (43048 Huron Road), Brussels Cemetery (84227 Brussels Line) and St. Ambrose (84240 Brussels Line). Low Visitation Cemeteries (whether Closed or Open) shall be classified as Type A Land Use for purposes of MDS. *(As amended by By-law 84-2022)*

4.6 Separation Distance (Residential)

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. *(ZBLA 85-2009)*

4.7 Farm Labour Housing

Where additional residential accommodation is demonstrated to be required by commercial scale farms, on-farm labour housing to a maximum of 4 units 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 120 metres from the largest building (e.g. 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.

Farm labour housing is not considered an Additional Residential Unit for the purpose of this Bylaw. *(As amended by By-law 84-2022 and By-law 21-2025)*

4.8 Existing Agricultural Holdings with Reduced Lot Area (Less Than 38 Hectares) and/or Reduced Frontage (Less Than 150 Metres)

Notwithstanding the provisions for Section 4.4.1 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.

4.9 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 18 and 38 hectares, the said lot is deemed to comply with the minimum lot area provisions of the By-law (Section 4). This provision pertains to both the severed and retained lot area.

4.10 Commercial Scale Wind or Solar Energy Facilities

Commercial Scale Wind or Solar Energy Facilities will require the approval of a Site Plan Control By-law in compliance with the following provisions:

Lot Area (minimum)	10 hectares

and Areas of the lot zoned "Natural Environment" may be included in the calculation of the lot area

Minimum Setbacks

Setback from Use	Minimum
From an urban settlement boundary (Residential and Commercial zones)	600 metres
From a County, Provincial or Municipal Road or a lot line	1.25 times the height of the wind turbine
Setback for uses, structures and buildings accessory to a wind farm	25 metres from all lot lines

Number of Commercial Scale Wind Energy Facilities	Sound Power Level of Commercial Scale Wind Energy Facility (expressed in dBA)	Minimum Setback from Centre of Base of Commercial Scale Wind Energy Facility to Existing Residence or Community Facility for Non-Participants in the Wind Energy Project
1-5	102	550 metres
	103-104	600 metres
	105	850 metres
	106-107	950 metres
6-10	102	650 metres
	103-104	700 metres
	105	1000 metres
	106-107	1200 metres
11-25+	102	750 metres
	103-104	850 metres
	105	1250 metres
	106-107	1500 metres

(ZBLA 82-2011)

Maximum Lot Coverage

The use of the lot for wind turbine structures, accessory buildings and structures, road access, storage areas and any area removed from agricultural production shall not exceed 5% of the lot area

Signs / Advertising/ Logos

A maximum of 2 advertising sign or logos on any Wind turbine shall not exceed 1.49 square metres in area or 2.44 metres in height each.

4.11 Special Zones

AG1-1 Deleted (By-law 21-2025)

AG1-2

Notwithstanding the provisions of Section 4.3, to the contrary, on the lands zoned AG1-2, a residence is prohibited. All other provisions of By-law 52-2006 continue to apply. *(Grey, West Part Lot 3, Conc. 16, Key Map 7, ZBLA 80-2011) (As amended by By-law 21-2025)*

AG1-3 Deleted (By-law 21-2025)

AG1-4 Deleted (By-law 21-2025)

AG1-5

In the area zoned AG1-5, a residence not accessory to agriculture is permitted. The establishment of any new barn must be in compliance with Section 7.7 (AG4, Special Provisions for Establishment of New Barns).

AG1-6

The following provisions apply to the area zoned AG1-6:

- Yard depths may be measured from the perimeter of the AG1-6 zone.
- Notwithstanding the provisions to the contrary, the minimum front yard setback from the existing livestock facility to Manley Line be 20 metres. *(As per By-law 99-2022)*
- All other applicable provisions shall apply. *(McKillop, part Lot 5, west Part Lot 4, Conc. 1, Key Map 15, ZBLA 10-1993) (As amended by By-law 21-2025)*

AG1-7 Deleted (By-law 21-2025)

AG1-8 Deleted *(By-law 21-2025)*

AG1-9 Deleted (By-law 21-2025)

AG1-10 Deleted (By-law 21-2025)

AG1-11

The following provisions apply to the area zoned AG1-11:

- The lands zoned AG1-11 combined with the lands zoned AG1-13 are limited to not more than a total of 720 livestock units for the entire area {the Minimum Distance Separation Formulae tables *(ZBLA 85-2009*)}, subject to the supportive documentation in nutrient management plans.
- These lands are required to provide manure disposal for a minimum of 20 years, (from 2001), for the lands zoned AG1-10 and AG1-12.
- The front yard is deemed to be the north lot line.
- The existing exterior side yard setbacks on the existing residence (3.01 metres) and the existing small barns (27.13 metres)

- The construction of a new residence is prohibited on Part of the East Half of Lot 22, West Half Lot 23, Concession 16, Grey Ward. *(Grey Ward, East Part Lot 22, Lot 23, Conc. 16, Key Map 8, ZBLA 47-2011)*
- All other applicable provisions shall apply. *(Grey Ward, East Part Lot 22, Lot 23, South Part Lot 24, Lot 25, Conc. 16, Key Map 8, ZBLA 33-2001)*

AG1-12 Deleted (By-law 21-2025)

AG1-13 Deleted (By-law 21-2025)

AG1-14 Notwithstanding the provisions of Section 4.1 to the contrary, in addition to the AG1 permitted uses, the area zoned AG1-29 permits a transfer and storage facility for processed organic non-agricultural source material in the existing buildings. All other applicable provisions shall apply. (Grey, Part of Lots 31 & 32, Conc. 18, Key Map 9, ZBLA 49-2009 & OMB File No. PL090690)

AG1-15 Deleted (By-law 21-2025)

AG1-16

The following provisions apply to the area zoned AG16:

- the south facing part of the property is considered the front on the property.
- The minimum lot area shall be 0.26 hectares; the minimum front yard depth is 10 metres; the minimum rear yard depth is 4 metres; the minimum front yard depth is 17 metres.
- Sections 4.4 (Lot Frontage) and 3.22 (Lots to front on public road) of the By-law do not apply to this property.
- All other applicable provisions shall apply *(McKillop, Part Lots 4 & 5, Conc. 9, Key Map 12, ZBLA 7-1994)*

AG1-17 Deleted (By-law 21-2025)

AG1-18 Deleted (By-law 21-2025)

AG1-19 Deleted (By-law 21-2025)

AG1-20 Deleted (By-law 21-2025)

AG1-21 Deleted (By-law 21-2025)

AG1-22

Notwithstanding the provisions of Section 3.22 (Lots to Front on Public Road) to the contrary, the area zoned AG1-22 has access to a public road by a municipally owned parcel connecting it to 7th Avenue in Vanastra. All other provisions of this By-law shall apply. *(Key Map 24, ZBLA 81-2011)*

AG1-23

Notwithstanding the provisions of Section 4.4 to the contrary, the lot area shall be a minimum of 27.1 hectares and the lot frontage shall be a minimum of 50.3 metres*. (McKillop, Part Lot 12, Conc. 12, Key Map 11, ZBLA 29-2007)*

AG1-24 – repealed *(ZBLA 20 -2008)*

AG1-25

Notwithstanding the provisions of Section 4.4 to the contrary, a minimum exterior side yard of 32 metres is permitted for the construction of one barn adjacent to Morrison Line. All other applicable provisions shall apply. *(Tuckersmith, Lot 5 and N Part Lot 4, Conc. 2 LRS, Key Map 30, ZBLA 34-2008)*

AG1-26

Notwithstanding the provisions of this By-law to the contrary, in the area zoned AG1-26 up to a maximum of 8 people are permitted to be employed on a full-time basis in a home industry use. All other applicable provisions shall apply. *(Grey, Pt. Lot 26, Conc. 3, Key Map 3, ZBLA 40-2008)*

AG1-27

Notwithstanding the provisions of Section 4.5 and the Minimum Distance Separation Formulae *(ZBLA 85-2009)* to the contrary, on the lands zoned AG1-27 the required MDS II setback from the dairy barn to any neighbouring residence is a minimum of 564 metres. All other provisions of By-law 52-2006 shall apply. *(Grey, Lots 22 & 23, Conc. 10, Key Map 5, ZBLA 51-2008)*

AG1-28

Notwithstanding the provisions of Section 3.18 and 4.4 to the contrary, a minimum lot area of 15 hectares is permitted. All other applicable provisions shall apply. *(McKillop, Part Lot 25, Conc. 8, Key Map 14, ZBLA 2-2009)*

AG1-29

Notwithstanding the provisions of Sections 4.1 and 4.3 to the contrary, on lands zoned AG1-29 livestock shall be prohibited in the existing bank barn and the building shall be used for storage purposes only. For purposes of calculating lot area, the lands zoned AG2 may also be included in the calculation. All other provisions of By-law 52-2006 continue to apply. *(McKillop, Pt Lot 2 & Pt East Half of Lot 3, Conc. 11, Key Map 12 ZBLA 54-2010)*

AG1-30 deleted by by-law 76-2016

AG1-31

Notwithstanding the provisions of Sections 1 (definition of Home Industry) and 4.2, to the contrary, on the lands zoned AG1-31 a home industry including the manufacture of furniture and an accessory showroom is permitted to a total maximum size of 1180 square metres (12, 700 square feet). The home industry is exempt from the provision that limits the number of

employees on site. All other provisions of By-law 52-2006 shall continue to apply. *(Grey, North Half of Lot 14, Concession 1, Key Map 1, ZBLA 73-2011)*

AG1-31

Notwithstanding the provisions of Sections 1 (definition of Home Industry) and 4.2. to the contrary, on the lands zoned AG1-31 a home industry including the manufacturing of furniture and an accessory showroom is permitted to a total maximum size of 2 800 square metres (31 000 square feet). The home industry is exempt from the provision that limits the number of employees on site. The AG1-31 zone will also permit a reduced interior side yard of 2.0 metres for the single detached dwelling to allow the construction of an indoor pool attached to the residence. All other provisions of By-law 52-2006 shall continue to apply. *(Key Map 1. As amended by By-law 45-2020)*

AG1-32

Notwithstanding the provisions of Section 4, to the contrary, on the lands zoned AG1-32, one residential dwelling and accessory buildings are permitted subject to the provisions of the Agricultural Small Holding (AG4) zone. The front lot line shall be along Winthrop Road and the lot frontage and area are deemed to comply with the provisions of the Huron East Zoning By-law. The AG1-32 zone requires buildings and structures and the access to those buildings and structures to be outside of the regulatory flood plain to the satisfaction of the Maitland Valley Conservation Authority. All other provisions of By-law 52-2006 shall continue to apply. *(McKillop, Part of Lot 26, Concession 8, Key Map 10A, ZBLA 93-2011)*

AG1-33

Notwithstanding the provisions of Section 3.34.4, to the contrary, on the lands zoned AG1-33, the setback from a liquid manure storage tank to an open municipal drain shall be a minimum of 30 metres (98.4 feet) with a minimum 60 metres (196.8 feet) flow path. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(McKillop, Lot 23, Concession 3, Key Map 14, ZBLA 14-2013)*

AG1-35 Deleted (By-law 21-2025)

AG1-36

Notwithstanding the provisions of Section 4.4, to the contrary, on the lands zoned AG1-36, the existing buildings and structures are deemed to comply with the yard and setback requirements of Section 4.4. All other provisions of the Huron east Zoning By-law 52-2006 shall continue to apply. *(Tuckersmith Lots 21 & 22, Concession 2, HRS, Key Map 25, ZBLA 68-2013)*

AG1-37

Notwithstanding the provisions of Section 4.5 Separation Distance (Agricultural) to the contrary, on the lands zoned AG1-37 the required MDS II setback shall be 396 metres to the neighbouring residence to the east and 554 metres to the residence/former office to the northeast. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Grey Lot 3, Concession 12, Key Map 7, ZBLA 14-2014)*

AG1-38

Notwithstanding the provisions of Section 4.1, to the contrary, on the lands zoned AG1-38, temporary overflow parking and camping for the National Motocross and Recreational events held once a year to a maximum of 10 days per year is an additional permitted use. *(Grey, North Pt Lot 4, Concession 17, Key Map 7, ZBLA 25-2014)*

AG1-39

Notwithstanding the provisions of Section 3.34.4 to the contrary an existing livestock housing facility (constructed in 2008) on the lands zoned AG1-38 shall be permitted to be enlarged to within 30m of a watercourse. Any new livestock housing facilities shall meet the setbacks established in section 3.34.4. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(McKillop, Lot 32 and part of East Half Lot 33, Concession 2, Key Map 13, ZBLA 43-2014)*

AG1-40

Notwithstanding the provisions of Section 4.4 to the contrary, in the area zoned AG1-40, a building to house livestock may be established with a front yard setback of 40m and an exterior side yard setback of 40m, provided the required minimum separation distance is maintained from the nearest neighbours dwelling. In the area zoned AG1-40, the existing workshop is deemed to comply with the zone setbacks and yards of section 4.4 for general buildings and accessory structures. The existing workshop may not house livestock. All other provisions of By-law 52-2006 shall continue to apply. (*Tuckersmith, Pt lot 5 and RP 22R5588, Pt 2, Concession 11, Key Map 29, ZBLA 61-2016*)

AG1-41

Notwithstanding the provisions to the contrary, on lands zoned AG1-41, the lot area resulting from Consent C60-2021 shall be deemed to comply with the lot area provisions of the AG1 zone. All other provisions of By-law 52-2006 shall continue to apply. *(45415 Perth County Line 86 and 86707 Perth Road 172 - Concession 1, Part Lots 69 & 70, as amended by By-law 87-2022. Key Map 3)*

AG1-42

Notwithstanding the provisions of Section 4.5 to the contrary, on the lands zoned AG1-42, required MDS shall be a minimum of 433 metres from the new milking facility to the neighboring residence to the south-west. All other zone provisions of the Huron East Zoning By-law shall apply. *(Grey, Lots 9 & 10, Conc. 7, Key Map 4, ZBLA 19-2018)*

AG1-43

In the area zoned AG1-43, a residence not accessory to agriculture is permitted. The residence is permitted with a minimum setback of 505 metres to the swine barn to the south. The establishment of any new barn in the AG1-43 zone must be in compliance with Section 7.7. (AG4 Special Provisions for Establishment of New Barns). All other provisions of the By-law apply. (Key Map 13. As amended by By-law 47-2018)

AG1-44

In the area zoned AG1-44, an on-farm diversified use is permitted in accordance with a registered site plan agreement. The on-farm diversified use (assembly hall and accessory accommodation) and its associated site functions (parking, septic system, patio area, pavilion and garden) are permitted to occupy 2.0% of the land area. The lands subject to the On-Farm Diversified Use, maximum occupancy, frequency of commercial functions, maximum gross floor area and permitted hours of operation shall be addressed in a Site Plan Agreement. Notwithstanding any other provision of the By-law, Minimum Distance Separation Formula does not apply to the on-farm diversified use within the AG1-44 zone. In the area zoned AG1-44, a second detached residence is permitted accessory to agriculture. All other provisions of the By-law shall apply. *(Grey, Part Lot 25, Conc. 25, Key Map 5. As amended by By-law 32-2019 and By-law 25-2023)*

AG1-45

Notwithstanding provisions to the contrary, in the area zoned AG1-45, the minimum lot size is 7 hectares. All other provisions of the By-law shall apply. (Key Map 26. As amended by By-law 54-2019)

AG1-46

Notwithstanding the provisions of Sections 1 (definition of Home Industry) and 4.2. to the contrary, on the lands zoned AG1-46 a home industry of motor vehicle and farm machinery repair shop, not including sales, is permitted without being accessory to a single detached dwelling and is permitted to be operated by non-residents of the subject property. The home industry is serviced by private services in the surrounding AG1 Zone, is not an agricultural industrial/commercial use, and cannot be severed. All other provisions of By-law 52-2006 shall continue to apply. (Key Map 2. As amended by By-law 54-2020)

AG1-47

For the lands zoned AG1-47, two detached accessory dwelling units are permitted to house seasonal agricultural farm workers and for agritourism accommodation in conjunction with the existing agritourism winery and agricultural operation. All other provisions of By-law 52-2006 shall continue to apply. (Key Map 24. As amended by By-law 59-2021)

AG1-48

Notwithstanding the provisions on the contrary, the following provisions apply to the lands zoned AG1-48:

- In addition to the permitted uses in the AG1 zone, a transport terminal is permitted;
- The transport truck terminal is permitted a maximum gross floor area of 700 square metres;
- A maximum of eight (8) transport truck off-street parking spaces associated with the transport terminal are permitted; and
- Any buildings, structures, storage or parking related to the trucking business must be located within 100m of buildings and parking area that existed on the date of the passing of this By-law. (Key Map 15. As amended by By-law 26-2022)

AG1-49

Notwithstanding provisions to the contrary, on the lands zoned AG1-49, the lot area resulting from Consent File C25-2021 shall be deemed to comply with the lot area provisions of the AG1 zone and a residence not accessory to agriculture is permitted. All other applicable provisions shall apply. (As amended by By-law 22-2023, Key Map 30)

AG1-50

Notwithstanding the provisions to the contrary, the minimum side yard to the existing accessory structure be 1.0 metre. (Key Map 15. As per By-law 99-2022)

Section 5-Restricted Agriculture Zone (AG2)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

5.1 Permitted Uses

- agricultural use, general, excluding new residential dwellings
- conservation
- exploration, drilling for and production of oil and natural gas
- forestry uses, not including commercial forestry processing uses
- pit, wayside, required by road authority
- wind energy facility, commercial scale or wind farm, commercial scale
- uses accessory to the permitted uses
- cannabis production facility subject to the provisions of Section 5 and 3.52 (As amended by By-law 53-2019)

5.2 Accessory Uses

- anaerobic digester *(ZBLA 85-2009)*
- commercial greenhouse under 2 acres covered by greenhouse
- farm produce sales outlet
- wind turbine generator, small or solar energy production

5.3 Permitted Structures

- buildings and structures for the permitted uses, not including a residence
- buildings and structures, not including residences, accessory to the permitted uses
- more than one main agricultural building per lot is allowed

5.4 Zone Regulations

The General Agriculture (AG1) Zone provisions ZONE REGULATIONS shall apply.

5.5 Zone Provisions

The following Sections apply to the AG2 zone:

Section: 4.5 Separation Distance (Agricultural)
4.6 Separation Distance (Residential)
4.7 Nutrient Management Plan and Manure Storage Requirements
4.8 Existing Agricultural Holdings
4.9 New Agricultural Holdings
4.10 Commercial Scale Wind or Solar Energy Facilities

5.6 Special Zones

AG2-1

In addition to the AG2 zone provisions, the area zoned AG2-1, notwithstanding the provisions of Section 4.4 may have a minimum lot area of 19.4 hectares (48.5 acres). All other applicable provisions apply. *(Tuckersmith, S Pt Lot 9, Conc. 2 LRS, Key Map 30, ZBLA 40-2007)*

AG2-2

Notwithstanding the provisions of Sections 5.1, 5.4 and Sections 4.1 and 4.4 to the contrary, the minimum interior side yard depth for the existing accessory storage coverall in the area zoned AG2-2 shall be 1.6 metres. This structure will not be used for livestock or manure storage. All other applicable provisions shall apply. *(McKillop, Pt Lots 1 & 2, Conc. 1, Key Map 15, ZBLA 85-2007)*

AG2-3

Notwithstanding the provisions of Section 5.4 and 4.4 to the contrary, on lands zoned AG2-3 the required lot frontage shall be a minimum of 80 metres. All other provisions of this By-law shall apply. *(McKillop, Pt Lot 14, Conc.5, Key Map 14, ZBLA 27-2008)*

AG2-4 Deleted (By-law 21-2025)

AG2-5

Notwithstanding the provisions of Section 5.4, to the contrary, on the lands zoned AG2-5, the areas of the lot zoned “Extractive Resources” may be included in the calculation of lot area. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Mckillop, Lot 17, Conc. 11, Key Map 11, ZBLA 79-2014)*

Section 6-Agricultural Commercial / Industrial Zone (AG3)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

6.1 Permitted Uses

- agricultural industrial establishment
- agricultural processing establishment
- agricultural service establishment
- agricultural supply establishment
- bulk sales establishment
- commercial greenhouse operation greater than 2 acres covered by greenhouse
- home industry *(ZBLA 85-2009)*
- home occupation *(ZBLA 85-2009)*
- transport terminal or yard
- wind energy facility, commercial scale or wind farm, commercial scale
- wind turbine generator, small or solar energy production
- cannabis production facility subject to the provisions of Section 6 and 3.52 (As amended by By-law 53-2019)

6.2 Permitted Structures

- An accessory dwelling unit or a mobile home detached from or part of the non-residential structure
- An accessory bunkhouse
- anaerobic digester *(ZBLA 85-2009)*
- Buildings and structures for the permitted uses
- Buildings and structures accessory to the permitted uses

6.3 Zone Regulations

Lot Area (minimum)	4,000 square metres
Frontage (minimum)	30 metres
Front Yard Depth (minimum)	20 metres from a municipal road or 25 metres from a County or Provincial Highway
Interior Side Yard Depth (minimum)	15 meters or l/2 of the building height, whichever is greater
Exterior Side Yard Depth (minimum)	20 metres from a municipal road or 25 metres from a County or Provincial Highway
Rear Yard Depth	7.5 metres
Lot Coverage (maximum)	30 %

Lighting and Illuminating Signs shall be arranged so as to deflect light away from adjacent properties

6.4 Section Deleted as per By-Law 84-2022

6.5 Minimum Distance Separation

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. Minimum Distance Separation (I and II) does not apply to Agricultural Commercial Industrial (AG3) uses. *(As amended by By-law 84-2022)*

6.6 Buffer Strip

Notwithstanding the General Provisions 'Planting Strip' Section, a buffer strip of landscaped open space, 5 metres wide, shall be provided between storage and/or display area and side and/or rear lot lines. Where an AG 3 zone abuts an AG 1 zone, the required buffer strip need not be landscaped.

6.7 Property Abutting Railway

Notwithstanding any other provisions of the AG3 Zone, along that portion of any lot line which abuts a railway right-of-way, the minimum interior side or rear yard shall not be required for an Agricultural Commercial / Industrial building.

6.8 Loading Spaces

All loading facilities must be provided within the lot and no loading may take place on a public right-of-way.

6.9 Parking

All parking and storage of vehicles will be contained on the lot and no parking is permitted on a public right-of-way.

6.10 Special Zones

AG3-1

Within the AG3-1 zone, the outside storage of lumber and utility poles shall be set back:

- 30 metres from any property line for treated or untreated lumber or poles
- 60 metres from the west property line for treated lumber or poles
- 10 metres from any well for treated lumber or poles

All other applicable provisions shall apply. *(Grey, North Pt. Lot 40, Conc. 1, Key Map 2, ZBLA 10-1990)*

AG3-2

The following provisions apply to the area zoned AG3-2:

1. The minimum front yard setback for buildings used for manufacturing or processing shall be 125.0 metres, measured from the front of the property adjacent to County Road #19. All other buildings and structures shall be setback a minimum of 75 metres from the front of the property adjacent to County Road No. 19.

2. Notwithstanding the permitted uses of Section 6.1., a feed mill, an abattoir, a dead stock removal facility and any business for the processing of livestock by-products shall be prohibited from lands zoned AG3-2.
3. All other provisions apply. *(Grey, Part Lot 25, Conc. 11, Key Map 5, ZBLA 32-2019)*

AG3-3

In the area zoned AG3-3, a minimum side yard of 11.1 metres of the existing bunker silo is permitted.

The existing single-family residence or its replacement must be located at a minimum front yard setback of 29.99 metres or greater. *(McKillop, Part Lot 2, Conc. 7, Key Map 15, ZBLA 94-2001)*

AG3-4

The area zoned AG3-4 permits a tractor and trailer wash bay facility for the adjacent livestock trucking company, an environmentally friendly dry manure storage facility and wetlands for wastewater recycling. The wash bay facility shall be located adjacent to a public road and the wetlands shall be located in the rear yard. All other provisions of the AG3 zone apply. *(McKillop, South Part Lot 1, Conc. 7, Key Map 15, ZBLA 96-2002)*

AG3-5

The area zoned AG3-5 may also be used for a non-agriculturally related construction equipment and materials yard, including the storage and repair of such equipment and materials; and accessory buildings and structures. All other applicable provisions shall apply. *(McKillop, Part Lot 2, Conc. 1, Key Map 15, ZBLA 15-1996)*

AG3-6

The minimum front yard depth for the lands zoned AG3-6 is 50 metres. *(Tuckersmith, Part Lot 32, Conc. 2, Key Map 27, ZBLA 31-1988)*

AG3-7

The following permitted uses will be allowed on the property zoned AG3-3: a repair shop restricted to the repair of fuel injection systems; no outside storage of parts and/or equipment shall be permitted.

(Tuckersmith, West Part Lot 47, Conc. 1, Key Map 24B, ZBLA 25-1992)

AG3-8

The area zoned AG3-8 permits the establishment of a beef processing and packaging facility including its accessory uses, but not including a rendering plant. The AG1 (General Agricultural) zone uses are also permitted in accordance with the Zoning By-law.

All other applicable provisions shall apply. *(Grey, Part of Lot 3, Conc. 10, Key Map 4, ZBLA 54-2005 and ZBLA 63-2009 & 56-2022)*

AG3-9

i) Notwithstanding the provisions of Section 6.1 to the contrary, the following uses are prohibited in the area zoned AG3-9:

- transport terminal or yard
- wind energy facility, commercial scale or wind farm, commercial scale
- wind turbine generator, small or solar energy production

ii) Notwithstanding the provisions of Section 6.1 to the contrary, the following uses as described by definition as a permitted use in an AG 3 are prohibited in the area zoned AG 3-9

Agricultural processing establishments:

- feed and forage processing
- assembly, sales and transport of livestock and poultry
- a cheese factory
- an egg grading station
- a saw mill
- an abattoir
- a dead stock removal facility

Agricultural service establishments:

- auction sales facility including livestock

Agricultural supply establishments:

- processing of seed, feed, fertilizers and chemical products
- animal and poultry health and breeding services

iii) Notwithstanding the zone provisions of Section 6.3, the minimum front yard depth shall be 13.5 metres for one scale and associated equipment. All other proposed structures and buildings shall meet the required setbacks.

iv) All other zone provisions apply. *(Grey, Part Lot 24, Conc. 9, Key Map 5, ZBLA 70-2008)*

AG3-10

Notwithstanding the provisions of Sections 2 and 6.1 to the contrary, on the lands zoned AG3-10, the definition of bulk sales establishment shall also include the use of land, buildings and structures for the storage and sale of packaged salt. Notwithstanding the provisions of Sections 6.3 and 6.6 to the contrary, the interior side yard setback and the required buffer strip shall be 3 metres (10 feet) to the northerly boundary of the AG3-10 zone. All other provisions of By-law 52-2006 continue to apply. *(McKillop, Part Lot 26, Conc. 7, Key Map 13, ZBLA 38-2010)*

AG3-11

Notwithstanding the permitted uses listed in Section 6.1, the lands zoned AG3-11 will be restricted to an agricultural industrial establishment for the purpose of manufacturing farm equipment. Notwithstanding section 6.5, the AG3-11 zone is permitted to be established 163 metres from the nearest neighbouring livestock barn. No residential dwellings shall be permitted to be established on the lands zoned AG3-11. Any development on the lands zoned AG3-11, including soil disturbance shall be a minimum of 15 metres from the dripline of

the trees zoned NE2 on the property. All other provisions of this by-law shall apply. *(Grey, N Pt Lt 69 and 70, Conc. 1, Key Map 3, ZBLA 90-2016)*

AG3-12

In the area zoned AG3-12, an agricultural feed mill is permitted with a minimum interior yard setback of 0 metres on the west side and a minimum interior yard setback of 15 metres on the east side. Further, the requirements of Section 6.6. will not apply to the feed mill use. All other provisions of the By-law shall apply.

Key Map 3, Schedule A, By-law 52-2006 is hereby replaced with amended Key Map 3 attached hereto, which is declared to be part of the by-law.

All other provisions of By-law 52-2006 shall apply.

AG3-13

Notwithstanding the provisions of Section 6.3, the interior side yard depth from the east lot line of the lands zoned AG3-13 shall be 3.5 metres. Notwithstanding Section 6.5, the AG3-13 zone is permitted to be established 530 metres from the nearest neighbouring livestock barn. The existing poultry livestock barn within the AG3-13 zone is recognized as a permitted use and structure. (as amended by By-law 97-2021) *(Concession 9, Part Lot 26, Grey Ward, Zone Map 6)*

AG3-14

- To limit the permitted uses to:
  - Agricultural service establishment
  - Agricultural supply establishment
  - Farm equipment sales, service and supply establishment
- To require a minimum eastern property line setback of 10.0 metres to an area of open storage or building wall
- To require a planting strip with a minimum width of 1.5 metres, where the property is adjacent to a residential zone or open space zone.

(Amended by By-law 21-2024) *(Part Lot 10, Concession 1, McKillop Ward, Zone Map 15A)*

Section 7-Agricultural Small Holding Zone (AG 4)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

7.1 Permitted Uses

- one residential dwelling
- uses accessory to the permitted uses

7.2 Accessory Uses

- home industrial use
- home occupation use
- agricultural use
- uses accessory to the permitted uses
- bed and breakfast establishment
- dwelling, converted
- farm produce sales outlet
- 'Dwelling with Supports' – One (1) Additional Residential Unit within/attached to main dwelling or within an accessory building.

7.3 Permitted Structures

- one single detached dwelling or a mobile home on a solid masonry foundation wall
- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses, in accordance with the general provision's sections relating to accessory buildings
- barns in accordance with Section 7.4.1.1
- 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 84-2022)

7.4 Zone Regulations

Lot Area (minimum)	4,000 square metres
Lot Area (maximum)	4 hectares
Lot Frontage (minimum)	23 metres
Front Yard (minimum)	17 metres from a municipal road or 25 metres from a County or Provincial Highway
Interior Side Yard (minimum)	5 metres
Exterior Side Yard (minimum)	17 metres from a municipal road or 25 metres from a County or Provincial Highway
Rear Yard (minimum)	7.5 metres

Lot Coverage (maximum)	30 %

7.4.1 Accessory Structures

7.4.1.1 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:

- 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.

7.4.1.2. Accessory Structure containing Additional Residential Unit

- A single ARU is permitted with an accessory building;
- The accessory building containing the ARU must be located a maximum distance of 60 metres measured from the main dwelling or the shared well;
- 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.

7.4.1.3 Accessory Structure Not Containing Livestock or ARU

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 84-2022)

7.5 Building Regulations

Building Height (maximum)	12 metres
Existing Agricultural buildings	30 metres
Dwelling Unit Floor Area (minimum)	84 square metres

7.6 Separation Distance (Residential)

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot

shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. *(ZBLA 85-2009)*

7.7 Special Provisions

Section deleted as per By-law 84-2022

7.8 Special Zones

AG4-1 Deleted (By-law 21-2025)

AG4-2 Deleted (By-law 21-2025)

AG4-3

The area zoned AG4-3 may also be used for a retail store. All other applicable provisions shall apply.

(McKillop, Part Lot 10, Conc. 5, Key Map 15) (ZBLA 85-2009)

AG4-4

Notwithstanding the provisions to the contrary, on the lands zoned AG4-4, a maximum of 10 motor vehicles are permitted to be displayed for sale accessory to a motor vehicle repair home industry use. The home industry use will cover a maximum of 20% of the subject property. *(Tuckersmith, Part Lot 30, Conc. 2, Key Map 4A, ZBLA 26-2023)*

AG4-5

Notwithstanding the provisions of the Home Industry definition to the contrary, in the area zoned AG4-5 the total area of accessory structures used for a permitted home industry shall be a maximum to 250 square metres. All other applicable provisions shall apply. *(McKillop, Part Lot 15, Conc. 14, Key Map 11, ZBLA 6-1992)*

AG4-6

Notwithstanding the provisions of Section 7.3 to the contrary, a minimum lot frontage of 11 metres is permitted. All other applicable provisions shall apply. *(McKillop, Part Lot 29, 30 Conc. 1, Key Map 13, ZBLA 6-2006)*

AG4-7

On lands zoned AG4-7 the following provisions shall apply:

- The property zoned AG4-7 may include motor vehicle sales as a permitted use.
- The motor vehicles to be sold are accessory to the existing motor vehicle repair shop on the property and may include the sale of other used motor vehicles.
- The display area for the motor vehicle shall be limited to 10 vehicles and be located at a setback of 122 metres from the front property line. *(Tuckersmith, Part Lot 21, Conc. 1 HRS, Key Map 25, ZBLA 23-2000)*

AG4-8 Deleted (By-law 21-2025)

AG4-9

The existing facilities on the property zoned AG4-9 may be used by a gun club and the existing buildings located on the property are deemed to comply. All other applicable provisions shall apply. *(Tuckersmith, Part Lot 14, Conc. 1 LRS, Key Map 28, ZBLA 29-2005)*

AG4-10 Deleted (By-law 21-2025)

AG4-11

Notwithstanding the provisions of Section 7.4 to the contrary, the lot area shall be a maximum of 4.047 hectares. Area of the lot zoned Natural Environment (NE1, NE2) are included in the calculation of the lot area. All other applicable provisions shall apply. *(Tuckersmith, Part Lot 16, Conc. 3 HRS, Key Map 18, ZBLA 15-2007).*

AG4-12

Notwithstanding the provisions of Section 7.4 to the contrary, a minimum lot frontage of 8 metres is permitted. All other applicable provisions shall apply. *(Tuckersmith South Part Lot 9, Conc. 2 LRS, Key Map 30, ZBLA 40-2007)*

AG4-13

Notwithstanding the provisions of Section 7.4 to the contrary, a minimum lot frontage of 16 metres is permitted. All other applicable provisions shall apply. *(Grey, Pt Lot 6, Conc. 9, Key Map 4, ZBLA 56-2007)*

AG4-14 Deleted (By-law 21-2025)

AG4-15

Notwithstanding the provisions of Section 7.4 to the contrary, a minimum lot frontage of 10 metres is permitted. All other applicable provisions shall apply. *(Tuckersmith, Part of lots 36 & 37, Con 1 LRS, Key Map 24 ZBLA 8-2010)*

AG4-15

Notwithstanding the provisions of Section 7.6 to the contrary, on lands zoned AG4-15, the existing residence shall be deemed to comply with the Minimum Distance Separation (MDS 1) setback requirements. The AG4-15 zone also recognizes the location of the existing shed in the front yard. All other provisions of By-law 52-2006 continue to apply. *(McKillop, Pt Lot 2 & Pt East Half of Lot 3, Conc. 11, Key Map 12, ZBLA 54-2010)*

AG4-16

Notwithstanding the provisions of Section 7.4 to the contrary, a minimum lot area of 3,400 square metres (0.34 hectares) is permitted; notwithstanding the provisions of Section 3.2 to the contrary, a minimum side yard setback for accessory structures of 0.55 metres is permitted. All other applicable provisions shall apply. *(Tuckersmith, Lot 37, Conc. 3 LRS, Key Map 24, ZBLA 10-2010)*

AG4-17

Notwithstanding the provisions of Section 7.4 to the contrary, on the lands zoned AG4-17, the minimum lot frontage shall be 15 metres. All other provisions of By-law 52-2006 continue to apply. *(Grey, Lot 18, Conc. 7 Key Map 5, ZBLA 97-2010)*

AG4-18

Notwithstanding the provisions of Section 7.4, to the contrary, on the lands zoned AG4-18, the minimum lot frontage is deemed to comply with the provisions of the AG4 zone. All other provisions of By-law 52-2006 continue to apply. *(Tuckersmith, Lot 30, Conc. 5 LRS, Key Map 18, ZBLA 41-2011)*

AG4-19

Notwithstanding the provisions of Section 7.4 to the contrary, on lands zoned AG4-19, the maximum lot area shall be 4.2 hectares. Notwithstanding the provisions of Section 7.6, to the contrary, the Minimum Distance Separation to existing neighbouring barns is deemed to comply with the provisions of the AG4 zone. All other provisions of By-law 52-2006 continue to apply. *(McKillop, Part of Lot 25, Conc. 5, Key Map 14, ZBLA 58-2011)*

AG4-20

Notwithstanding the provisions of Section 7.6, to the contrary, on the lands zoned AG4-20, the existing residence shall be deemed to comply with the Minimum Distance separation requirements to the neighbouring barns to the south. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Grey, Lot 34, Concession 3, Key Map 3, ZBLA 79-2011)*

AG4-21

Notwithstanding the provisions of Section 7.4, to the contrary, on lands zoned AG4-21, the total lot area, including the lands zoned NE2 (Natural Environment – Limited Protection), is deemed to comply with the maximum lot area provisions. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. (*Grey, South Part of Lots 6, 7 & 8, Concession 18, Key Map 7, ZBLA 09-2012)*

AG4-22

Notwithstanding the provisions of Section 7.4, to the contrary, on the lands zoned AG4-22, the minimum lot frontage shall be 13 metres. All other provisions of the Huron East zoning By-law 52-2006 shall continue to apply. *(Grey, Lot6, Concession 2, Key Map 1, ZBLA 24-2012)*

AG4-23

Notwithstanding the provisions of Section 7.4, to the contrary, on the lands zoned AG4-23, the minimum lot frontage shall be 19 metres. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Grey, Lot 7, Concession 14, Key Map 7, ZBLA 22-2012)*

AG4-24 Deleted (By-law 21-2025)

AG4-25

Notwithstanding the provisions of Section 7.6, to the contrary, on the lands zoned AG4-25, the Minimum Distance Separation requirements are deemed to comply from the existing residence to neighbouring barn. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Tuckersmith, Part of Lot 7, Concession 1, LRS, Key Map 30, ZBLA 64-2012)*

AG4-26

Notwithstanding the provisions of Section 7.4, to the contrary, on the lands zoned AG4-26, the existing buildings are deemed to comply with the setback requirements of the AG4 zone. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Tuckersmith, Lot 29, Concession 1, LRS, Key Map 27, ZBLA 65-2012)*

AG4-27 Deleted (By-law 21-2025)

AG4-28

Notwithstanding the provisions of Section 7.6 to the contrary, on the lands zoned AG4-28, a residence shall be deemed to comply with the Minimum Distance Separation requirements to the neighbouring barns to the west. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply*. (Grey, Lot 4, Concession 12, Key Map 7, ZBLA 35-2013)*

AG4-29

Notwithstanding the provisions of Section 7.6, to the contrary, on the lands zoned AG4-29, a residence shall be deemed to comply with the Minimum Distance Separation requirements to the neighbouring barns. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Grey, Lot 18, Concession 8, Key Map 10, ZBLA 41-2013, Grey, Lot 9, Concession 1, Key Map 1, ZBLA 87-2013, Tuckersmith, Lot 5, Concession 12, Key Map 29, ZBLA 67-2013)*

AG4-30

Notwithstanding the provisions of Section 7.4, to the contrary, on the lands zoned AG4-30, the minimum interior side yard setback from the easterly side lot line shall be 15m. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Mckillop, Lot 17, Conc. 11, Key Map 11, ZBLA 79-2014)*

AG4-31

Notwithstanding the provisions of Section 7.6 to the contrary, on the lands zoned AG4-31, a residence shall be deemed to comply with the Minimum Distance Separation requirements to the neighbouring barn to the west. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Grey, Lot 5, Conc. 15, Key Map 7, ZBLA 33-2015)*

AG4-32

Notwithstanding the provisions of Section 7.6 to the contrary, on the lands zoned AG4-32, a residence shall be deemed to comply with the Minimum Distance Separation requirements to the neighbouring barn and manure tank to the south. All other provisions of the Huron East

Zoning By-law 52-2006 shall continue to apply. *(Grey, Lot 35, Conc. 15, Key Map 9, ZBLA 65-2015)*

AG4-33

Notwithstanding the provisions of Section 7 to the contrary, the minimum lot frontage is 17m. The existing buildings and structures are deemed to comply with the yard and setback requirements of Section 4.4. All other provisions of this by-law shall apply. (Tuckersmith, Lot 1, Conc. 9, Key Map 29, ZBLA 22-2016)

AG4-34

Notwithstanding provisions 7.4, 7.5, and 7.6 to the contrary, in the area zoned AG4-34 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 for applicable surplus residence severances.

AG4-35

Notwithstanding the provisions of Section 7.1 to the contrary, a home occupation or home industry may be a permitted use on the land zoned as AG4-35 and may locate in the existing building on the property, the former Moncreiff Hall. A home occupation may operate on the property without a residential use being established on the property. A front yard setback of 5 metres shall apply to a residential dwelling constructed on the lands zoned AG4-25. All other applicable provisions shall apply. *(Grey, Part Lot 31, Concession 16, Key Map 9, ZBLA 61-2017)*

AG4-36

Notwithstanding provisions 7.4, 7.5, and 7.6 to the contrary, in the area zoned AG4-36 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 for applicable surplus residence severances. The second entrance for the existing ARU is deemed to comply. (*Grey, Part Lot 32 RP;22R6673 Part 1, Concession 16, Key Map 9, By-law 21-2025)*

Explanatory Notes to the NE zones

- *NE1 is a Natural Environment Full Protection Zone comprised of flood prone lands and natural vegetation areas with standing water and water recharge areas or significant natural environment features*
- *NE2 is a Natural Environment Limited Protection Zone which is generally comprised of upland woodlots*
- *NE3 is a Natural Environment Development Permitted Zone*

Section 8-Natural Environment - Full Protection Zone (NE1)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

8.1 Permitted Uses

- agricultural uses as existed on the date of passing of this zoning by-law
- forestry
- conservation
- natural environment
- passive recreation
- uses accessory to the permitted uses

8.2 Permitted Structures

- Buildings and structures existing on the date of the passing of this By-law
- accessory buildings and structures for the maintenance of the permitted uses as well as trails and footpaths, such as stiles, stairways, bridges and benches subject to the consent of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority or the appropriate authority
- buildings and structures necessary for flood and/or erosion control prevention subject to the consent of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority or appropriate authority
- a class 1 sewage disposal facility as approved by the appropriate authority

8.3 Special Provisions

The Placement or Removal of Fill

The placement or removal of fill or the alteration of water courses is permitted only for the maintenance of the permitted uses and in accordance with the applicable regulations of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority or the appropriate authority.

Clearing Of Areas

Clearing of areas is prohibited except as permitted in accordance with the County of Huron Forestry Conservation By-law No. 15-2003 or amendments thereto.

Drainage

Drainage is prohibited, other than for a direct agricultural drainage outlet, drainage required for permitted structures, and drains constructed in accordance with the Drainage Act and the Tile Drainage Act, as amended from time to time.

8.4 Zone Regulations

Existing Buildings and Structures

- The minimum front, rear, side yards, existing on the date of passing of this By-law shall constitute the minimum
- The maximum lot coverage and height of buildings and structures existing on the date of

passing of this By-law shall constitute the maximum requirements.

New And Expanding Buildings And Structures

- The minimum front, rear and side yards of new and expanding buildings and structures will be established and constructed in accordance with the requirements of the relevant approval authority and required studies. The Conservation Authority may recommend that the municipality require an Environmental Impact Study be completed.
- New buildings and structures are subject to Site Plan Control.

Setback From An Active Waste Disposal Site, For Residential Uses

- No new residential building shall be erected within 500 metres of a licensed waste disposal site, (Lots 4 & 5, Concession 18, Grey Ward, affecting Key Maps 17 & 22; and Lot 35, Con 3, Usborne Ward /Municipality of South Huron, affecting Key Map 50) until it has been determined by a qualified professional to the satisfaction of the Municipality of Huron East and the Ministry of the Environment, that there will be no adverse off-site impacts. The assessment of impacts on a proposed structure shall include the presence of methane/leachate and the potential for noise, odour, dust and litter complaints during operation, as a result of the neighbouring waste disposal site.
- If there is a licensed disposal site located in an adjacent municipality, similar setbacks shall apply to the land in Huron East.
- Any alteration to an existing building or any replacement of a building which has been accidentally destroyed shall be permitted without the requirement of the Contaminant Attenuation Zone (CAZ) Study. *(ZBLA 85-2009)*

8.5 Special Zones

Section 9 -Natural Environment - Limited Protection Zone (NE2)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

9.1 Permitted Uses

- all NE1 permitted uses
- dwelling unit in existence at the date of passage of this By-law subject to the provisions of the AG4 zone and the re-establishment of a dwelling unit in existence at the date of passage
- passive recreation
- a park, public
- maple syrup production
- uses accessory to the permitted uses

9.2 Accessory Uses to an Existing Residence

- home industrial use
- home occupation use

9.3 Permitted Structures

- buildings and structures existing on the date of the passing of this By-law
- buildings and structures accessory to an existing residence may be subject to the consent of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority or the appropriate authority.
- buildings and structures accessory to the permitted uses including trails and footpaths, such as stiles, stairways, bridges and benches may be subject to the consent of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority or the appropriate authority
- buildings and structures necessary for flood and/or erosion control prevention may be subject to the consent of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority or the appropriate authority
- a class 1 sewage disposal facility as approved by the appropriate authority
- a maple syrup evaporating facility

9.4 Special Provisions

The Placement or Removal of Fill

> The placement or removal of fill or the alteration of water courses for the permitted uses and structures of the Natural Environment-Limited Protection (NE2) zone is permitted in accordance with the Natural Environment-Limited Protection policies of the Municipality of Huron East Official Plan, as amended, and the applicable regulations of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority, or the appropriate authority.

Clearing of Areas

Clearing of areas is prohibited except as permitted in accordance with the County of Huron Forestry Conservation By-law No. 15-2003 or amendments thereto.

Drainage

Drainage is prohibited, other than for direct agricultural drainage outlet, drainage required for permitted structures, and drains constructed in accordance with the Drainage Act and the Tile Drainage Act.

9.5 Zone Regulations

Existing Buildings and Structures

- The minimum front, rear, side yards, existing on the date of passing of this By-law shall constitute the minimum.
- The maximum lot coverage and height of buildings and structures existing on the date of passing of this By-law shall constitute the maximum requirements.

New and Expanding Buildings and Structures

- The minimum front, rear and side yards of new and expanding buildings and structures will be established and constructed in accordance with the requirements of the relevant approval authority and required studies. The Conservation Authority may recommend that the municipality require an Environmental Impact Study be completed.
- New buildings and structures are subject to Site Plan Control.

Setback From an Active Waste Disposal Site, for Residential Uses

- No new residential building shall be erected within 500 metres of a licensed waste disposal site, (Lots 4 & 5, Concession 18, Grey Ward, affecting Key Maps 17 & 22; and Lot 35, Con 3, Usborne Ward /Municipality of South Huron, affecting Key Map 50) until it has been determined by a qualified professional to the satisfaction of the Municipality of Huron East and the Ministry of the Environment, that there will be no adverse off-site impacts. The assessment of impacts on a proposed structure shall include the presence of methane/leachate and the potential for noise, odour, dust and litter complaints during operation, as a result of the neighbouring waste disposal site.
- If there is a licensed disposal site located in an adjacent municipality, similar setbacks shall apply to the land in Huron East.
- Any alteration to an existing building or any replacement of a building which has been accidentally destroyed shall be permitted without the requirement of the Contaminant Attenuation Zone (CAZ) Study. *(ZBLA 85-2009)*

9.6 Special Zones

Section 10-Natural Environment-Development Permitted Zone (NE3)

Within this zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

10.1 Permitted Uses

- all NE2 permitted uses
- one single residential use
- a home occupation use
- uses accessory to the permitted uses

10.2 Permitted Structures

- buildings and structures existing on the date of the passing of this By-law
- one single detached dwelling
- buildings or structures for the permitted uses
- buildings or structures accessory to the permitted uses

10.3 Zone Regulations

The Agricultural Small Holding AG4 Zone Regulations shall apply.

10.4 Residential Separation Distance

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. *(ZBLA 85-2009)*

10.5 Special Provisions

Permitted Structures Establishment

Permitted structures and uses shall only be established in accordance with the applicable regulations of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority, or the appropriate authority.

Clearing Of Areas

Clearing of areas is prohibited except as permitted in accordance with the County of Huron Forestry Conservation By-law No. 15-2003 or amendments thereto.

Drainage

Drainage is prohibited, other than for direct agricultural drainage outlet, drainage required for permitted structures, and drains constructed in accordance with the Drainage Act and the Tile Drainage Act.

10.6 Zone Regulations

Existing Buildings and Structures

- The minimum front, rear, side yards, existing on the date of passing of this By-law shall constitute the minimum.

- The maximum lot coverage and height of buildings and structures existing on the date of passing of this By-law shall constitute the maximum requirements.

New and Expanding Buildings and Structures

- The minimum front, rear and side yards of new and expanding buildings and structures will be established and constructed in accordance with the requirements of the relevant approval authority and required studies. The Conservation Authority may recommend that the municipality require an Environmental Impact Study be completed.
- New buildings and structures are subject to Site Plan Control.

10.7 Special Zones

NE3-1

The following provisions apply to the area zoned as NE3-1:

- The easterly limit of the building envelope must be a minimum of 25 metres from the edge of the sugar maple forest. No development or site alteration shall occur within 25 metres of the sugar maple forest. The easterly limit has been marked in the field.
- The dimensions of the building envelope must be no longer than 36 metres deep by 25 metres wide. All development and site alteration, including the septic system, must be contained within the building envelope.
- The area between the building envelope and the sugar maple forest must be allowed to naturalize by allowing vegetation to move into the area or by planting appropriate trees. No lawn mowing or manicuring should take place in this area. *(McKillop, Part of Lot 15, Conc. 11, Key Map 15, ZBLA 95-2001)*

NE3-2

A dwelling constructed on the lands zoned NE3-2 shall be flood proofed to an elevation approved by the Conservation Authority.

Notwithstanding the provisions of Section 3.34 (Setbacks of Building and Structures Along Municipal Drains, Sinkholes and Natural Watercourses) to the contrary, on the lands zoned NE3-2, the minimum setback for a dwelling and accessory buildings from the top-of-bank of a natural watercourse (pond) shall be 7.5 metres.

The existing shed on the property and the lot area are deemed to comply with the provisions of the Huron East Zoning By-law. All other provisions of By-law 52-2006 shall continue to apply. *(Grey, East Part of Lot 34, Conc. 5, Key Map 6, ZBLA 46-2016)*

Section 11-Extractive Resource Zone (ER1)

Within this zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

11.1 Permitted Uses

- Aggregate operation or any other operation licensed under the *Aggregate Resources Act*
- Extractive use licensed under the *Oil, Gas and Salt Resources Act*
- The processing of extracted materials from the site including crushing, screening, washing, sorting and storing of materials, and a portable asphalt plant, but not including a permanent asphalt/concrete/ready mix batching plant
- Agricultural use, limited
- Natural Environment
- Accessory uses

11.2 Permitted Structures

- an office and service building or structure
- storage and maintenance building or structure
- other buildings and structures accessory to the permitted uses, but not including a dwelling unit

11.3 Zone Regulations

Lot Area	no minimum required

For buildings and structures the following minimum setbacks shall apply:

Front Yard	25 metres
Exterior Side Yard	25 metres
Interior Side Yard	17 metres
Rear Yard	17 metres

Setback From an Active Waste Disposal Site, For Residential Uses

No new residential building shall be erected within 500 metres of a licensed waste disposal site, (Lots 4 & 5, Concession 18, Grey Ward, affecting Key Maps 17 & 22; and Lot 35, Con 3, Usborne Ward /Municipality of South Huron, affecting Key Map 50) until it has been determined by a qualified professional to the satisfaction of the Municipality of Huron East and the Ministry of the Environment, that there will be no adverse off-site impacts. The assessment of impacts on a proposed structure shall include the presence of methane/leachate and the potential for noise, odour, dust and litter complaints during operation, as a result of the neighbouring waste disposal site.

If there is a licensed disposal site located in an adjacent municipality, similar setbacks shall apply to the land in Huron East.

Any alteration to an existing building or any replacement of a building which has been accidentally destroyed shall be permitted without the requirement of the Contaminant Attenuation Zone (CAZ) Study. *(ZBLA 85-2009)*

11.4 Special Provisions

Rehabilitation

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.

No Excavation can Occur or be Expanded Within:

Minimum set backs

15 metres	of the boundary of the site
30 metres	from any road limit
30 metres	of land in use for residential purposes
30 metres	of land designated as a settlement area
30 metres	from the top of bank of any body of water or water course that is not the result of excavation below the water table

Setbacks from the Natural Environment Zone shall be in accordance with the General Provisions Section (Adjacent Lands to Significant Natural Environment areas CARL- Conservation Authority Regulated Lands) of this By-law.

Exception To Setback from Boundary of Site

Where 2 extractive operations abut and are operated at the same time thus permitting a more efficient use of the available aggregate, the setback of 15 metres from the boundary of the site may be waived conditional upon a signed agreement being registered against the deeds of both properties and upon Ministry of Natural Resources approval.

Exception to Setback from Any Road Limit

Where an extractive operation abuts a municipal 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.

Future Uses Following Rehabilitation

Following rehabilitation and removal of the aggregate license, where a building or structure is to be established on the rehabilitated lands, a rezoning to the appropriate zone is required prior to the establishment of a building or structure.

Repair, Renovation, Expansion of Existing Buildings

Where a residence, accessory storage structure or barn was erected prior to the date of passing of this By-law the said building or structure may be repaired, renovated or expanded (maximum expansion of 25%) in accordance with the provisions of the General Agriculture, AG1 Zone.

11.5 Special Zones

ER1-1

Within the area zoned ER1-1, no extraction may occur within 15 metres of any natural environment zone. All other applicable provisions shall apply. *(Grey, Lots 28, 29, Conc. 4,*

Key Map 7, ZBLA 21-1989); (Grey, Part lot 41-42, Conc. 1 Key Map 7 ZBLA 11-1991), (Grey, Part lot 2, Conc. 3, Key Map 2, ZBLA 21-1990)

ER1-2

Within the area zoned ER1-2, no extraction shall occur within 10 metres of any property line or Natural Environment zone. All other applicable provisions shall apply. *(Grey, Lot 21, Conc. 3, Key Map 3, ZBLA 16-1991) (ZBLA 85-2009)*

ER1-3

On lands zoned ER1-3 the following additional provisions shall apply:

- The lands zoned ER1-3 may permit extraction in the proposed pit to within a setback of 15 metres of the road limit to the east.
- All other applicable provisions apply. *(Grey, Lot 10, Conc. 2, Key Map 1, ZBLA 30-2000)*

ER1-4

On lands zoned ER1-4 the following additional provisions shall apply:

- The area zoned ER1-4 permits an existing residence to continue on the site in the licensed area.
- A temporary asphalt hot mix plant is not permitted in the area zoned ER1-4.

(Grey, Part of Lots 2 & 3, Conc. 2, Key Map 1, ZBLA 74-2002)

Section 12-Extractive Industrial Zone (ER2)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

12.1 Permitted Uses

- permanent asphalt/concrete/ready mix batching plant
- uses permitted in the ER1 zone

12.2 Permitted Structures

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

12.3 Zone Regulations

Lot Area (Minimum)	no minimum
Lot Coverage	20 %

Setbacks for buildings or structures for permanent asphalt/concrete/ready mix batching plant (minimum) setbacks shall apply:

Front Yard	90 metres
Exterior Side Yard	90 metres
Interior Side Yard	17 metres
Rear Yard	17 metres

Setback from any off-site dwelling unit 300 metres

Setbacks for other permitted structures including accessory structures the following – minimum setbacks shall apply:

Front Yard	25 metres
Exterior Side Yard	25 metres
Interior Side Yard	17 metres
Rear Yard	17 metres

12.4 Special Provisions

12.4.1 The special provisions of the ER1 zone shall apply to lands zoned ER2

12.4.2 Location

An extractive industrial zone is only permitted within an area licensed as a pit in accordance with the *Aggregate Resources Act*, as amended.

12.5 Special Zones

ER3-1-2

Notwithstanding the provisions of Section 12.5, to the contrary, on the lands zoned ER3-1-2, a residence is prohibited. The lands ER3-1-2 shall be included for the purposes of calculating lot area. *(Grey, Part of Lot 2, Concession 17, Key Map 13, ZBLA 78-2011)*

SECTION 12 A PROTECTED EXTRACTIVE RESOURCE ZONES – Special Zones related to Agriculture (*Deleted by By-law 21-2025)*

SECTION 12.B PROTECTED EXTRACTIVE RESOURCE ZONES – Special Zones related to Natural Environment *(Deleted by By-law 21-2025)*

Section 13-Golf Course Zone (RC1)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

13.1 Permitted Uses

- a golf course and/or driving range and associated recreational uses including restaurant, swimming pool, tennis courts, miniature golf course and country club facility
- an accessory dwelling unit detached from or part of any non-residential building or structure
- agricultural use, limited

13.2 Permitted Structures

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

13.3 Zone Regulations

Lot Size (minimum)	3 hectares
Lot Frontage (minimum)	75 metres

For buildings and structures the following minimum setbacks shall apply:

Front Yard	30 metres, except that a driving range booth less than 15 square metres in area may have a front yard setback of 10 metres
Interior Side Yard	8 metres
Exterior Side Yard	30 metres, except that a driving range booth less than 15 square metres in area may have an exterior side yard setback of 10 metres
Rear Yard	8 metres
Lot Coverage (maximum)	10 %

Parking - see General Provisions Section

Lighting: All lighting and illuminated signs shall be arranged so as to deflect light away from adjacent properties.

13.4 Building Regulations

Building Heights (maximum) 12 metres

13.5 Regulations for Accessory Residential Uses

- Minimum floor area per dwelling unit shall be in accordance with the following:
  - fully detached residence 84 square metres
  - a residence as part of the non-residential building or structure 70 square metres
- The dwelling unit is completely self contained and has direct access to the outside.

13.6 Separation Distance (Residential)

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. *(ZBLA 85-2009)*

13.7 Special Zones

Section 14-Recreational Trailer Park and Campground Zone (RC2)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

14.1 Permitted Uses

- campground
- conservation
- forestry
- recreation centre
- recreation, active
- recreation, passive
- park, private
- recreational trailer and tent park
- miniature golf course
- uses accessory to the trailer park and campground use including recreational vehicle sales and service

14.2 Permitted Structures

- buildings and structures for the permitted uses
- one accessory dwelling unit for the owner or manager of the trailer park and campground, either detached or attached to a permitted structure
- one accessory dwelling unit attached to a permitted structure for staff accommodation
- buildings and structures for the permitted uses including recreational trailers, park model trailers, but not including a mobile home
- buildings or structures accessory to permitted uses

14.3 Zone Regulations

Lot Size (minimum)	4 hectares
Lot Frontage (minimum)	40 metres

For buildings and structures the following minimum setbacks shall apply:

Front Yard	20 metres
Interior Side Yard	7.5 metres
Exterior Side Yard	20 metres
Rear Yard	7.5 metres
Trailer Site Area (minimum)	150 square metres
Lot Coverage (maximum)	30 %

Parking

Each trailer or campground site shall be provided with a lease 1 car parking space.

14.4 Building Regulations

Building Heights (maximum) 9 metres

14.5 Regulations for Accessory Residential Use for The Manager/Owner/Staff

- Minimum floor area for the dwelling unit shall be in accordance with the following:
  - fully detached residence 84 square metres
  - a residence as part of the non-residential building or structure 70 square metres
- A separate direct pedestrian access to the dwelling unit shall be provided

14.6 Special Provisions

Recreational Space

Not less than 10% of the gross area of the lot shall be used as communal recreational area. Natural areas such as ravines, swamps or open water shall not be included in the calculation of recreational space.

Natural Area Open Space

Not less than 20% of the gross area of the lot shall be used as communal open space which can include ravines, swamps or open water.

Density of Development

Overall density of the entire development shall not exceed 15 recreational vehicle/trailer lots or camp sites per gross hectare.

Additions to Trailers

Structures, in the form of additions to trailers, are permitted to be established in the RC2 zone as an accessory “add-on” provided that the total floor area for the addition(s) does not exceed the floor area of the trailer.

Lighting

All lighting and illuminated signs shall be arranged so as to deflect light away from adjacent properties.

14.7 Separation Distance (Residential)

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. *(ZBLA 85-2009)*

14.8 Special Zones

Section 15- Recreational – Commercial Facility Zone (RC3)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

15.1 Permitted Uses

- agricultural use, limited
- camping facilities for the overnight accommodation of participants and spectators on a short-term basis, utilizing tents, travel trailers, motor homes or other similar transportable accommodation
- portable or temporary food facilities
- sales, rental, service and repair of off-road and recreational vehicles
- racing, testing, practice, and training facilities for motorcycles, moto-cross bikes, all-terrain vehicles and snowmobiles
- conservation
- forestry
- park, private
- uses accessory to the permitted uses

15.2 Permitted Structures

- buildings and structures for the permitted uses
- one accessory dwelling unit for the owner/manager/staff
- buildings or structures accessory to permitted uses

15.3 Zone Regulations

Lot Size (minimum)	4 hectares
Lot Frontage (minimum)	40 metres

For buildings and structures the following minimum setbacks shall apply:

Front Yard	20 metres
Interior Side Yard	10 metres
Exterior Side Yard	20 metres
Rear Yard	10 metres
Setback for racing track from a property boundary	20 metres
Lot Coverage (maximum)	30 %

Parking

- No parking for participants or observers shall be permitted on public lands.
- No parking of any vehicle or trailer shall be permitted within 10 metres of the side

lot line and rear lot line.

- Parking shall be permitted a minimum of 3 metres from the front lot line.

15.4 Building Regulations

Building Heights (maximum) 9 metres

15.5 Regulations for Accessory Residential Use for the Manager/Owner/Staff

- Minimum floor area for the dwelling unit shall be in accordance with the following:

fully detached residence	**84 square metres**
a residence as part of the non-residential building or structure	70 square metres

- A separate direct pedestrian access to the dwelling unit shall be provided
- Any permitted accessory residence will remain part of the recreational commercial holding

15.6 Special Provisions

Lighting

All lighting and illuminated signs shall be arranged so as to deflect direct light away from adjacent properties.

Hours of Operation

Racing, practice, testing and training events are permitted during daylight hours only.

No other organized events may be permitted to extend beyond 11 pm

Site Plan Control

The lands zoned RC3 may be subject to Site Plan Control and/or Development Agreement.

15.7 Separation Distance (Residential)

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. *(ZBLA 85-2009)*

15.8 Rehabilitation

Following the discontinuation of the subject recreational commercial use the lands shall be rehabilitated to an agricultural use.

15.8 Special Zones

Section 16 Salvage Yard Zone (SY)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

16.1 Permitted Uses

- motor vehicle wrecking establishment
- salvage yard
- uses accessory to the permitted uses
- accessory motor vehicle repair shop
- accessory sale of motor vehicles as per Section 16.7.4

16.2 Permitted Structures

- accessory residence to be owned and occupied by the owner/staff of the permitted commercial operation
- storage shed
- buildings and structures for permitted uses
- buildings and structures accessory to the permitted uses

16.3 Zone Regulations

Zone Area (maximum)	6 hectares
Lot Frontage (minimum)	45 metres
Front Yard Depth (minimum)	20 metres from a municipal road 25 metres from a County or Provincial Highway
Side Yard Depth (minimum)	3 metres, except:

- 15 metres minimum where any side lot line abuts any Non-Industrial Zone
- 1 metre minimum where any side lot line abuts any railway right-of-way

Exterior Side Yard Depth (minimum)	20 metres from a municipal road 25 metres from a County or Provincial Highway
Rear Yard Depth (minimum)	3 metres, except:

- 15 metres minimum where any rear lot line abuts any Non-Industrial Zone
- 1 metre minimum where any rear lot line abuts a railway right-of-way

16.4 Building Regulations

Building Height (maximum)	12 metres

16.5 Regulations for Accessory Residential Uses

Lot Area (minimum)	4,000 square metres
Front Yard Depth (minimum)	20 metres from a municipal road or 25 metres from a County or Provincial Highway
Minimum Floor Area per Dwelling Unit	

Fully detached residence	84 square metres
A residence as part of the non-residential building or structure	70 square metres

16.6 Separation Distance (Residential)

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. *(ZBLA 85-2009)*

16.7 Special Provisions

Planting Strip

Notwithstanding the General Provisions, the open storage of all salvage yards shall be surrounded by a solid fence and a planting strip with a minimum height of 3 metres.

Site Plan Control

The lands zoned SY may be subject to Site Plan Control and/or Development Agreement.

Open Storage and Display

- No open storage or display will be permitted in the required front yard or required exterior side yard.
- With the exception of the required front yard and the required exterior side yard, open storage or display is permitted in the front yard if enclosed by the required fence or planting strip.
- No open storage shall be permitted higher than the planting strip or fence.

Accessory Sale of Motor Vehicles

The motor vehicles to be sold are accessory to a motor vehicle repair shop on the property and may include the sale of other used motor vehicles. The display area for the sale of motor vehicles shall be limited to 10 vehicles and may be located in the required yard at a setback of 10 metres from the exterior side or front property line.

This display area for the accessory sale of motor vehicles shall not include vehicles which are derelict.

16.8 Special Zones

Section 17-Disposal Zone (DS)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

17.1 Permitted Uses

- waste disposal facility as approved by the Ministry of Environment license
- recycling centre

17.2 Permitted Structures

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

17.3 Special Provisions

Other Regulations

All disposal sites shall develop according to the applicable regulations of the Ontario Ministry of the Environment.

Site Plan Control

Subject to an agreement pursuant to site plan control Council may require the establishment of a fence or planting strip.

17.4 Restrictions in Areas Adjacent to Operating Licensed Disposal Sites

17.4.1 New Buildings

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, 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.

A reduction to a setback less than 500 metres may be considered by minor variance or rezoning subsequent to a Contaminant Attenuation Zone (CAZ) Study.

17.4.2 Landfill in Adjacent Municipality

If there is a licensed disposal site located in an adjacent municipality, similar setbacks shall apply to the lands in Huron East.

17.5 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 may take place within 30 metres of its perimeter. This distance may be reduced to 20 metres in cases where only gas controls are necessary.

Section 18-Residential Low-Density Zone (R1)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

18.1 Permitted Uses

- Dwelling, single detached
- Dwelling, semi-detached with full services
- Dwelling, duplex with full services
- Dwelling, triplex with full services subject to Section 19.6
- Dwelling, quadraplex with full services subject to Section 19.6
- Dwelling with supports with full services
- Dwelling, converted with full services

(As amended by By-law 84-2022)

18.2 Accessory Uses

- a home occupation
- a bed and breakfast in a single detached dwelling
- uses accessory to the permitted uses
- Additional Residential Unit(s) subject to Section 18.8

(As amended by By-law 84-2022)

18.3 Permitted Structures

- one main structure is permitted in the R1 Zone
- a group home in a single detached dwelling on full municipal services
- one single detached dwelling
- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses

18.4 Single Detached Dwelling, Converted Dwelling & Dwelling with Supports

	Full Service (Public Water & Public Sewer)	**Public Water & Private Septic**	**Private Water & Private Septic**
Interior Lot Area (minimum)	450 square metres	2,000 square metres	2,000 square metres
Corner Lot Area (minimum)	540 square metres	2,000 square metres	2,000 square metres
Interior lot frontage (minimum)	15 metres	23 metres	23 metres

	Full Service (Public Water & Public Sewer)	Public Water & Private Septic	Private Water & Private Septic
Corner Lot Frontage (minimum)	18 metres	23 metres	23 metres
Lot Depth (minimum)	n/a	46 metres	46 metres
Front Yard Depth (minimum)	Municipal Rd: 6 m County Rd: 10 m For properties located within the boundaries of urban settlement areas, the front yard setback from a County Road is 6 m. Provincial Hwy: 10 m (As Amended by: Bylaw 53-19)	Municipal Rd: 6 m County Rd: 10 m For properties located within the boundaries of urban settlement areas, the front yard setback from a County Road is 6 m. Provincial Hwy: 10 m (As Amended by: Bylaw 53-19)	Municipal Rd: 6 m County Rd: 10 m For properties located within the boundaries of urban settlement areas, the front yard setback from a County Road is 6 m. Provincial Hwy: 10 m (As Amended by: Bylaw 53-19)
Interior Side Yard Depth (minimum)	1.5 metres *Provided that the minimum distance to any abutting residence (including attached garages) is a minimum of 3 metres	1.5 metres on one side and 3 metres on the other side*; OR 1.5 metres where the lot is a corner lot*; OR 1.5 metres on both sides when there is a garage or carport attached to the main building*; *Provided that the minimum distance to any abutting residence (including attached garages) is a minimum of 3 metres	1.5 metres on one side and 3 metres on the other side*; OR 1.5 metres where the lot is a corner lot*; OR 1.5 metres on both sides when there is a garage or carport attached to the main building*; *Provided that the minimum distance to any abutting residence (including attached garages) is a minimum of 3 metres

	Full Service (Public Water & Public Sewer)	Public Water & Private Septic	Private Water & Private Septic
Exterior Side Yard (minimum)	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway
Rear Yard Depth (minimum)	8 metres	8 metres	8 metres
Lot Coverage (maximum)	Where lot frontage is 15m or less, maximum lot coverage is: 40% Where lot frontage is greater than 15 metres, lot coverage is 35%;	35 %	35 %
Landscaped Open Space (minimum)	30 %	30 %	30 %
Main Building Height	11 metres	11 metres	11 metres

18.4.1. Semi-Detached and Duplex Dwellings Zone Regulations

	Semi-Detached Full Services (Public Water & Public Sewer)	Duplex Full Services (Public Water & Public Sewer)
Interior Lot Area (minimum)	540 square metres	540 square metres
Corner Lot Area (minimum)	720 square metres	720 square metres
Interior Lot frontage (minimum)	10 metres per unit	18 metres
Corner Lot Frontage (minimum)	12 metres per unit	19.5 metres
Front Yard Depth (minimum)	Municipal Rd: 6 m County Rd: 10 m For properties located within the boundaries of urban settlement	Municipal Rd: 6 m County Rd: 10 m For properties located within the boundaries of urban settlement areas, the front

	Semi-Detached Full Services (Public Water & Public Sewer)	Duplex Full Services (Public Water & Public Sewer)
	areas, the front yard setback from a County Road is 6 m. Provincial Highway: 10 m (As Amended by: Bylaw 53-19)	yard setback from a County Road is 6 m. Provincial Highway: 10 m (As Amended by: Bylaw 53-19)
Interior Side Yard Depth (minimum)	1.5 metres *Provided that the minimum distance to any abutting residence (including attached garages) is a minimum of 3 metres *(ZBLA 85-2009)*	1.5 metres *Provided that the minimum distance to any abutting residence (including attached garages) is a minimum of 3 metres *(ZBLA 85-2009)*
Exterior Side Yard (minimum)	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway
Rear Yard Depth (minimum)	8 metres	8 metres
Lot Coverage (maximum)	40 %	40 %
Landscaped Open Space (minimum)	30 %	30 %

Duplex Dwellings - Building Regulations

Main Building Height (maximum)	11 metres
Total Floor Area per dwelling unit (minimum)	84 sq. metres

Semi-Detached Dwellings - Building Regulations

Main Building Height (maximum)	11 metres
Total Ground Floor Area (minimum)	84 sq. metres (if one storey)
	55 sq. metres (if multi-storey)

Title Separation of Attached Dwellings

Semi-detached dwellings may be separated to give distinct ownership to each dwelling unit by lot lines in line with the party wall, providing both units continue to comply with the requirements of this By-law except that the side yard along the party wall shall be 0 metres. Each unit must have a minimum of 10 metres frontage on a street and the required parking on the parcel containing the unit. The minimum lot area for an interior unit shall be 270 square metres and for a corner unit shall be 418 square metres. *(ZBLA 81-2011)*

(As amended by By-law 84-2022)

18.4.2 Conversions of Existing Dwellings

Converted Dwelling

Any single detached dwelling lawfully existing on the date of passing of this By-law and containing a minimum floor area of 110 square metres of dwelling area may be altered to a converted dwelling, provided:

- there is a minimum of 55 square metres for each dwelling unit
- such dwelling is certified by the Building Inspector and Fire Chief to be suitable for such alteration
- the external residential appearance and character of the dwelling is preserved
- any additional exterior stairways provided for such converted units, leading to a full floor above the first storey shall not be located in the front yard
- all other requirements of this By-law are complied with

(as amended by By-law 84-2022)

18.5 Building Regulations

For Single Detached Dwellings

Main Building Height (maximum)	11 metres	
Total Ground Floor Area (minimum):	One Storey	84 sq metres
	1 ½ storey or more	55 sq metres

18.6 Parking Regulations

Refer to Section 3, General Provisions.

18.7 Accessory Buildings And Structures Regulations

Refer to General Provisions Section.

18.8 Additional Residential Units (Aru)

18.8.1 Additional Residential Units – Fully Serviced

The following provisions apply:

18.8.1.1. 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 single building.

18.8.1.2 One (1) on-site parking space shall be required per ARU in addition to standard residential parking space requirements of this By-law.

18.8.1.3 Where a single detached dwelling unit, semi-detached dwelling unit, or rowhouse dwelling unit contains an additional residential unit, a home occupation is permitted within the additional residential unit.

18.8.1.4 Where an Additional Residential Unit is contained within an accessory building, in addition to the requirements of 3.2.2.7 apply with the exception that the building height is 6 metres (maximum).

18.8.2 Additional Residential Units (ARU) – Partially or Privately Serviced

The following provisions apply:

18.8.2.1 Where the property is 2 acres 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;
- One (1) on-site parking space shall be required per ARU in addition to standard residential parking space requirements of this By-law.

18.8.2.2. Where an ARU is within an accessory building, notwithstanding the provisions of 3.2, the following applies:

- Must be located in the rear of interior side yard;
- Rear Yard (minimum): 3 metres
- Interior Side Yard (minimum): 3 metres
- Building Height (maximum): 6 metres
- Building side (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.

(As amended by By-law 84-2022)

18.9 Title Separation of Existing Attached Dwellings

Existing semi-detached dwellings may be separated to give distinct ownership to each dwelling unit by lot lines in line with the party wall, providing both units continue to comply with the requirements of this By-law except that the side yard along the party wall shall be 0 metres. Each unit must have a minimum of 10 metres frontage on a street and the required parking on the parcel containing the unit. *(ZBLA 85-2009)*

18.10 Special Zones

R1-1

The area zoned R1-1 may be used in accordance with the following:

Permitted Uses

- All uses permitted in a R1 zone
- The provisions of Section 18.8 apply, except that a barn is permitted without a rezoning

Permitted Structures

- All structures permitted in a R1 zone
- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses

Zone Regulations

Lot Area (minimum)	4,000 square metres
Lot Frontage (minimum)	23 metres
Lot Depth (minimum)	46 metres
Front Yard Depth (minimum)	7.5 metres
Side Yard Depth (minimum)	3 metres
Exterior Side Yard (minimum)	6 metres
Rear Yard Depth (minimum)	7.5 metres
Lot Coverage (maximum)	30 percent
Landscaped Open Space (minimum)	30 percent

Building Regulations In accordance with Section 18.5 of this By-law.

Yard Requirements for Accessory Buildings and Structures **in** accordance with the General Provisions Section. *(Grey, Graham Survey, Key Map 4B)*

R1-2

The area zoned R1-2 may be used in accordance with Section 18 (R1) provided that the lot has access via a registered right-of-way connecting the lot to an open public road. All other applicable provisions shall apply.

(Grey, Molesworth, Pt. Lot 51, Conc. 1, Key Map 2A, ZBLA 41-1987)

R1-3

The area zoned R1-3 may be used in accordance with the following:

- The area zoned R1-3 may be used for one apartment dwelling which shall be limited to 6 dwelling units.
- Three of the dwelling units shall not contain more than 2 bedrooms per dwelling unit and three of the dwelling units shall not contain more than 1 bedroom per dwelling unit.
- Each one-bedroom unit shall contain a minimum floor area of 50 square metres and each two-bedroom unit shall contain a minimum floor area of 65 square metres.
- The minimum parking required shall be one space per dwelling unit.
- A privacy fence shall be established along the north property line of the subject property.

All other applicable provisions shall apply. *(Grey, Ethel, Pt. Lot 23, Conc. 8, Key Map 5A, ZBLA 11-1992)*

R1-4

The minimum lot area in the area zoned R1-4 shall be 3,000 square metres. All other applicable provisions

(Grey, Henfryn Lots 5-7 & Lots 10-67, R.P. 261, Key Map 6A, ZBLA 30-1992)

R1-5

The following provisions apply to the area zoned R1-5:

- lot area (minimum) 379 square metres
- lot frontage (minimum) 8.7 metres

- where the yards established by the location of the existing building are deficient from the requirements of the R1 zone, the setbacks established by the location of the existing building shall be deemed to be the minimum zone regulations applicable in the R1-5 zone
- In the event of purposeful demolition or accidental destruction, the building may be replaced subject to the regulations noted above.
- All other applicable provisions shall apply. (Grey, Ethel, West Pt. of Lot 51, R.P. 241, Key Map 5A, ZBLA 29-1998)

R1-6

The following provisions apply to the area zoned R1-6:

- Lot area (minimum) 5640 square metres.
- No setback requirements shall apply to the common lot line between the lots being developed as a single parcel.
- The lands zoned R1-6 shall include Part of Lots 16 & 17, R.P. 242 and Part Lot 24, Conc. 7 recently surveyed as parts 2 & 3, 22R-4306 plus part of Part 1, 22R-4306.
- All other provisions apply. *(Grey, Lot 18 and Part of Lot 16 & 17, R.P. 242, Key Map 5A, ZBLA 4-2000)*

R1-7

The following provisions apply to the area zoned R1-7:

- The lands zoned R1-7 may include a home industry accessory to the existing single-family residential use situated within the urban area of Walton.
- The home industry provisions and definition shall apply.
- All other provisions of By-law 12-1985 continue to apply. *(Grey, Walton, 21-30, R.P. 311, Key Map 7A, ZBLA 14-2000)*

R1-8

The following provisions apply to the area zoned R1-8:

- a home industry as defined shall be a permitted use
- lot area (minimum) 2,390 square metres.
- A planting strip shall be required in accordance with the General Provisions R1-8 zone abuts lands zoned R1 and used for single family residential use.
- The subject home industry shall not operate after the hour of 10:00 p.m.
- Accessory Buildings
  - the side yard (for an accessory building) shall be 0.5 metres along the exterior yard of an unopened and unnamed street.
  - the front yard setback for the accessory building shall not be greater than 21.3 metres.
  - Further, any large opening in the accessory building shall be located on the west

(front) of the building only.

- All other provisions apply. *(Grey, Lots 17 – 20, R.P. 208A, Key Map 5C, ZBLA 31-2001)*

R1-9

The following provisions apply to the area zoned R1-9:

- Exterior Side Yard (minimum) 1.5 metres
- Rear Yard (minimum) 1 metre
- Dwelling Unit Floor Area (maximum) 60 square metres
- All other applicable provisions shall apply. (Grey, Lots 8 & 9, R.P. 261, Henfryn, Key Map 6A, ZBLA 36-1989)

R1-10

The area zoned R1-10 may include a home industrial use accessory to the residential use. All other applicable provisions shall apply. *(Grey, Part Lots 14 & 15 R.P. 200, Key Map 4B, ZBLA 18-2004)*

R1-11

The area zoned R1-11 may also be used for the mechanical servicing of motor vehicles and small engines, subject to the zone regulations of the C1 Zone. *(McKillop, Dublin, Key Map 15B)*

R1-12

The area zoned R1-12 may be used for the purpose of an existing towing service and automotive service establishment, including the servicing, repair, cleaning, polishing and greasing of these products, and the sale of accessories and related products subject to the provision that the outdoor storage of goods, materials or vehicles shall be limited to licensed vehicles required for the operation of the towing service, 2 personal vehicles and the temporary storage of no more than six licensed or unlicensed customer vehicles, provided that the total number of vehicles including automobiles, towing trucks and vans parked outside on the premises shall not exceed a maximum of 10 at any one time. *(Tuckersmith, Key Map 23)*

R1-13

The property zoned R1-13 may, in addition to other permitted R1 uses, include as a permitted structure one shed for storage of personal property.

There shall be no outside storage of goods or commodities on the subject property.

The total floor area of the permitted shed shall not exceed 100 square metres.

(Tuckersmith, Pt. Lot 6, Conc. 1, L.R.S., Key Map 28A, ZBLA 41-1993, 23-1994)

R1-14

The property zoned R1-14 will have a building setback of 10.5 metres from the top-of-bank. All other applicable provisions shall apply. *(Tuckersmith, Lot 15 R.P 503, Egmondville, Key Map 23, ZBLA 15-1994, 25-1994)*

R1-15

The property zoned R1-15 permits one accessory building in the front yard, at a minimum setback distance of 4 metres from the front lot line. *(Tuckersmith, Egmondville, Key Map 23, ZBLA 21-1994)*

R1-16

The area zoned R1-16 recognizes an existing rear yard of 1.5 metres for a residence abutting the closed street allowance. All other provisions of the R1 zone shall apply. *(Tuckersmith, Key Map 18, Harpurhey, ZBLA 114-2002)*

R1-17

The area zoned R1-17 permits the existing accessory shed to continue its use as a sawmill and the shed may continue to exist in the absence of a principal residential use.

The R1-17 zone also recognizes a setback of 0.15 metres from the rear lot line abutting the closed street allowance. All other provisions of the R1 zone shall apply. *(Tuckersmith, Key Map 18, ZBLA 114-2002)*

R1-18

The lands zoned R1-18 shall have a minimum lot area of 1,380 square metres and a minimum lot frontage of 19.8 metres. All other provisions apply. *(Tuckersmith, Key Map 22 ZBLA 88-2005)*

R1-19

Deleted by By-law 36-2013.

R1-20

The following provisions apply to the lands zoned R1-20

i) Permitted Uses

- home occupation
- a single detached residence
- uses accessory to the permitted uses

ii) Permitted Structures

- one single detached dwelling on one lot
- one building or structure accessory to the permitted uses

iii) Zone Regulations

- Lot Area (minimum) 450 square metres
- Lot Frontage (minimum) 15 metres
- Lot Depth (minimum) 30 metres
- Front Yard Depth (minimum) 6 metres
- Side Yard Depth (minimum) 1.2 metres
- Exterior Side Yard Depth (minimum) 3 metres
- Rear Yard Depth (minimum) 4 metres

- Lot Coverage (maximum) 50%
- Landscaped Open Space (minimum) 30%

iv) Building Regulations

- Building Height (maximum) 9 metres
- Total Floor Area (minimum) 70 square metres

v) All lots zoned R1-20 may abut a private road.

vi) Accessory Buildings – One accessory building is permitted per lot; the maximum area of this accessory building is not to exceed 8 square metres

vii) Lots in Phase One may be used for the establishment of one model home per lot, in accordance with the provisions of this zone. The use shall be limited to model home display purposes and not residential use until the (-h) Holding Zone is removed. *(Tuckersmith, Egmondville, Key Map 23, ZBLA 85-2004)*

R1-20-h(1)

The following provisions apply to the lands zoned R1-20-h(1):

i. Permitted Uses

- Home occupation
- A single detached residence
- Uses accessory to the permitted uses

ii. Permitted Structures

- One single detached dwelling on one lot
- One building or structure accessory to the permitted uses

iii. Zone Regulations

- Lot Area (minimum) 450 square metres
- Lot Frontage (minimum) 15 metres
- Lot Depth (minimum) 30 metres
- Front Yard Depth (minimum) 6 metres
- Side Yard Depth (minimum) 1.2 metres
- Exterior Side Yard Depth (minimum) 3 metres
- Rear Yard Depth (minimum) 4 metres
- Lot Coverage (maximum) 50%
- Landscaped Open Space (minimum) 30%

iv. Building Regulations

- Building Height (maximum) 9 metres
- Total Floor Area (minimum) 70 square metres

v. All lots zoned R1-20-h(1) may abut a private road.

vi. Accessory Buildings – One accessory building is permitted per lot; the maximum area of this accessory building is not to exceed 8 square metres.

The holding zone will be lifted when servicing and noise mitigation measures are designed and installed to the satisfaction of the Municipality.

R1-20-h(2)

The following provisions apply to the lands zoned R1-20-h(2):

i. Permitted Uses
   - Home occupation
   - A single detached residence
   - Uses accessory to the permitted uses

ii. Permitted Structures
   - One single detached dwelling on one lot
   - One building or structure accessory to the permitted uses

iii. Zone Regulations
   - Lot Area (minimum) 450 square metres
   - Lot Frontage (minimum) 15 metres
   - Lot Depth (minimum) 30 metres
   - Front Yard Depth (minimum) 6 metres
   - Side Yard Depth (minimum) 1.2 metres
   - Exterior Side Yard Depth (minimum) 3 metres
   - Rear Yard Depth (minimum) 4 metres
   - Lot Coverage (maximum) 50%
   - Landscaped Open Space (minimum) 30%

iv. Building Regulations
   - Building Height (maximum) 9 metres
   - Total Floor Area (minimum) 70 square metres

v. All lots zoned R1-20-h(2) may abut a private road

vi. Accessory Buildings – One accessory building is permitted per lot; the maximum area of this accessory building is not to exceed 8 square metres.

The holding zone will be lifted when servicing and noise mitigation measures are designed and installed to the satisfaction of the Municipality and further, when impacts of the closed landfill are addressed to the satisfaction of the Municipality. *(Tuckersmith, Part Lots 8-10, Conc. 2, Key Map 23. Amended by By-law 27-2023)*

R1-21

The area zoned R1-21 shall have a minimum front yard setback of 10.67 metres and a 1.5 metres planting strip along the easterly boundary of the lot. (This applies to the east parts of Lots 21, 22 & 23, R.P. 402.)

(Seaforth, Key Map 16, Lots 16-30, R.P. 402 & Part Lot 27 Con. 1, ZBLA 50-1991 as

amended by OMB order C900697)

R1-22

The area zoned R1-22 permits a dwelling and an accessory building; the area of the accessory building shall be a maximum of 232.25 square metres. All other provisions of the By-law shall apply. *(Seaforth, Key Map 16, ZBLA 66-04)*

R1-23

The property zoned R1-23 includes in addition to the R1 permitted uses an existing building used for the purpose of commercial repairs and finishing for motor and recreational vehicles. The yard provisions created by this building are those which pertain to the non-residential use of the property. *(Brussels, Key Map 4B)*

R1-24

The property zoned R1-24 shall permit the use of the existing building as a drop in centre or meeting hall. Further, this building may be used as a community centre type building for other service groups or organizations in the community and surrounding area.

The R1-24 zone shall not permit an arcade or pool hall or other commercial type uses. A total of up to 6 on-site parking spaces shall be provided. All other applicable provisions apply. *(Brussels, Key Map 4B, Lot 123 & Pt. Lots 124, 104 & 105 R.P. 192, ZBLA 2-1993)*

R1-25

Notwithstanding the provisions of Section 15.3.4, the front yard set back of the lands zoned VR1-25 shall be a minimum of 15.06 metres. (As amended by By-law 16-2020) All other applicable provisions apply.

(Grey, Part of Lot 2, Conc. 9, Key Map 4A, ZBLA 13-2006)

R1-26

Notwithstanding any other provision of this By-law, the entrance to the lands zoned VR1-26 shall be via a right-of-way with lands zoned VR1-25 or with abutting farmlands to the east. All other applicable provisions apply.

(Grey, Part of Lot 2, Conc. 9,, ZBLA 13-2006)

R1-27

Notwithstanding the provisions of Section 18.4 to the contrary, the minimum lot frontage for the lands zoned R1-27 shall be 10 metres and the front yard setback is measured from a point which is 50 metres south of Orchard Lane. *(Brussels, Key Map 4A) (ZBLA 55-2023)*

R1-28

Notwithstanding the provisions of Section 18.2, 3.16, and Section 2 (Home Occupation), the existing accessory building may be used for an internet support business.

The subject business may be operated by someone other than the occupant of the existing dwelling on the subject lot. The existing residence shall be the main use of the property. Up to a total maximum of 8 employees are permitted to work in the accessory building.

Any change in use in the accessory building will require a change to the Zoning By-law.

All other provisions of this by-law shall apply. *(Brussels, Key Map 4A) (ZBLA 25-2014)*

R1-29

Notwithstanding the provisions of Sections 3.2.2.1 and 3.2.2.3 to the contrary, the construction of an accessory detached garage is permitted in the front yard, at a set back of 10 meters from the front lot line. All other applicable provisions shall apply. *(Tuckersmith, Part Lot 51, Conc. 1 LRS, Key Map 24A, ZBLA 60 – 2007)*

R1-30

Notwithstanding the provisions of Section 18.4 to the contrary, the lot frontage of the lands zoned R1-30 shall be a minimum of 9 metres; notwithstanding the provisions of Section 3.2.5 to the contrary, the existing sheds may continue to exist provided that they are only used for storage normally associated with residence. All other applicable provisions shall apply. *(Tuckersmith, Part Lot 16, Conc. 1 LRS, Key Map 28A, ZBLA 17 – 2009)*

R1-31

Notwithstanding the provisions of Section 18.4 to the contrary, the area zoned as R1-31 is permitted to have a reduced lot frontage of 20 metres. *(Key Map 6A Henfryn) (ZBLA 85-2009)*

R1-32

Notwithstanding the provisions of Section 18, to the contrary, in addition to the permitted uses in the R1 zone, the lands zoned R1-32 shall also permit a semi-detached dwelling subject to the zone regulations of Section 19.5. The semi-detached dwelling is deemed to comply with the minimum lot frontage per unit requirements. *(Seaforth, Lot 52, Block J, Registered Plan 388, Key Map 16, ZBLA 09-2013)*

R1-33

The portion of the property zoned R1-33 contains an area identified by the MVCA as floodplain. The area of development zoned R1-33 is identified as flood fringe in the Brussels two-zone floodplain. Any development within the area zoned R1-33 will be subject to the review and approval of the MVCA. *(Key Map 4A, Brussels, ZBLA 09-2015)*

R1-34

Notwithstanding the provisions of Section 18.4 to the contrary, the following provisions apply to the property zoned R1-34:

- Where the yards established by the location of the existing building are deficient from the requirements of the R1 zone, the setbacks established by the location of the existing building shall be deemed to be the minimum zone regulations applicable in the R1-34 zone. All other applicable provisions shall apply. *(Tuckersmith, Part Lot 16 as RP 22R2866 Part 3, Concession 1 LRS, Key Map 28A, ZBLA 55 – 2015)*

R1-35

Notwithstanding the provisions of the zoning by-law to the contrary, the following provisions apply to the property zoned R1-35:

- The former manse is a single detached dwelling and is a permitted residential use. The former church is considered an accessory building and may be used for a Home Occupation.
- Notwithstanding the definition of 'Home Occupation' (g), a home occupation may occupy 100% of the total interior floor area of the accessory building (former church); and a maximum of 15% of the total interior floor area of the dwelling may be used for a home occupation.
- In addition to the uses listed in the definition of 'Home Occupation' (l), the following uses are also considered home occupations on the property zoned R1-35:
  - a music & artist studio, which may include teaching lessons, recording, repairing instruments, displaying of works;
  - a performance venue used on an intermittent basis; and
  - a catering kitchen where food can be prepared to be served off-site.
- More than one home occupation is permitted on the property at one time, provided the total home occupations do not exceed the maximum total interior floor area listed above;
- All other provisions of the 'Home Occupation' definition shall apply.
- Where the yards established by the location of the existing buildings are deficient from the requirements of the R1 zone at the time of passing of this by-law, the setbacks established by the location of the existing building shall be deemed to be the minimum zone regulations applicable in the R1-35 zone.
- All other applicable provisions shall apply. *(Grey, South Part Lot 1, Conc. 17, Key Map 7A, ZBLA 05-2016)*

R1-36

Notwithstanding the provisions of Section 3.2.2.1 to the contrary, an accessory building may be erected in the front yard of the property zoned R1-36 provided it is not located closer to the street than 6 metres and setback a minimum of 3 metres from the side lot line. All other provisions of this by-law shall apply. *(Tuckersmith Ward, Plan 253, Lots 6 to 11, Pt. Lot 5; Closed Dunlop Street, Huron Road, Key Map 18, ZBL 33-2017)*

R1-37-H

The area zoned R1-37 shall have a minimum lot area of 1010 square metres, a minimum lot depth of 40 metres and permit a single detached dwelling with a maximum gross floor area of 305 square metres including a garage. The Holding Zone will remain in effect until an archaeological assessment is complete to the satisfaction of the Municipality. This by-law shall apply to Lot 4 E/S of Centre Street, Plan 232, Tuckersmith Ward. All other provisions of the By-law shall apply. (As amended by By-law 39-2018)

R1-38

In the area zoned R1-38, two horses shall be permitted subject to the following:

- Two stalls are permitted within an accessory structure for the purposes of housing the two horses provided the accessory structure is no closer than 7 metres to any property line;
- No manure may be stored on the property for more than fourteen days;
- No outdoor storage of manure is permitted;

- No electric or barbed wire fences are permitted.

All other provisions of this by-law shall apply. *(Brussels Ward, Part Lot 415, Part Park Lot 1 and Part Park Lot H, Plan 192, Key Map 4B, By-law 4-19)*

R1-39

Notwithstanding the provisions of Sections 18.4 (Zone Regulations) and 3.2.2 (Accessory Uses Location) to the contrary, on the lands zoned R1-39, the lot frontage shall be deemed to comply at 20.1 metres and that accessory structures shall be permitted in the front yard at a minimum front yard setback of 35 metres. (As amended by By-law 20-2021, Key Map 5C)

R1-40

For the lands zoned R1-40, the west lot line abutting the Frederick Street road allowance is recognized as an interior side lot line and the applicable interior side yard setbacks apply. All other provisions of By-law 52-2006 shall continue to apply. (As amended by By-law 60-2021, Key Map 5C)

R1-41

The lands zoned R1-41 shall have a minimum lot frontage of 12.5 metres. All other provisions of By-law 52-2006 shall continue to apply. (Key Map 4B, As amended by By-law 68-2021)

R1-42

For the lands zoned R1-42, notwithstanding Sections 3.2.2 and 3.25, the existing accessory building is permitted in the front yard of the property with the existing setbacks. All other provisions of By-law 52-2006 shall continue to apply. (As amended by By-law 11-2022) *(Plan 207, Part Lot 5 and Part Lot 6, Grey Ward, Zone Map 5C)*

R1-43

Notwithstanding any provisions to the contrary, in the area zoned R1-43, a minimum of south interior yard setback of 20 metres shall apply within 110 metres of the east property line. (As amended by By-law 63-2023, *Zone Map 27A)*

R1-44

Notwithstanding any provisions to the contrary, in the area zoned R1-44, the following special provisions apply:

- The interior side yard setback to the west lot line shall be a minimum of 20 metres;
- The minimum lot frontage shall be 7.5 metres;
- The maximum height of an existing accessory structure shall be 6 metres;
- The existing accessory structure shall be permitted to remain where the main use has not been established.

(As amended by By-law 63-2023) *(Plan 181, Part Park Lots 8, Park Lots 13 to 15, Tuckersmith Ward, Zone Map 27A)*

R1-45

The existing building is deemed to comply but any addition to or enlargement of the building is required to meet the provisions of Section 18. *(Plan 192, Lot 109, Brussels Ward, 51 McCutcheon Drive, Key Map 4B – Amended by Bylaw 72-2023)*

R1-46

In addition to all zone provisions in the R1 Zone, the following additional provision applies in the area zoned R1-46:

- Maximum Front Yard Depth to Main Dwelling: 20 metres (maximum)

(Key Map 18 – Amended by Bylaw-72-2024)

R1-47

Notwithstanding any provisions to the contrary, in the area zoned R1-47, the following provisions shall apply

- Two main buildings, each containing a semi-detached or duplex dwelling may be established on the whole lands zoned R1-47
- Up to two attached additional residential units (ARUs) are permitted in each main building
- All other provision sof the R1 zone apply

(Key Map 4B-Amended by By-law 53-2025)

Section 19-Residential Medium Density Zone (R2)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

19.1 Permitted Uses

- Uses permitted in the R1 zone, subject to the provisions of Section 18.
- Rowhouse Dwelling
- Multiple Unit Dwelling
- Retirement Home
- Uses Accessory to the permitted uses

19.2 Accessory Uses

- dwelling, converted containing not more than 4 dwelling units
- a boarding, lodging or rooming house containing not more than 4 additional bedrooms for that use
- a home occupation
- a bed and breakfast in a single detached or semi-detached dwelling
- Additional Residential Unit(s) within a rowhouse subject to Section 19.7 *(As amended by By-law 84-2022)*
- uses accessory to the permitted uses

19.3 Permitted Structures

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses
- Mobile dwelling unit for purposes of Additional Residential Unit.

19.4 Section Deleted as per By-Law 84-2022

19.5 Replaced by Section 18.4.1 As per By-Law 84-2022

19.6 Triplex and Quadruplex

Zone Regulations

	Triplex Full Services (Public Water & Public Sewer)	**Quadruplex Full Services (Public Water & Public Sewer)**
Interior Lot Area (minimum)	810 square metres	940 square metres
Corner Lot Area (minimum)	1,080 square metres	1,260 square metres
Lot frontage (minimum)	20 metres	20 metres
Front yard (minimum)	Municipal Rd: 6 m County Rd: 10 m	Municipal Rd: 6 m County Rd: 10 m

	Triplex Full Services (Public Water & Public Sewer)	**Quadruplex Full Services (Public Water & Public Sewer)**
	For properties located within the boundaries of urban settlement areas, the front yard setback from a County Road is 6 m. Provincial Highway: 10 m (As Amended by: Bylaw 53-19)	For properties located within the boundaries of urban settlement areas, the front yard setback from a County Road is 6 m. Provincial Highway: 10 m (As Amended by: Bylaw 53-19)
Interior side yard (minimum)	1.5 metres	1.5 metres
Exterior side yard (minimum)	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway
Rear yard (minimum)	8 metres	8 metres
Lot coverage (maximum)	40 %	40 %
Landscaped open space (minimum)	30 %	30 %

Triplex And Quadruplex - Building Regulations

Main Building Height (maximum) 11 metres

Total Floor Area per dwelling unit (minimum) 84 sq. metres (if one storey)

Total Ground Floor Area per dwelling unit (minimum) 55 sq metres (if multi-storey)

Boarding, Lodging or Rooming House Provisions

A single detached, a semi-detached or a duplex dwelling, on full services, may be converted to a boarding, lodging or rooming house provided that:

Parking spaces per room for rent (minimum) 1 space

in addition to the parking spaces required for the dwelling

- such dwelling is certified by the Building Inspector and Fire Chief to be suitable for such use
- such dwelling maintains an external residential appearance and character
- any additional exterior stairways provided for such converted units, leading to a full floor above the first storey shall not be located in the front yard
- all other requirements of this By-law are complied with

19.7 Rowhouse Dwelling Zone Provisions *(Amended By By-Law 84-2022)*

	Full Services (Public Water & Public Sewer)
Lot frontage for each dwelling unit (minimum) For a unit with 2 walls attached to adjoining units For a unit with only 1 wall attached to an adjoining unit For a unit on a corner lot	 5 metres 8 metres 11 metres
Lot area for each dwelling (minimum) Minimum for a unit with 2 walls attached to adjoining units For a unit with only 1 wall attached to an adjoining unit For a unit on a corner lot	 190 square metres per unit 304 square metres per unit 418 square metres per unit
Lot coverage (maximum)	45 %
Front yard (minimum)	Municipal Rd: 6 m County Rd: 10 m For properties located within the boundaries of urban settlement areas, the front yard setback from a County Road is 6 m. Provincial Highway: 10 m (As amended by By-law 53-2019)
Rear yard (minimum)	7.5 metres
Interior side yard for end dwelling units (minimum)	1.5 metres
Exterior side yard (minimum)	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway
Landscaped open space (minimum)	30 %

Rowhouse Dwelling - Building Regulations *(amended by By-law 84-2022)*

	Full Services (Public Water & Public Sewer)
Height of building (maximum)	11 metres

Privacy Yards

Each dwelling unit in a rowhouse dwelling shall be provided with a privacy yard clear of any walkway, building, communal amenity areas, or parking provided adjacent to each dwelling unit for the use of the occupants of the dwelling unit as follows:

- the privacy yard shall extend the entire width of the dwelling unit
- the minimum privacy yard depth shall be 6 metres from any exterior wall containing a habitable room window and 3 metres in front of a blank wall
- within the privacy yard there shall not be a public pedestrian walkway.

19.8 Multiple Unit Dwelling and Residential with Supports (Full Services)

Lot area minimum	740 square metres
Lot frontage minimum	20 metres
Lot coverage maximum	40%

Front Yard & 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

Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	3 metres
Landscaped Open Space	30%
Height of Building	11 metres

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 19.

(As amended by By-law 84-2022)

19.9 PARKING REGULATIONS

Parking shall be provided in accordance with the General Provisions Section —Parking Regulations.

19.10 SPECIAL ZONES

R2-1

The minimum lot depth for the lands zoned R2-1 is 28 metres. *(Tuckersmith, Key Map 24B, ZBLA 12-1988)*

R2-2

The exterior side yard of the lands zoned R2-2 shall be a minimum of 5.39 metres and the rear yard shall be a minimum of 5.15 metres. All other applicable provisions apply. *(Seaforth, Park Lot 1, R. P. 392, Key Map 16, ZBLA 14-2006)*

R2-3

Notwithstanding the provisions of Section 19.3, the lot area of the lands zoned R2-3 shall be a minimum of 430 metres, the frontage shall be a minimum of 13.5 metres, and the front yard shall be a minimum of 1.8 metres. All other applicable provisions apply. *(Seaforth, Part of Lot 39, R.P. 386, Key Map 17, ZBLA 49-2006)*

R2-4

The minimum rear yard of the lands zoned R2-4 shall be a minimum of 6 metres. The following uses are permitted: a detached dwelling, a home occupation; and the following uses

are to be no more than 1 storey in height: a semi-detached dwelling, a duplex, a triplex. All other applicable provisions apply. *(Brussels, Key Map 4A, ZBLA 70-2005)*

R2-5

Notwithstanding the provisions of Section 19.2, 3.16, 3.27.10.2, 3.27.13.5 and Section 2 Definitions (Home Occupation), the existing residence may contain a personal services shop (hair salon, spa, tanning and massage therapy) with a maximum total floor area of 119.38 square metres. Up to a total maximum of 2 full time equivalent employees in addition to the occupant(s) of the dwelling are permitted to work in the home occupation. The sale of products associated with the personal services shop (hair salon, spa, tanning and massage therapy) will be permitted. Three of the required parking spaces (#3, 4 & 8) are permitted in the exterior side yard. Section 3.27.13.5 shall not apply to the lands zoned R2-5. The three existing parking spaces which predate By-law 52-2006 (#5, 6 & 7) may continue and represent three of the required eight spaces. Any change in the home occupation use will require a change to the Zoning By-law. All other provisions of this by-law shall apply. *(Seaforth, Lot 1, Part Lot 25, R. P. 394, Key Map 19, ZBLA 16-2007)*

R2-6

Notwithstanding any provision of this By-law to the contrary, the area Zoned R2-6 shall be limited to 10 dwelling units. These may consist of Single Family, Semi-detached, Triplex, and or Quadruplex. All units are to be on full services. Each dwelling unit may be located on individually titled lots subject to the following requirements:

Semi-Detached and Duplex Dwellings - Zone Regulations

Interior Side Yard Depth (minimum) 1.5 meters

All other applicable provisions of this by-law, as amended, shall apply.

Triplex and Quadruplex – Zone Regulations

Lot Area:	Quadruplex (minimum)	940 square meters
Corner Lot Area:	Triplex (minimum)	932 square meters
	Quadruplex (minimum)	1,175 square meters
Interior Lot Frontage (minimum)		9 meters per unit
End Unit Lot Frontage (minimum)		10.5 meters
Lot Depth (minimum)		30 meters
Interior Side Yard Depth (minimum)		1.5 meters
Side yard along the party wall (minimum)		0 metres

One parking space per dwelling unit shall be provided. Parking spaces may be located in the front yard if accessed by individual private driveways.

All other applicable provisions of this by-law, as amended, shall apply. *(Seaforth, Lots 17-21, R. P. 406, Key Map 19 ZBLA 58 - 2007, OMB Order#PL090081 & ZBLA 77-2009)*

R2-7

Notwithstanding any provision of this By-law to the contrary, the area Zoned R2-7 may have a minimum lot frontage of 13 metres and a minimum lot area of 525 square metres. Where the yards established by the location of the existing building are deficient from the requirements

of the R2 zone, the setbacks established by the location of the existing building shall be deemed to be the minimum zone regulations applicable in the R2-7 zone.

All other applicable provisions of this by-law, as amended, shall apply. *(Seaforth, Lot 16, R. P. 405, Key Map 19, ZBLA 58 - 2007, OMB Order#PL090081 & ZBLA 77-2009)*

R2-8

Notwithstanding any provision of this By-law to the contrary, the area Zoned R2-8 shall consist of Single Family, Semi-detached, Triplex, and or Quadruplex units. All units are to be on full services. Each dwelling unit may be located on individually titled lots subject to the following requirements:

Semi-Detached and Duplex Dwellings - Zone Regulations

Interior Side Yard Depth (minimum)	1.5 meters
Interior Lot Frontage (minimum)	9 metres per unit

All other applicable provisions of this by-law, as amended, shall apply.

Triplex and Quadruplex – Zone Regulations

Corner Lot Area: Triplex (minimum)	932 square meters
Quadruplex (minimum)	1,175 square meters
Interior Lot Frontage (minimum)	9 meters per unit
End Unit Lot Frontage (minimum)	10.5 meters
Lot Depth (minimum)	30 meters
Interior Side Yard Depth (minimum)	1.5 meters
Side yard along the party wall (minimum)	0 metres

One parking space per dwelling unit shall be provided. Parking spaces may be located in the front yard if accessed by individual private driveways.

All other applicable provisions of this by-law, as amended, shall apply. *(Seaforth, Lots 2-15, 22 & 23, R. P. 406, Key Map 19 ZBLA 58 - 2007, OMB Order #PL090081 & ZBLA 77-2009)*

R2-9

Notwithstanding any provision of this By-law to the contrary, the area Zoned R2-9 shall consist of Single Detached and/or Semi-detached residential units, only. All units are to be on full services. Each dwelling unit may be located on individually titled lots subject to the following requirements.

Single Detached Dwelling - Zone Regulations

Lot Depth (minimum)	25 meters
Front Yard Depth (minimum)	5 metres
Rear Yard Depth (minimum)	5 meters

All other applicable provisions of this by-law, as amended, shall apply.

Semi-Detached - Zone Regulations

Lot Area (minimum)	530 square metres
Lot Depth (minimum)	25 meters
Interior Side Yard Depth (minimum)	1.5 meters

Front Yard Depth (minimum)	5 metres
Rear Yard Depth (minimum)	5 meters
Side yard party wall (minimum)	0 metres

All other applicable provisions of this by-law, as amended, shall apply.

One parking space per dwelling unit shall be provided. Parking spaces may be located in the front yard if accessed by individual private driveways.

All other applicable provisions of this by-law, as amended, shall apply. *(Seaforth, Lots 24-29, 31 &32, R. P. 406, and Pt. Lots 4 & 5, Pt. Buller St., closed lane, and west part playground R.P. 406, Key Map 19, ZBLA 58 - 2007, OMB Order#PL090081 & ZBLA 77-2009)*

R2-10

Notwithstanding the provisions of Section 19.1, a funeral home is permitted on lands zoned as R2-10 and are deemed to comply with the zoning by-law. Any expansions, alterations, or replacements will be in accordance with the R2 provisions. The number of existing on-site parking spaces shall remain. *(Brussels, Plan 193, Lots 433 & 434, subject to ROW, 401 Albert St, Key Map 4A; Seaforth, Plan 387, Lots 1&2, Pt. Lot 182, 183, subject to ROW on Pt. Lot 3, 87 Goderich St. W, Key Map 64; Seaforth, Plan 387, Lots 105 and 106, 47 High Street, Key Map 19.) (ZBLA 85-2009)*

R2-11

Notwithstanding the provisions of Section 19.5, to the contrary, if the semi-detached dwelling is title separated to give distinct and separate ownership to each dwelling unit, the minimum lot area per unit shall be 427 square metres. All other provisions of By-law 52-2006 continue to apply. *(Brussels, Part of Park lot 9, R.P. 194, Parts 1 to 5, Plan 22R-2738, Key Map 4B, ZBLA 11-2011)*

R2-12

Notwithstanding the provisions of Section 19.1, to the contrary, a rowhouse dwelling with a maximum of 4 dwelling units per building shall be permitted subject to the zone provisions of Section 20.4. Notwithstanding the provisions of Section 20.4, to the contrary, the maximum lot coverage for the interior units shall be 45%. All other provisions of By-law 52-2006 continue to apply. *(Brussels, Part of Park Lot 9, R.P. 194, Parts 1 to 5, Plan 22R-2738, Key Map 4B, ZBLA 11-2011)*

R2-13

Notwithstanding the provisions of Section 19.1, to the contrary, a rowhouse dwelling with a maximum of 3 dwelling units per building shall be permitted subject to the zone provisions of Section 20.4. Notwithstanding the provisions of Section 20.4, to the contrary, the minimum lot area for the corner unit shall be 396 sq. metres, the minimum lot depth shall be 24 metres, the minimum front yard setback shall be 3.8 metres, and the minimum rear yard setback shall be 4.3 metres. The maximum lot coverage shall be 41% for the corner unit, 66% for the interior unit with 2 walls attached to adjoining units, and 45% for the westerly end unit with 1 wall attached to an adjoining unit. All other provisions of By-law 52-2006 continue to apply. *(Brussels, Lot 380, R.P. 192, Key Map 4B, ZBLA 29-2011)*

R2-14

Notwithstanding the provisions of Section 19, to the contrary, in addition to the permitted uses in the R2 zone, the subject property shall also permit the office of a non-profit organization. The existing buildings are to comply with the setback requirements and any expansions, alterations, or replacements will be in accordance with the R2 zone. The number of existing on-site parking spaces shall remain and are deemed to comply with the parking requirements of Section 3.27. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Seaforth, Lots 105 and 106, Registered Plan 387, Key Map 19, ZBLA 78-2012)*

R2-15

Notwithstanding the provisions of Sections 3.5 and 19, to the contrary, on lands zoned R2-15, the permitted uses shall be limited to a single detached dwelling or a maximum of 2 semi-detached dwellings on a private communal septic system and public water, and accessory buildings subject to the provisions of Section 3.2. The setback provisions of Sections 19.4 and 19.5 shall apply. The lot frontage per unit for the semi-detached dwellings shall be deemed to comply and the total frontage for the subject property shall be a minimum of 14.6 metres (48 feet). All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Tuckersmith, Part of Park Lots 6 & 7, Reference Plan 22R-5338, Part 3, Registered Plan 237, Key Map 22, ZBLA 36-2013)*

R2-16

Notwithstanding the provisions of Section 3.5, more than 1 multiple residential structure (each containing a maximum of 4 dwelling units) is permitted on the lot which contains the R2-16 zone. In combination with the lands zoned R3-2, two main uses being a retirement home and rowhouse dwellings may be permitted on the lot.

A storm water management facility is permitted as an accessory use on lands zoned R2-16.

The provisions of Section 19.7 apply to a rowhouse dwelling constructed within a vacant land plan of condominium.

All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Seaforth, Parts 4 & 6, 22R6187, Part of Lot 24 & 25, Concession 1, Key Map 17, ZBLA 63-2015)*

R2-17

Notwithstanding the provisions of Section 19.3 of this by-law to the contrary, the area zoned R2-17 on the subject lands shall permit the following:

- A “rowhouse dwelling” to a maximum of (6) attached dwelling units per building.
- A stormwater management facility & amenity area

The definition of “Lot” in Section 2 shall apply to the exterior boundary of the plan of condominium zoned R2-17. The setbacks listed within section 19.7 of the by-law shall apply from the exterior boundaries of the plan of condominium. For clarity in applying the setbacks in section 19.7 to the lands zoned R2-17, the following shall apply:

- The front yard shall be deemed to be the southerly property line (being the lands fronting the residential lots which have frontage onto Alexander Street);
- The side yards shall be deemed to be the easterly and westerly property lines;
- The rear yard shall be deemed to be the northern property line;

Notwithstanding the provisions of section 19.7 the following special provisions shall apply to the lands zoned R2-17:

- A minimum rear yard setback of 3.0 metres shall apply from an end wall of a rowhouse dwelling.
- A minimum rear yard setback of 7.5 metres shall apply from the rear wall of a rowhouse dwelling.
- A minimum setback of 10m shall be maintained between the rear wall of the rowhouse dwellings and the side lot lines.
- A maximum density of 20 units per hectare

All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(As amended by By-law 66-2017)*

R2-18

In the area zoned R2-18, the permitted structures include multiple attached dwellings. The following special provisions apply:

Lot frontage for an end unit with only 1 wall attached to an adjoining unit – 7 metres

Lot coverage (maximum) – 46%

Interior side yard for end dwelling units (minimum) – 1.5 metres

Zone Depth (minimum) – 33.9 metres

Rear Yard (minimum) – 8 metres

Exterior Side Yard (minimum) – 4.5 metres

Number of dwelling units per building – 7

Number of main buildings per block – 2

Accessory buildings are prohibited.

All other zone provisions apply

As amended by By-law 48-2019

R2-19

In the area zoned R2-19, the following special provisions apply to multiple dwellings:

Lot frontage for an end unit with only 1 wall attached to an adjoining unit – 7 metres

Lot coverage (maximum) – 46%

Interior side yard for end dwelling units (minimum) – 1.5 metres

Zone Depth (minimum) – 33.9 metres (reduced from 38 metres)

Rear Yard (minimum) – 8 metres (reduced from 10 metres)

Exterior Side Yard (minimum) – 4.5 metres (reduced from 6 metres)

Number of dwelling units per building – 7 (increased from 4)

Number of main buildings per block – 2 (increased from 1)

Accessory buildings are prohibited.

All other zone provisions apply

As amended by By-law 48-2019

R2-20

The lands zoned R2-20 shall have a minimum lot frontage of 9m per unit of a semi-detached dwelling and is subject to site plan control. All other provisions of By-law 52-2006 shall continue to apply. *(Plan 192, Lot 296, Lot 297 & Lot 298, Brussels Ward, 255 Albert Street, Key Map 4A, as amended by By-law 27-2022)*

R2-21

Notwithstanding the provisions to the contrary, on the lands zoned R2-21, the lot line along Sports Drive shall be deemed to be the front lot line. A maximum lot coverage of 55% shall be permitted for the middle unit of a rowhouse dwelling. The required exterior side yard setback shall be reduced from 6.0 m to 5.0 m, and the required rear yard setback shall be reduced from 7.5 m to 6.0 m (Amended by By-law 60-2026)

Section 20-Residential High Density Zone (R3)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

20.1 Permitted Uses

- Rowhouse dwelling
- Multiple unit dwelling
- Dwelling with Supports subject to Section 19.8
- Retirement home or home for the aged
- Community facility within multiple unit residential dwelling
- Uses accessory to the permitted uses

(As amended by By-law 84-2022)

20.2 Accessory Uses

- A home occupation
- Additional Residential Unit within a rowhouse subject to Section 19.7 *(as amended by By-law 84-2022)*
- Uses accessory to the permitted uses

20.3 Permitted Structures

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

20.4 Rowhouse Dwelling & Dwelling With Support Zone Provisions *(as amended by By-law 84-2022)*

	Full Services (Public Water & Public Sewer)
Lot frontage for each dwelling unit (minimum) For a unit with 2 walls attached to adjoining units For a unit with only 1 wall attached to an adjoining unit For a unit on a corner lot	 5 metres 8 metres 11 metres
Lot area for each dwelling (minimum) Minimum for a unit with 2 walls attached to adjoining units For a unit with only 1 wall attached to an adjoining unit For a unit on a corner lot	 190 square metres per unit 304 square metres per unit 418 square metres per unit
Lot coverage (maximum)	45 %
Front yard (minimum)	Municipal Rd: 6 m County Rd: 10 m

	Full Services (Public Water & Public Sewer)
	For properties located within the boundaries of urban settlement areas, the front yard setback from a County Road is 6 m. Provincial Highway: 10 m (As amended by By-law 53-2019)
Rear yard (minimum)	7.5 metres
Interior side yard for end dwelling units (minimum)	1.5 metres
Exterior side yard (minimum)	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway
Landscaped open space (minimum)	30 %

Rowhouse Dwelling & Dwelling with Support - Building Regulations *(as amended by By-law 84-2022)*

	Full Services (Public Water & Public Sewer)
Height of building (maximum)	11 metres

Privacy Yards

Each dwelling unit in a rowhouse dwelling shall be provided with a privacy yard clear of any walkway, building, communal amenity areas, or parking provided adjacent to each dwelling unit for the use of the occupants of the dwelling unit as follows:

- the privacy yard shall extend the entire width of the dwelling unit
- the minimum privacy yard depth shall be 6 metres from any exterior wall containing a habitable room window and 3 metres in front of a blank wall
- within the privacy yard there shall not be a public pedestrian walkway.

More than One Rowhouse Dwelling on a Lot

More than 1 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

(As amended by By-law 84-2022)

Parking and Planting Strip Regulations

Refer to the General Provisions Section —Parking Regulations and Planting Strip Regulations

20.5 Multiple Unit Dwelling and Dwelling with Support

Zoning Provisions *(as amended by By-law 84-2022)*

	Full Services (Public Water & Public Sewer)
Lot frontage (minimum)	20 metres
Lot area (minimum)	730 square metres
Lot coverage (maximum)	45 %
Front yard (minimum)	Municipal Rd: 6 m County Rd: 10 m For properties located within the boundaries of urban settlement areas, the front yard setback from a County Road is 6 m. Provincial Highway: 10 m (As amended by By-law 53-2019)
Rear yard (minimum)	10 metres
Interior side yard (minimum)	6 metres
Exterior side yard (minimum)	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway
Landscaped open space (minimum)	35 %

Apartment - Building Regulations

	Full Services (Public Water & Public Sewer)
Height of building (maximum)	4 storeys
Balcony for apartment units above grade	Minimum 1.5 metres deep and 2.4 metres long and enclosed by a privacy screen or wall on the 2 sides which abut the building

Outdoor Common Amenity Area

A communal amenity area of no less than 100 square metres with a square or rectangular orientation shall be provided. *(As amended by By-law 84-2022)*

More than One Apartment Dwelling on a Lot

The provisions of Section 20.4.5 More than one rowhouse dwelling on a Lot, shall apply.

Parking and Planting Strip Regulations

Refer to the General Provisions Section —Parking Regulations and Planting Strip Regulations

Title Separation of Dwelling Units

A Multiple Unit Dwelling and Dwelling with Support which is further subdivided in accordance with Section 50 or 51 of the Planning Act is deemed to comply with provisions of Section 20. *(As amended by By-law 84-2022)*

20.6 Nursing Home, Retirement Home and Home for the Aged

Zone Provisions

	Full Services (Public Water & Public Sewer)
Lot frontage (minimum)	20 metres
Lot area (minimum)	For the first 5 units: 550 square metres and 75 square metres for each unit above 5
Lot coverage (maximum)	40 %
Front yard depth (minimum)	Municipal Rd: 6 m County Rd: 10 m For properties located within the boundaries of urban settlement areas, the front yard setback from a County Road is 6 m. Provincial Highway: 10 m (As amended by By-law 53-2019)
Rear yard depth (minimum)	10 metres
Interior side yard (minimum)	3 metres
Exterior side yard (minimum)	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway
Landscaped open space (minimum)	30 %

Building Provisions

Height of Building (maximum)	**4 storeys**
Amenity area (minimum per unit)	14 square metres

20.7 Parking and Planting Strip Regulations

Refer to the General Provisions Section —Parking Regulations and Planting Strip Regulations

20.8 Special Zones

R3-1

The area zoned R3-1 may be used for a health-related office and rental residential units. Notwithstanding the Parking Provisions. to the contrary, fifteen (15) parking spaces are permitted. All existing buildings setbacks are recognized. *(Seaforth, Key Map 16, ZBLA 51-2001, as amended by By-law 84-2022)*

R3-2

Notwithstanding any provision of this By-law to the contrary, the following provisions apply to a retirement home located on lands zoned R3-2:

- More than 1 main building is permitted on the lot comprising of lands zoned R3-2 and R2-16. In combination with the lands zoned R2-16, two main uses, being a retirement home and rowhouse dwellings may be permitted on the lot.
- A minimum of 0.55 parking spaces per residential unit within the retirement home shall be provided;
- The minimum floor area of a 1-bedroom unit shall be 47sq. m.;
- A private storm water management facility is permitted as an accessory use;
- A maximum of 929 sq. m. of ground floor of the retirement home may be occupied by accessory uses such as: clinics for doctors and drugless practitioners, speech pathologists, social workers, laboratories, fitness area, research & educational facilities and business/professional offices, all related directly to meeting the needs of residents living in the retirement home and serving the aging population from the community at large.
- Parking for accessory uses permitted on the ground floor of the retirement home shall be calculated at a minimum of 1 space per 20 sq. m. of floor area.

All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Seaforth, Parts 4 & 6, 22R6187, Part of Lot 24 & 25, Concession 1, Key Map 17, ZBLA 63-2015)*

R3-3

Notwithstanding the provisions to the contrary, the following provisions apply to the lands zoned R3-3:

- Lot Depth (Minimum): 30 metres
- Exterior Side Yard Setback (Minimum): 5 metres
- Lot Coverage (Maximum): 50%

All other provisions of By-law 52-2006 shall continue to apply. *(Brussels, Blocks 34, 35, & 44, Plan 596, Key Map 4B, ZBLA 06-2022)*

R3-4

Notwithstanding any provisions to the contrary, in the area zoned R3-4, the following special provisions apply:

- The permitted structures are rowhouse dwellings and accessory buildings;
- The rear yard setback is 2.5 metres;
- The minimum separation distance of 3 metres shall be provided between 2 end side walls facing each other where the wall(s) contains a habitable room window; and
- Where more than one (1) rowhouse dwelling unit may be established on a lot, the required lot coverage, landscaped open space, off-street parking and amenity area shall be measured to the whole of the lot, provided the development is subject to Site Plan Approval under Section 41 of the Planning Act.

All other provisions continue to apply. *(Concession 2 Huron Road Survey, Part Lots 8 and 9, Registered Plan 22R5263 Parts 2 and 9-11, Tuckersmith Ward, Key Map 26, ZBLA 01-2023, as amended by By-law 37-2023)*

R3-5

- To reduce the minimum required interior side yard setback from 6m to 3.5m
- To reduce the minimum required rear yard setback from 10m to 5m
- To permit balconies, decks and stairs to encroach into the required interior side yard a maximum of 1.5m. Provided that no part of the structure extends closer than 1.5 metres to the lot line.
- Notwithstanding any provisions to the contrary, all of the lands zoned R3-5 shall be considered a single lot for the purposes of zoning.

(Key Map 17 – Amended by By-law-46-2026)

Section 21-Mobile Home Park Zone (R4)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

21.1 Permitted Uses

- a mobile home park

21.2 Accessory Uses

- A home occupation
- Passive and active recreation
- Uses accessory to the permitted uses

21.3 Permitted Structures

- Administrative, sales or rental office
- 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
- Mobile home
- Mobile home - double wide
- Park or playground
- Recreational or community centre
- Swimming pool
- Buildings and structures for the permitted uses
- Buildings and structures accessory to the permitted use

21.4 Regulations for Mobile Home Park

Lot Area (minimum)	1 hectare
Lot Frontage (minimum)	75 metres
Front Yard Depth (minimum)	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway
Side Yard Depth (minimum)	3 metres
Exterior Side Yard Depth (minimum)	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway
Rear Yard Depth (minimum)	8 metres
Building Height (maximum)	11 metres

21.5 Regulations for a Mobile Home Site

Site Area (minimum)	420 square metres
Site Frontage (minimum)	13.5 metres
Front Yard (minimum)	3 metres from interior road
Interior Side Yard (minimum)	2 metres

Exterior Side Yard (minimum)	3 metres from interior road
Rear Yard (minimum)	3 metres
Unit Floor Area (minimum)	55 square metres
Site Coverage (maximum)	35 %

21.6 Additional Provisions for Mobile Home Parks

21.6.1 Access

Each mobile home site within a mobile home park shall be located on an internal access road which shall have a dust free surface and shall be a minimum traveled width of 3 metres for one-way traffic flow and 6 metres for two-way traffic flow.

21.6.2 Additions and Accessory Structures

Additions to mobile homes shall be permitted provided that the yard setback and lot coverage provisions for the lot are maintained.

Buildings and structures accessory to a mobile home on a mobile home site shall be permitted in accordance with the General Provisions Accessory Building Section. No more than 2 accessory buildings or structures shall be permitted on a mobile home site.

Buildings and structures accessory to the Mobile Home Park are permitted in accordance with Zone Regulations above.

21.6.3 Density

The maximum density of mobile home units in a mobile home park shall be 20 units per gross hectare.

21.6.4 Parking

Each mobile home site shall be provided with at least 2 car parking spaces per site.

Commercial Buildings - Refer to the General Provisions Section —Parking Regulations.

Recreational and Community Centre Building Parking - Refer to the General Provisions Section —Parking Regulations.

21.6.5 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.

21.6.6 Separation

Mobile homes and any part thereof shall be separated from each other by not less than 4 metres.

Mobile homes and any part thereof shall be separated from any main or accessory building for the mobile home park by not less than 4 metres.

21.6.7 Services

Each mobile home located within an urban area mobile home park shall be provided with a municipal piped water supply and municipal sewage disposal facilities, solid waste disposal,

storm drainage, hydro, street lighting, telephone and road maintenance.

In existing mobile home parks, without full services, expansions will be permitted based on the approval of the appropriate authority.

21.6.8 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 skirtings, with access where necessary, to screen the view of the undercarriage or foundation supports and any accessory structure shall be so designed to harmonize with the mobile home.

21.6.9 Storage

There shall be no outside storage of any furniture, domestic equipment or seasonally used equipment on the mobile home site.

Adequate open storage shall be provided within a special communal storage area provided within the mobile home park.

The communal storage area may be located in the rear or side yard in accordance with the General Provisions Section, Accessory Structures.

Adequate covered storage shall be provided and located either at the individual mobile home site or within a special communal storage area provided within the mobile home park.

21.6.10 Units Per Site

Not more than one mobile home unit shall be placed on any mobile home site.

21.7 Special Zones

Section 22-Urban Natural Environment and Open Space Zone (OS)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

22.1 Permitted Uses

- agricultural use limited
- conservation
- forestry use
- a park, public
- passive recreation
- uses accessory to the permitted uses

22.2 Permitted Structures

- buildings and structures existing on the date of the passing of this By-law
- buildings and structures accessory to the permitted uses subject to the consent of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority or the appropriate authority
- buildings and structures necessary for flood and/or erosion control prevention subject to the consent of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority or appropriate authority
- a class 1 sewage disposal facility as approved by the appropriate authority

22.3 Zone Provisions

Lot Frontage (minimum)	no minimum
Lot Area (minimum)	no minimum
Lot Depth (minimum)	no minimum
Lot Coverage (maximum)	20%
Front Yard Depth (minimum)	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway
Rear Yard Depth (minimum)	8 metres
Interior Side Yard Depth (minimum)	7.5 metres
Exterior Side Yard Depth (minimum)	6 metres from a Municipal Road or 10 metres from a County or Provincial Highway
Height Of Building (maximum)	11 metres

Parking, Accessory Buildings, Planting Strips.
In accordance with the General Provisions Section.

22.4 Special Zones

OS-1

Notwithstanding the provisions of Section 22, to the contrary, the lands zoned OS-1 shall be subject to the provisions of the RC1 (Golf Course) Zone. *(ZBLA 81-2011)*

OS-2

Notwithstanding any provision to the contrary, Minimum Separation Distance (I or II) is not applied to the lands zoned OS-2. (*By-law 21-2025)*

Section 23-Floodway Zone (FW)

The Floodway zone is the area between the watercourse and the flood way line. (see Appendix 7 for diagram) *(ZBLA 85-2009)*

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

23.1 Permitted Uses

- a conservation project
- recreation, passive
- park, public
- limited agricultural use involving no buildings or structures
- uses accessory to the permitted uses

23.2 Permitted Structures

- buildings and structures accessory to the permitted uses subject to the consent of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority or the appropriate authority
- buildings and structures necessary for flood and/or erosion control prevention subject to the consent of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority or appropriate authority

23.3 Special Provisions

- No buildings or structures or additions thereto and no placing or removal of fill shall be permitted except with the prior written approval of the Municipality and the applicable Conservation Authority
- The expansion or renovation of existing development 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

23.4 Special Zones

FW-2

The area zoned as FW-2, the existing buildings are permitted and the right to reconstruct these structures to a similar proportion if destroyed is recognized. Any alteration of an existing building must be in accordance with Conservation Authority Regulations, through approval of the Ausable-Bayfield Conservation Authority.

In the area zone FW-2, a landscaping business is permitted as a home industry subject to definition of ‘home industry’ and the following additional provisions:

- The area in which the landscaping business is permitted to operate (FW-2 zone) be limited to the area including the existing barns and graveled yard.
- All storage (equipment, materials, etc.) be required to locate within existing buildings;
  - Notwithstanding the above, bulk mulch is permitted to be stored on the existing concrete pad located between the two, existing barns subject to an ABCA permit;

- Storage of fuels, chemicals and fertilizers is such that their release would be prevented during flood events;
- No further intensification of the home industry use is permitted in the FW-2 Zone;
- Site Plan Control apply to the home industry.

(As amended by By-law 54-2019)

FW-3

In the area zoned FW-3, existing residential uses are permitted. A detached garage is permitted in the front yard of the existing dwelling provided the building is located a minimum of 15 meters from the Gouinlock Street road allowance, has no habitable space, is for storage only, will not be used for any business purposes and is in accordance with the Ausable Bayfield Conservation Authority permit. The right to reconstruct these structures to a similar proportion if destroyed by means other than flooding is recognized. Any alteration of an existing building must be in accordance with Conservation Authority Regulations, through approval of the Ausable-Bayfield Conservation Authority. (As amended by By-law 52-2019)

Section 24-Flood Fringe Zone (FF)

The Flood Fringe zone is the area between the floodway line and the flood fringe line. (see Appendix 7 for diagram. *(ZBLA 85-2009)*

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

24.1 Permitted Uses

In accordance with the various Zones (example, Residential, Commercial) found within the limits of the Flood Fringe.

Notwithstanding any other provisions of this section to the contrary, in the area within the Flood Fringe, the placing or removal of fill will be subject to the approval of the applicable Conservation Authority and the construction of permitted buildings and structures will be subject to flood damage reduction measures determined in consultation with the applicable Conservation Authority.

24.2 Special Zones

FF-1

The area zoned as FF-1 may be used for existing residential and accessory uses. The right to reconstruct these structures to a similar proportion if destroyed is recognized. Any alteration of an existing building must be in accordance with Conservation Authority Regulations, through approval of the Maitland Valley Conservation Authority. (Brussels, Key Map 4A) *(ZBLA 85-2009)*

Section 25-Future Development Zone (FD)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

25.1 Permitted Uses

- uses lawfully in existence on the date of passing of this By-law
- agricultural use, limited
- park, public
- uses accessory to permitted uses

25.2 Permitted Structures

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

25.3 Zone Provisions for Accessory Buildings

Front Yard Depth (minimum)	10 metres
Rear Yard Depth (minimum)	7.5 metres
Side Yard Depth (minimum)	7.5 metres
Exterior Side Yard Depth (minimum)	10 metres

25.4 Special Provisions

Subdivision Of Land

No subdivision of land by consent or registered plan of subdivision is permitted in a Future Development Zone prior to rezoning to the appropriate zone.

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 dwelling units are maintained.

25.5 Special Zones

FD-1

Notwithstanding the provisions of Section 3.22 (Lots to Front on Public Road) to the contrary, the area zoned FD-1 has access to a public road by a Municipal owned parcel connecting it to 7th Ave. in Vanastra. All other provisions of this By-law shall apply. (Tuckersmith, Key Map 24B) *(ZBLA 85-2009)*

Section 26-Village Commercial Zone (C1) –

All settlement areas except Seaforth, Brussels & Vanastra

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

26.1 Permitted Uses

- agricultural service establishment
- agricultural supply establishment
- ambulance station
- art gallery
- artist, dance, exercise or photographic studio
- assembly hall which is carried on entirely within a wholly enclosed building
- auction sale facility excluding the sale of livestock
- bake shop
- bank or a financial institution
- bed and breakfast establishment
- bottle depot
- brewers retail outlet
- building supply and sales establishment
- bus depot
- business or professional office
- clinic
- commercial storage warehouse (rental units)
- convenience store
- dress making or tailor shop
- dwelling, converted
- dwellings existing on the date of passage of this By-law and their strengthening, repair renovation, enlargement or replacement subject to the provisions of the R2 Section
- dwelling units secondary to a commercial use within the rear portion or upper stories of a commercial building *(ZBLA 85-2009)*
- eating establishment, restaurant
- eating establishment, drive-through restaurant
- eating establishment, take-out restaurant
- eating establishment, portable food outlet, in accordance with any municipal By-laws
- farm equipment sales, service and supply establishment
- farm produce sales outlet
- farmers market
- fire hall
- flea market

- food store
- funeral home
- gasoline bar
- general store
- government office
- greenhouse, commercial
- group home, in a single detached residence
- hardware store
- health club
- home occupation in any permitted dwelling
- hotel
- landscaping and garden supply establishment
- liquor store
- mobile home and/or recreational vehicle sales and service establishment
- motor vehicle repair shop
- motor vehicle rust proofing
- motor vehicle sales and/or service establishment
- motor vehicle washing establishment
- motorized recreational vehicle sales and service establishment
- parking area, accessory
- parking lot
- personal services shop
- place of entertainment
- post office
- printing establishment
- private club
- public building
- public library
- park, public in accordance with the Urban Natural Environment and Open space (OS) Section
- retail store except those dealing with heavy machinery, fuels, factory equipment, building materials, new or used automobiles, boats, trailers, motorcycles or snowmobiles
- service and repair shop
- sign printing establishment *(ZBLA 85-2009)*
- sports and recreation facility
- taxi stand
- tire sales establishment
- veterinarians' clinic

- wholesale or warehouse use accessory to any of the foregoing permitted uses
- Uses accessory to the permitted use

26.2 Permitted Structures

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

26.3 Zone Regulations

	Public Water & Private Septic	Private Water & Private Septic
Lot Area (minimum)	1,650 square metres	1,850 square metres
Lot Frontage (minimum)	30 metres	30 metres
Lot Depth (minimum)	46 metres	46 metres
Front Yard Depth (minimum)	3 metres	3 metres
Interior Side Yard Depth (minimum)	3 metres	3 metres
Exterior Side Yard Depth (minimum)	3 metres	3 metres
Rear Yard Depth (minimum)	7.5 metres	7.5 metres
Lot Coverage (maximum)	40 %	40 %
Landscaped Open Space (minimum)	20 %	20 %

26.4 Building Regulations

26.4.1 Building Height (maximum) 12 metres

26.5 Building Regulations for Accessory Residential Use

- Location: other than in basement or cellar.
- Minimum dwelling unit area for dwelling units located within a commercial unit = 70 square metres
- Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling.

26.6 Re-Establishment of a Residential Use

Any building which has been used as a residence and subsequently converted to a commercial use may be returned to a residential use subject to the provisions of the R2 zone.

26.7 Establishment of a New Residential Use In A Commercial Building

Any existing commercial building which has been used for a commercial use may be converted to a new residential use subject to the provisions of the R2 zone.

26.8 Special Provisions

26.9 Outdoor Display and Storage Regulations

The minimum setback from any front, side or rear lot line of any outside display or storage area in this zone shall be no less than 3 metres.

26.10 Special Zones

C1-1

The following provisions apply to the lands zoned C1-1:

- the area zoned C1-1 may also be used for the following uses: the manufacture and sale of lawn ornaments and decorative fixtures; the sale of patio stones and related products; and a landscaping and garden supply establishment.
- in addition to a manufacturing building, a storage facility and a trade show facility are permitted.
- The portion of the area zoned C1-1 used for product, display and inventory shall not exceed 35%.
- All other applicable provisions shall apply. *(McKillop, Key Map 15B, ZBLA 15-1996)*

C1-2

The area zoned C1-2 shall be used only for the following use: a veterinary clinic. All other applicable provisions shall apply. *(McKillop, Key Map 16)*

C1-3

The area zoned C1-3 shall be used only for a machine and welding shop. All other applicable provisions shall apply. *(McKillop, Key Map 17)*

C1-4

The following provisions apply to the lands zoned C1-4:

- The permitted uses are: the display and sale of new and used horse and livestock trailers and of related horse and trailer accessories; a day nursery; and a dental or medical clinic.
- The following site plan provisions shall apply:
    1) a grassed strip, with no trailers or vehicles located thereon, shall be located along the west boundary at a width of 6 metres, with the exception of the ingress/egress from Highway #4. The only combined ingress/egress from Highway #4 shall be a maximum width of 6 metres and located in the southerly 22.9 metres.
    2) a grassed strip, with no trailers or vehicles located thereon, shall be located along the south and north boundary at a width of 4.6 metres.
    3) the building on the site shall have a maximum height of one and one half storeys; the building shall have a maximum dimension of 9.14 metres facing the west boundary and a maximum dimension of 15.24 metres depth. The south side yard of the building shall be a maximum of 4.6 metres and the minimum front yard setback shall be 15.24 metres.
- All other provisions of this By-law shall apply. (Tuckersmith, Key Map 27A, ZBLA 33-1995)

C1-5

The following provisions apply to the lands zoned C1-5

- The permitted uses are: the display, sale and custom finishing of new and used horse and livestock trailers and of related horse and trailer accessories; a day nursery; a dental or medical clinic; an art gallery; a residential use either as the main use or as an accessory use; and an office accessory to the business of display, sale and custom finishing of new and used horse and livestock trailers and of related horse and trailer accessories.
- The following site plan provisions shall apply:
  1) any new buildings or structures shall be located to the north of the existing residence or to the east of the front line of the existing residence.
  2) a grassed area including other horizontal elements, in addition to new and existing driveways, shall be maintained across the entire front yard between the front lot line and the front of the existing residence.
  3) the location of permanent display of new and used horse and livestock trailers and of related horse and trailer accessories shall be to the east of the east limit of the existing residence.
  4) the sign shall be in accordance with the site plan. (Tuckersmith, Lots 9 &10, Park 11 & 12 R.P. 181, Key *Map 27A, ZBLA 14-1997)*

C1-6

The following provisions apply to the lands zoned C1-6:

- the area zoned C1-6 may also be used for the establishment of a business for automotive repair, restoration, service and accessory sales.
- Any outdoor storage of materials shall be enclosed by view-obstructing fence or hedge.
- The required 5 parking spaces shall be located on site. *(Tuckersmith, Egmondville, Lot 5 R.P. 232, Key Map 22, ZBLA 30-1999)*

C1-7

The permitted uses on the property zoned C1-7 shall be limited to buildings, structures and accessory buildings and structures (including an accessory residence) for the purposes of a well drilling business.

(Tuckersmith, Lot 9, 10, 11 &12, R.P. 181, Key Map 18) (ZBLA 85-2009)

C1-8

The property zoned C1-8 shall be limited to the following permitted uses:

- an agricultural service establishment
- an agricultural supply establishment
- an animal and poultry health and breeding clinic
- a facility for the storage, operations and maintenance of school buses
- uses accessory to the permitted uses *(Tuckersmith, Key Map 22, ZBLA 19-1986)*

C1-9

On the lands zoned C1-9, two residences are permitted. *(Tuckersmith, Part Lot 16, Conc. 1, Key Map 28A, ZBLA 20-1991)*

C1-10

In the addition to the uses permitted in the C1 Zone, the area zoned C1-10 also permits a nursery school and a business for manufacture and sale of canvas products. *(McKillop, Walton Little School, Key Map 7A)*

Section 27-Fringe Core Area Commercial – Seaforth Zone (C2)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

27.1 Permitted Uses

- art gallery
- artist, dance, exercise or photographic studio
- assembly hall which is carried on entirely within a wholly enclosed building
- bed and breakfast establishment
- bottle depot
- business or professional office
- clinic
- convenience store
- dress making or tailor shop
- dwelling, converted
- dwellings existing on the date of passage of this By-law and their strengthening, repair renovation, enlargement or replacement subject to the provisions of the R2 Section
- dwelling units secondary to a commercial use within the rear portion or upper stories of a commercial building (ZBLA 85-2009)
- eating establishment, restaurant
- eating establishment, portable food outlet, in accordance with any municipal By-laws
- farmers market
- flea market
- funeral home
- government office
- group home, in a single detached dwelling
- health club
- home occupation in any permitted dwelling
- laundromat
- parking area, accessory
- parking lot
- personal services shop
- printing establishment
- private club
- public building
- park, public in accordance with the Urban Natural Environment and Open space (OS) Section
- retail store except those dealing with heavy machinery, fuels, factory equipment, building materials, new or used automobiles, boats, trailers, motorcycles or snowmobiles

- service and repair shop
- sign printing establishment (ZBLA 85-2009)
- taxi stand
- uses accessory to the permitted use

27.2 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

27.3 Re-Establishment of a Residential Use

26.3.1 Any building which has been used as a residence and subsequently converted to a commercial use may be returned to a residential use subject to the provisions of the R2 zone.

27.4 Zone Provisions for Commercial Uses

	Full Service (Public Water and Public Sewer)
Lot Area (minimum)	600 square metres
Lot Frontage (minimum)	20 metres
Lot Depth (minimum)	30 metres
Front Yard Depth (minimum)	3 metres
Interior Side Yard Depth (minimum)	3 metres except that where the interior side lot line abuts a Residential Zone, the minimum interior side yard shall be: 4.5 metres

	Full Service (Public Water and Public Sewer)
Exterior Side Yard (minimum)	3 metres
Rear Yard Depth (minimum)	8 metres
Lot Coverage (maximum)	40 %
Landscaped Open Space (minimum)	10 %
Building Height (maximum)	11 metres

27.5 Parking, Accessory Buildings, Planting Strips Etc.

In accordance with the provisions of the General Provisions Section hereof.

27.6 Special Zones

C2-1

In addition to the permitted C2 uses, a maximum of 4 dwelling units are permitted without a commercial use, subject to the provisions of the R2 zone. The existing lot size and setbacks, where deficient from the requirements of Section 19.6 are recognized. Notwithstanding the provisions of Section 3.23.3 the current non-complying parking for the 125 square metres of professional office space with 3 residential units is recognized. All other applicable provisions shall apply. *(Seaforth, RP 388 Block B South Pt Lot 5 South Part Lot 6 with and subj to ROW, Key Map 16, ZBLA 11-2009)*

C2-2

Notwithstanding the provisions of Section 27, to the contrary, on lands zoned C2-2, the required parking spaces shall be provided for the apartment building on the lands zoned C4-3. All other provisions of By-law 52-2006 continue to apply. *(Seaforth, RP 391 Lot 20, Part Lot 21, Lot 49 and Part Lot 50, Key Map 20, ZBLA 69-2010)*

Section 28-Highway Commercial (C3)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

28.1 Permitted Uses

- agricultural service establishment
- agricultural supply establishment
- ambulance station
- artist, dance, exercise or photographic studio
- assembly hall which is carried on entirely within a wholly enclosed building
- auction sale facility excluding the sale of livestock
- bake shop
- bed and breakfast establishment
- bottle depot
- brewers retail outlet
- bus depot
- building supply and sales establishment
- commercial storage warehouse (rental units)
- convenience store
- dwelling, converted
- dwellings existing on the date of passage of this By-law and their strengthening, repair renovation, enlargement or replacement subject to the provisions of the R2 Section
- dwelling units secondary to a commercial use within the rear portion or upper stories of a commercial building (ZBLA 85-2009)
- eating establishment, restaurant
- eating establishment, drive-through restaurant
- eating establishment, take-out restaurant
- eating establishment, portable food outlet, in accordance with any municipal By-laws
- farm equipment sales, service and supply establishment
- farm produce sales outlet
- farmers market
- fire hall
- flea market
- food store
- funeral home
- gasoline bar
- greenhouse, commercial
- group home, in a single detached residence
- hardware store

- health club
- home occupation in any permitted dwelling
- hotel
- kennel
- landscaping and garden supply establishment
- laundromat
- liquor store
- miniature golf course
- motel
- mobile home and/or recreational vehicle sales and service establishment
- motor vehicle repair shop
- motor vehicle rust proofing
- motor vehicle body shop
- motor vehicle sales and/or service establishment
- motor vehicle washing establishment
- motorized recreational vehicle sales and service establishment
- parking area, accessory
- parking lot
- place of entertainment
- police facility
- printing establishment
- private club
- propane exchange facility (ZBLA 25-2014)
- public building
- park, public in accordance with the Urban Natural Environment and Open space (OS) Section
- recycling centre, electronic (ZBLA 85-2009)
- research and development facility / laboratory
- sports and recreation facility
- service and repair shop
- sign printing establishment (ZBLA 85-2009)
- tavern
- taxi stand
- tire sales establishment
- veterinarians' clinic
- wholesale or warehouse use accessory to any of the foregoing permitted uses
- Uses accessory to the permitted use

28.2 Zone Provisions

Lot Area (minimum)	**1,500 square metres**

Lot Frontage (minimum)	30 metres
Lot Depth (minimum)	45 metres
Front Yard Depth (minimum)	7.5 metres from a Municipal Road 10 metres from a County or Provincial Highway
Interior Side Yard Depth (minimum)	3 metres except that where the interior side lot line abuts a Residential Zone, the minimum interior side yard shall be:7.5 m
Exterior Side Yard (minimum)	7.5 metres from a Municipal Road 10 metres from a County or Provincial Highway
Rear Yard Depth (minimum)	8 metres
Lot Coverage (maximum)	40 %
Landscaped Open Space (minimum)	20 %
Building Height (maximum)	11 metres

28.3 Outdoor Storage

The outdoor storage of goods or materials shall be permitted only to the rear or side of the main building provided that:

- such outdoor storage is accessory to the use of the main building on the lot
- such outdoor storage shall be set back 3 metres from the side or rear lot line
- such 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

28.4 Outside Display Areas

An outdoor display area shall be permitted in all yards provided:

- Such outdoor display area is for merchandise kept for sale on the premises
- Such outdoor display area is set back a minimum of 1 metre from any side or rear lot line; 3 metres from any front lot line; and 3 metres from any lot line which abuts a Residential zone
- Such outdoor display area does not cover more than 35% of the lot area
- Such outdoor display area is kept in a neat and attractive manner

28.5 Parking, Accessory Buildings, Planting Strips, Etc.

In accordance with the General Provisions Section.

28.6 Motor Vehicle Washing Establishment - Stacking Lanes

See General Provisions

28.7 Re-Establishment Of A Residential Use

Any building which has been used as a residence and subsequently converted to a commercial use may be returned to a residential use subject to the provisions of the R2 zone.

28.8 Zone Provisions for Existing Dwellings and Accessory Dwelling Units Combined with Commercial Use

- 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 of an existing dwelling may be used for a permitted commercial use
- A portion of an existing dwelling may be used for a permitted commercial use subject to the following
- 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

- A building which is used for a commercial use may also contain one or more dwelling units in combination with a permitted use provided the residences meet the requirements of the accessory residence provisions of this section.
- all other requirements of this By-law shall be complied with.

28.9 Special Zones

C3-1

The following provisions apply to the lands zoned C3-1:

- the area zoned C3-1 shall be limited to the following uses:
  - auction sale facility
  - automotive sales and service establishment
  - automotive repair establishment
  - automotive washing establishment
  - boat, travel trailer, or motorized recreational vehicle sales establishment
  - brewers retail outlet
  - commercial indoor recreational facility
  - commercial outdoor recreational facilities *(ZBLA 85-2009)*
  - contractors or trades shop and yard
  - farm machinery and equipment sales and service establishment
  - landscaping and garden supply establishment

- motel
- motor vehicle rust proofing establishment
- one dwelling unit, secondary to the commercial use, within the rear portion or upper stories of a commercial building, is permitted
- police facility
- research and development facility and laboratory *(ZBLA 85-2009)*
- sale and manufacture of garden art, murals and decorative fixtures establishment *(ZBLA 85-2009)*
- sale and manufacture of signs and promotional materials establishment
- uses accessory to the permitted uses

- the minimum setback of open storage areas shall be 3 metres from any street line.
- more than one main building per lot is permitted.
- All other applicable provisions shall apply. *(McKillop, Pt. Lot 29, Conc. 1, Key Map 18, ZBLA 12-1989)*

C3-2

The following provisions apply to the lands zoned C3-2:

- the area zoned C3-2 shall be limited to uses, buildings and structures which are accessory to the main use located on the same lot.
- accessory buildings or structures may be located in the front yard provided that the front yard depth of 10 metres is maintained. *(McKillop, Key Map 18, ZBLA 23-1990)*

C3-3

The following provisions apply to the lands zoned C3-3:

-a dwelling unit accessory or secondary to a commercial use in the form of a fully detached accessory residence is permitted subject to the provisions of the R2 zone

- the minimum floor area for a fully detached residence: 84 square metres

- all other applicable provisions shall apply. *(Brussels, Key Map 4A, ZBLA 43-2008)*

C3-4

The area zoned C3-4 shall be limited to the following uses:

- auction sale facility
- automotive sales and service establishment
- automotive repair establishment
- automotive washing establishment
- boat, travel trailer, or motorized recreational vehicle sales establishment
- brewers retail outlet
- commercial indoor recreational facility
- commercial outdoor recreational facilities *(ZBLA 85-2009)*
- contractors or trades shop and yard
- eating establishment, restaurant

- farm machinery and equipment sales and service establishment
- farmers' market
- flea market
- landscaping and garden supply establishment
- motel
- motor vehicle rust proofing establishment
- one dwelling unit, secondary to the commercial use, within the rear portion or upper stories of a commercial building, is permitted
- police facility
- research and development facility and laboratory *(ZBLA 85-2009)*
- sale and manufacture of garden art, murals and decorative fixtures establishment *(ZBLA 85-2009)*
- sale and manufacture of signs and promotional materials establishment
- uses accessory to the permitted uses

All other zone provisions of the C3-1 zone continue to apply. *(McKillop, Pt. Lot 29, Conc. 1, Key Map 18, ZBLA 39-2009)*

C3-5

- To limit the proposed use to "Commercial Storage Warehouse (Rental Units)"
- To require an increased interior side yard setback of 12.0 metres
- To require a minimum of one (1) off-street parking space per 225 square metres of floor area for a "Commercial Storage Warehouse (Rental Units)" use
- To remove the requirement for a loading space for a "Commercial Storage Warehouse (Rental Units)

All other provisions of By-Law 52-2006 shall continue to apply.

This by-law affects Zone Map 15A of By-law 52-2006, attached as Schedule B.

(Amended by By-law 080-2025)

Section 29-Core Commercial-Seaforth / Brussels Zone (C4)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

29.1 Permitted Uses

- art gallery
- artist, dance, exercise or photographic studio
- assembly hall, located to the rear or above a main commercial use
- bake shop
- bank or a financial institution
- bed and breakfast establishment
- brewers retail outlet
- bus depot
- business or professional office
- clinic
- convenience store
- dress making or tailor shop
- dry cleaning establishment
- dwelling, converted
- dwellings existing on the date of passage of this By-law and their strengthening, repair renovation, enlargement or replacement subject to the provisions of the R2 Section
- dwelling units secondary to a commercial use within the rear portion or upper stories of a commercial building *(ZBLA 85-2009)*
- eating establishment, restaurant
- eating establishment, take-out restaurant
- farmers market
- flea market
- food store
- general store
- government office
- hardware store
- health club
- home occupation in any permitted dwelling
- hotel
- laundromat
- library (ZBLA 85-2009)
- liquor store
- parking area, accessory

- parking lot in accordance with the parking provisions below
- personal service shop
- place of entertainment
- police facility
- post office
- printing establishment
- private club
- public building
- park, public in accordance with the Urban Natural Environment and Open space (OS) Section
- retail store except those dealing with heavy machinery, fuels, factory equipment, building materials, new or used automobiles, boats, trailers, motorcycles or snowmobiles
- service and repair shop
- tavern
- taxi stand
- u-brew
- video rental store
- Uses accessory to the permitted use

29.2 Zone Provisions

No person shall within any C4 ZONE use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

29.2.1 Commercial Uses

	Full Service (Public Water and Public Sewer)
Lot Area (minimum)	No minimum
Lot Frontage (minimum)	No minimum
Lot Depth (minimum)	No minimum
Front Yard Depth (minimum)	No minimum
Interior Side Yard Depth (minimum)	No minimum except where the interior lot line of a C4 use abuts a Residential Zone the minimum interior side yard shall be: 3 metres
Exterior Side Yard (minimum)	No minimum
Rear Yard Depth (minimum)	8 metres
Lot Coverage (maximum)	No maximum
Landscaped Open Space (minimum)	No minimum

	Full Service (Public Water and Public Sewer)
Set Back from a Lane or Right-Of-Way	No minimum

Height Of Main Building

Minimum 7.6 metres which shall include 2 storeys when abutting at least one 2 storey building.

Minimum 3.8 metres which shall include 1 storey when abutting a 1 storey building and not abutting a 2 storey building on other side.

Notwithstanding the above, the existing one storey buildings may re-establish to a minimum height of one storey, subject to site plan control requirements. Maximum 12 metres

29.2.2 Re-Establishment of a Residential Use

Any building which has been used as a residence and subsequently converted to a commercial use may be returned to a residential use subject to the provisions of the R2 zone.

29.2.3 Existing Dwellings

- 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 shall be subject to the following:
  - the dwelling unit/s shall form part of the main building and shall be located to the back of the commercial use or on a floor above the commercial use
  - the dwelling unit/s 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

29.2.4 Accessory Dwelling Units Combined with Commercial Use

A building which is used primarily for a commercial use on the ground floor may also contain one or more dwelling units in combination with a permitted use provided *(ZBLA 85-2009):*

- the dwelling unit shall form part of the main building and shall be located to the back of the commercial use or on a floor above the commercial use
- the dwelling unit 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

- all other requirements of this By-law shall be complied with.
- The commercial use on the ground floor of the building or unit shall account for 50 square metres of the ground floor area, and be a minimum of 7m from the front of the building or account for 51% of the total ground floor area, whichever is greater. *(as amended by By-law 84-2022)*

Parking, Accessory Buildings, Planting Strips, etc.

In accordance with the provisions of the General Provisions Section.

Core Area Parking

Off-street parking areas shall be prohibited from occupying any street frontage in the Core Area Commercial (C4) Zone so as not to create a void in the built-up streetscape.

29.3 Special Zones

C4-1

The following provisions apply to the lands zoned C4-1

- The permitted uses are limited to a parking lot and a storage building only.
- The following yards are recognized for the existing storage building: rear yard- 1.3 metres; side yard (north) - 16.4 metres; side yard (south) - 0.5 metre; and front yard 0.7 metre.
- Notwithstanding the provisions of Section 3.22 and 3.33 to the contrary, the public lane abutting the west portion of the lands zoned C4-1, is deemed to be a public road.
- This By-law permits the replacement of the existing storage building and its enlargement in the north-east corner only, subject to the previously stated yards; no increase in height is permitted.

(Seaforth, Key Map 20, Pt. Lot 39, & Pt. lots 5&6, R.P. 391, ZBLA 20-1994)

C4-2

In addition to the permitted uses of the C4 zone, the C4-2 zone permits a ‘garden centre establishment’ and a ‘farm produce sales outlet’ according to the following provisions:

The existing dwelling may be used in whole or in part for residential or commercial purposes.

If dwelling units are combined with the commercial use the following provisions apply:

- the dwelling unit(s) form part of the main building and are located on the ground floor to the rear or side of the interior Commercial use or on a floor above the interior Commercial use;
- the dwelling unit(s) are completely self-contained and have access separate from the commercial use and direct access to a yard or street;
- the minimum floor area per dwelling unit shall be:

Bachelor Unit	37 sq. m
1 Bedroom Unit	55 sq. m
2 Bedroom Unit	65 sq. m
3 Bedroom Unit	84 sq. m
plus 9.3 sq. m. for each bedroom in excess of 3	

Outdoor Display Areas

An outdoor display area shall be permitted to the front and sides of the existing building provided:

- such outdoor display area is for merchandise kept for sale on the premises;
- such outdoor display area is set back a minimum of 1 metre from the front lot line;
- such outdoor display area is setback from the side yard line 1 metre except where a fence is provided and the side yard shall then be 0 metres;
- such outdoor display area is kept in a neat and attractive manner.

In the C4-2 zone the following definitions apply:

Garden Centre - shall mean the use of land, buildings or structures for the purpose of selling plants, shrubs and trees and includes the storage and sale of products generally used for landscaping and gardening purposes.

Farm Produce Sales Outlet - shall mean a fruit, vegetable, and/or flower stand.

All other requirements of this by-law apply. *(Seaforth, Key Map 20, Lot 27, Part lot 26, Part lots 55 to 57, R.P. 391, ZBLA 25-2005)*

C4-3

Notwithstanding the provisions of Section 29, to the contrary, the existing building, including the ground floor, may be used for residential dwelling units and accessory common areas. The required parking shall be provided on the lands zoned C2-2. The existing building is deemed to comply with setback and height provisions of the C4 zone. All other provisions of By-law 52-2006 continue to apply. *(Seaforth, RP 391 Lot 20, Part Lot 21, Lot 49 and Part Lot 50, Key Map 20, ZBLA 69-2010)*

Section 30-Vanastra Commercial Zone (C5)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

30.1 Permitted Uses

- agricultural service establishment
- agricultural supply establishment
- ambulance station
- art gallery
- artist, dance, exercise or photographic studio
- assembly hall which is carried on entirely within a wholly enclosed building
- auction sale facility excluding the sale of livestock
- bake shop
- bank or a financial institution
- bed and breakfast establishment
- bottle depot
- brewers retail outlet
- building supply and sales establishment
- bus depot
- business or professional office
- clinic
- commercial storage warehouse (rental units)
- convenience store
- dress making or tailor shop
- dwellings existing on the date of passage of this By-law and their strengthening, repair renovation, enlargement or replacement subject to the provisions of the R2 Section
- eating establishment, restaurant
- eating establishment, drive-through restaurant
- eating establishment, take-out restaurant
- eating establishment, portable food outlet, in accordance with any municipal By-laws
- farm equipment sales, service and supply establishment
- farm produce sales outlet
- farmers market
- fire hall
- flea market
- food store
- funeral home
- gasoline bar
- general store

- government office
- greenhouse, commercial
- hardware store
- health club
- home occupation in any permitted dwelling
- hotel
- landscaping and garden supply establishment
- laundromat
- liquor store
- motel
- mobile home and/or recreational vehicle sales and service establishment
- motor vehicle repair shop
- motor vehicle rust proofing
- motor vehicle sales and/or service establishment
- motor vehicle washing establishment
- motorized recreational vehicle sales and service establishment
- parking area, accessory
- parking lot
- personal service
- place of entertainment
- printing establishment
- private club
- public building
- public library
- park, public in accordance with the Urban Natural Environment and Open space (OS) Section
- retail store except those dealing with heavy machinery, fuels, factory equipment, building materials, new or used automobiles, boats, trailers, motorcycles or snowmobiles
- post office
- recycling centre, electronic *(ZBLA 85-2009)*
- sign printing establishment *(ZBLA 85-2009)*
- sports and recreation facility
- service and repair shop
- tavern
- taxi stand
- tire sales establishment
- wholesale or warehouse use accessory to any of the foregoing permitted uses
- Uses accessory to the permitted use

(as amended by By-law 84-2022)

30.2 Permitted Structures

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

30.3 Zone Regulations

All development in a C5 (Vanastra Commercial) Zone will occur on municipal water and municipal sanitary sewers, subject to the following:

	Commercial
Lot Area (minimum)	600 square metres
Lot Frontage (minimum)	20 metres
Lot Depth (minimum)	30 metres
Front Yard Depth (minimum)	7.5 metres
Interior Side Yard Depth (minimum)	3 metres
Exterior Side Yard (minimum)	7.5 metres
Rear Yard Depth (minimum)	8 metres
Lot Coverage (maximum)	40%
Landscaped Open Space (minimum)	10%
Building Height (maximum)	11 metres

30.4 Section Deleted as per By-Law 84-2022

30.5 Parking, Accessory Buildings, Planting Strips, Etc.

In accordance with the provisions of the General Provisions Section.

30.6 Special Zones

C5-1

In the area zoned C5-1, dwelling units secondary to a commercial use are not permitted. All other provisions of the By-law continue to apply. *(As amended by By-law 84-2022)*

Section 31-Fringe Highway Commercial – Seaforth / Brussels Zone (C6)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

31.1 Permitted Uses

- art gallery
- artist, dance or photographic studio
- ambulance station
- assembly hall which is carried on entirely within a wholly enclosed building
- bed and breakfast establishment
- bottle depot
- brewers retail outlet
- business or professional office
- clinic
- convenience store
- dressmaking or tailor shop
- dry cleaning establishment
- dwelling converted
- dwelling units secondary to a commercial use within the rear portion or upper stories of a commercial building *(ZBLA 85-2009)*
- dwellings existing on the date of passage of this By-law and their strengthening, repair renovation, enlargement or replacement subject to the provisions of the R2 Section
- eating establishment, restaurant
- eating establishment, drive-through restaurant
- eating establishment, take-out restaurant
- eating establishment, portable food outlet, in accordance with any municipal By-laws
- farm produce sales outlet
- farmers market
- fire hall
- flea market
- funeral home
- gasoline bar
- government office
- group home, in a single detached dwelling
- health club
- home occupation in any permitted dwelling
- hotel
- laundromat
- liquor store

- motel
- motor vehicle sales and/or service establishment
- motor vehicle washing establishment
- parking area accessory
- parking lot
- personal services shop
- place of entertainment
- police facility
- printing establishment
- private club
- propane exchange facility *(ZBLA 25-2014)*
- public building
- park, public in accordance with the Urban Natural Environment and Open space (OS) Section
- sign printing establishment *(ZBLA 85-2009)*
- service and repair shop
- taxi stand
- tire sales establishment
- wholesale or warehouse use accessory to any of the foregoing permitted uses
- uses accessory to the permitted uses

31.2 Zone Provisions

	Full Service (Public Water and Public Sewer)
Lot Area (minimum)	1,000 square metres
Lot Frontage (minimum)	20 metres
Lot Depth (minimum)	45 metres
Front Yard Depth (minimum)	7.5 metres from a Municipal Road 10 metres from a County or Provincial Highway
Interior Side Yard Depth (minimum)	3 metres except that where the interior side lot line abuts a Residential Zone, the minimum interior side yard shall be: 7.5 metres
Exterior Side Yard (minimum)	7.5 metres from a Municipal Road 10 metres from a County or Provincial Highway
Rear Yard Depth (minimum)	8 metres
Lot Coverage (maximum)	40 %
Landscaped Open Space (minimum)	20 %
Building Height (maximum)	11 metres

31.3 Outdoor Storage

The outdoor storage of goods or materials shall be permitted only to the rear or side of the main building provided that:

- such outdoor storage is accessory to the use of the main building on the lot
- such outdoor storage shall be set back 3 metres from the side or rear lot line
- such 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

31.4 Outside Display Areas

An outdoor display area shall be permitted in all yards provided:

- Such outdoor display area is for merchandise kept for sale on the premises
- Such outdoor display area is set back a minimum of 1 metre from any side or rear lot line; 3 metres from any front lot line; and 3 metres from any lot line which abuts a Residential zone
- Such outdoor display area does not cover more than 35% of the lot area
- Such outdoor display area is kept in a neat and attractive manner

31.5 Parking, Accessory Buildings, Planting Strips, Etc.

In accordance with the General Provisions Section.

31.6 Motor Vehicle Washing Establishment - Stacking Lanes

See General Provisions

31.7 Re-Establishment of a Residential Use

Any building which has been used as a residence and subsequently converted to a commercial use may be returned to a residential use subject to the provisions of the R2 zone.

31.8 Zone Provisions for Existing Dwellings and Accessory Dwelling Units Combined with Commercial Use

- 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

- A building which is used for a commercial use may also contain one or more dwelling units in combination with a permitted use provided the residences meet the requirements of the accessory residence provisions of this section.
- all other requirements of this By-law shall be complied with.

31.9 Special Zones

C6-1

The area zoned C6-1 may only be used for the following uses:

- assembly hall which is carried on entirely within a wholly enclosed building
- clinic
- indoor sports recreational facility
- an eating establishment which shall mean a building or part thereof, used for the serving of food or refreshments to the public, with the serving and consumption of food taking place within the building except for a terrace or patio or other open areas adjacent to the building where the serving and consumption of food and refreshments may take place on a temporary or seasonal basis
- a motel
- a landscaping and garden supply establishment
- a police facility
- funeral home
- public park in accordance with in accordance with the Urban Natural Environment and Open space (OS) Section *(Seaforth, Key Map 20, OMB Order #R850321)*

C6-2

The following provisions apply to the lands zoned C6-2:

- may be used for a truck garage and existing residence.
- may have a minimum rear yard of 3 metres.

All other provisions of this By-law shall apply. *(Seaforth, Pt. Lot 10, Conc. 1, HRS, Pt. 2&3 22R1747, Key Map 20, ZBLA 17-1990)*

C6-3

The following provisions apply to the lands zoned C6-3:

- The area zoned C6-3 may only be used for the following uses:
  - motor vehicle washing establishment
  - farm produce sales outlet
  - a convenience store without food consumption
  - a landscaping and garden supply establishment

- a real estate office
- building supply and sales establishment

- The area zoned C6-3 may have a minimum landscaped open space of 17%.

(Seaforth, Key Map 20, Lots 32, 33 & 34 R.P 391, 7 Pt. Lot 10, Con 1 H.R.S., By-law 26-1989 as amended by OMB Order #R900120, By-law 35-1992 as amended by OMB Order #R930072 and as amended by By-law 20-1996)

C6-4

The following provisions apply to the lands zoned C6-4:

- a minimum lot depth of 27 metres and a minimum lot area of 1,167 square metres are permitted;
- Notwithstanding the provisions of Section 31.2 to the contrary a rear yard of 3 metres is permitted;
- Notwithstanding the provisions of Section 3.29.4 to the contrary a fence of 1 metre in height is permitted;

All other applicable provisions shall apply. *(Seaforth, Key Map 17, Pt. Lot 25, Conc. 1, ZBLA 11-1992 and ZBLA 81-2009)*

C6-5

The area zoned C6-5 permits 2 dwelling units accessory to a commercial use. All other provisions shall apply.

(Seaforth, Key Map 20, Pt. Lot 6, R.P. 391, ZBLA 27-1992)

C6-6

Deleted (ZBLA 85-2009)

Section 32A-General Industrial (M2)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

32A.1 Permitted Uses

- agricultural industrial establishment
- agricultural processing establishment not including dead stock removal
- agricultural service establishment
- agricultural supply establishment
- assembly, manufacturing, fabricating, packaging, printing, publishing plant or warehouse conducted and wholly contained within an enclosed building
- bottle depot
- cannabis production facility subject to the provisions of Section 32 and 3.52 (Amended by By-law 53-2019)
- cartage, express or truck transport terminal or yard
- catering service or light equipment rentals
- commercial storage warehouse (rental units)
- communications facility
- contractor's yard
- dairy
- dry cleaning establishment
- feed or flour mill
- fire hall
- fuel storage tank or supply yard
- furniture refinishing, woodworking or upholstery shop
- grain elevator
- indoor sports and recreational facility
- industrial mall
- laboratory or research facility
- lumber yard
- machine shop
- motor vehicle body shop
- motor vehicle repair shop
- municipal water tower or water reservoir
- parking lot
- planing or saw mill
- plant, ready mix
- public park in accordance with the Urban Natural Environment and Open space (OS) Section
- public works yard, garage, warehouse or storage yard

- radio or television tower
- recycling centre
- service industrial use
- textile plant
- warehouse
- wholesale outlet
- window and plate glass establishment
- accessory use subordinate to and located on the same lot as a permitted main use including an office, showroom, retail outlet, cafeteria, or a wholesale outlet

32A.2 Permitted Structures

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

32A.3 Zone Provisions

	Full Services (Municipal Water and Sewer)	Partial / Private Services (Private Water & Septic)
Lot Frontage (minimum)	20 metres	25 metres
Lot Area (minimum)	450 square metres	1400 square metres
Lot Depth (minimum)	30 metres	30 metres
Lot Coverage (maximum)	50%	50%

Front Yard Minimum:	15 metres abutting Provincial or County Road 10 metres abutting a local municipal road
Rear Yard Minimum:	7.5 metres, or provided that where the rear lot line is the boundary line between an IND Zone and a Residential Zone, the minimum rear yard shall be: 15 metres
Interior Side Yard Minimum:	3 metres provided that where the interior side lot line is the boundary line between an IND Zone and a Residential Zone, the minimum interior side lot line shall be: 10 metres
Exterior Side Yard Minimum:	15 metres abutting Provincial or County Road 10 metres abutting a local municipal road
Landscaped Open Space Minimum:	10%
Height Of Building Maximum:	12 metres however, any portion of a building or structure erected above a height of 12 metres, must be set back from the front, side or rear lot lines, a further distance of .5

metres for each metre by which such building or structure is erected above a height of 12 metres, to a maximum of 30 metres.

32A.4 Special Provisions

Property Abutting Railway

Notwithstanding any other provisions of this Section, along that portion of any lot line which abuts a railway right-of-way, no interior side yard or rear yard shall be required.

Property Subject to Utility Right-of-Way or Easement

Where any industrial lot is subject to a utility right-of-way or easement, the building set-backs shall be in accordance with the applicable utility.

Outdoor Storage

The outdoor storage of goods or materials shall be permitted to the side or rear of the main building provided that:

- such outdoor storage is accessory to the use of the main building on the lot
- such open storage does not cover more than 75% of the lot area
- no storage will be permitted outside of a building on an industrial zoned lot in the front, side or rear yard abutting or across the street from a non-industrial zone unless enclosed by a fence, planting strip or decorative masonry wall, or combination thereof

Showroom or Retail Sales

A maximum of 25% of the gross floor area of a permitted industrial building may be used for showroom or retail sale of products manufactured or assembled on the premises.

Industrial Effluent and Waste

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 the Environment approved facility.

Gate House

In an Industrial Zone, a gate house shall be permitted to the front or side of the main building, in accordance with the minimum front and side yard set backs for the main building.

Buildings per Lot

More than one main building per lot is permitted.

Parking, Accessory Buildings, Planting Strips, Etc.

In accordance with the General Provisions Section.

32A.5 Special Zones

M2-1

The permitted uses on the property zoned IND-1 shall be limited to a contractors shop or yard.

(Tuckersmith, Harpurhey, Key Map 18)

M2-2

The area zoned IND-2 permits a motor vehicle repair establishment and motor vehicle sales and/or service establishment, not including the sale of automotive fuels. *(Seaforth, Key Map 20, 24 151 & 151, R.P 399, ZBLA 15-1995)*

M2-3

The following provisions apply to the lands zoned IND-3:

- The area zoned IND-3 permits the establishment of a building supply establishment, including the sale of lumber; the existing retail use of a farm supply co-operative is also recognized.
- parking spaces are located in the exterior side yard and the north portion of the front yard, adjacent to Oak St.
- the setback from the centreline of the arterial road (Main St.) shall be 25.6 metres
- the outdoor storage area is permitted in the south east portion of the lot in the interior side and rear yards
- the storage area is permitted adjacent to the lot lines and is fenced in accordance with the planting strip requirements of Section 3.29 *(Seaforth, Key Map 20, Lots 139-142, R.P 399 & Block K, ZBLA 45-1996)*

M2-4

The area zoned IND-4 permits a motor vehicle repair shop and the sale of automotive parts and accessories, not including the sale of automotive fuels. All other provisions of the By-law shall apply.

(Seaforth, Key Map 20, Lots 156, 157, R.P. 399 ZBLA 31-1998)

M2-5

The area zoned IND-5 permits an automotive repair establishment and the sale of automotive parts and accessories, not including the sale of automotive fuels. All other provisions of the By-law shall apply.

(Seaforth, Key Map 19, ZBLA 42-04)

M2-6

The area zoned as IND-6 may be used for a motor vehicle repair shop. All other provisions of the By-law shall apply. *(Seaforth, Key Map 20, Lots 154, 155, R.P. 399, ZBLA 25-1987)*

M2-7

In addition to the Permitted Uses listed in Section 32.1 the area zoned AND-7 may also be used for a private training facility and accessory uses. Section 3.27 Parking Area Regulations does not apply. Parking will be provided in compliance with Site Plan Control. All other applicable provisions shall apply. *(Vanastra, Lot 36, RP 133, Key Map 24B, ZBLA 11-2010)*

M2-8

Notwithstanding the provisions of Sections 32.3 and 32.4, to the contrary, on the lands zoned IND-8, the existing buildings, loading facilities, and parking is deemed to comply. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Tuckersmith, Part Lot 40, Registered Plan 133, Vanastra, Key Map 24B, ZBLA 26-2013)*

M2-9

The area zoned IND-9 permits a motor vehicle sales and/or service establishment, including the sale of automotive parts and accessories. The sale automotive fuels on the area zoned IND-9 is not permitted. Motor vehicle sales on the area zoned IND-9 may also include sale of forklifts, commercial trucks, and trailers. Outside display of motor vehicles for sale is permitted in accordance with section 31.4 of this by-law. All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Seaforth, Lots 159, 160 and Pt. 166, Registered Plan 399, 21 Birch Street, Key Map 20, ZBLA 24-2014)*

M2-10

In the area zoned IND-11, the permitted uses are limited to a landscaping business/yard, contractors yard and commercial storage warehouse (rental units) subject to the following additional provisions:

- On-site processing is limited to screening and such activities shall maintain a minimum setback of 30 metres from abutting residential lots.
- Bulk storage materials shall maintain a minimum setback of 15 metres from abutting residential lots.
- Site Plan Control applies to the property.
- All other provisions of the IND zone continue to apply.

(Tuckersmith Concession 1 Huron Road Survey Part Lot 14, McKillop Concession 1 Part Lot 29 Road Allowance, Tuckersmith Ward, 41 Harpurhey Road, Key Map 18 – Amended by Bylaw-72-2024)

M2-11

In the area zone IND-12 a single detached dwelling accessory to the commercial use is permitted. In the IND-12 Zone, the R1 Zone provisions apply with the following addition:

- The maximum front yard setback of 20m shall apply to the main dwelling.

All other provisions of the R1 Zone apply. *(Tuckersmith Concession 1 Huron Road Survey Part Lot 14, McKillop Concession 1 Part Lot 29 Road Allowance, Tuckersmith Ward, 41 Harpurhey Road, Key Map 18– Amended by Bylaw-72-2024)*

Section 32B-Light Industrial (M1)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure

for any purpose except in accordance with the following provisions:

32B.1 Permitted Uses

- agricultural service establishment
- agricultural supply establishment
- bottle depot
- catering service or light equipment rentals
- commercial storage warehouse (rental units)
- communications facility
- contractor's yard
- dry cleaning establishment
- fire hall
- furniture refinishing, woodworking or upholstery shop
- indoor sports and recreational facility
- industrial mall
- laboratory or research facility
- machine shop
- motor vehicle repair shop
- municipal water tower or water reservoir
- parking lot
- public park in accordance with the Urban Natural Environment and Open space (OS) Section
- public works yard, garage, warehouse or storage yard
- service industrial use
- warehouse
- wholesale outlet
- accessory use subordinate to and located on the same lot as a permitted main use including an office, showroom, retail outlet, cafeteria, or a wholesale outlet

32B.2 Permitted Structures

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

32B.3 Zone Provisions

	Full Services (Municipal Water and Sewer)	Partial / Private Services (Private Water & Septic)
Lot Frontage (minimum)	20 metres	25 metres
Lot Area (minimum)	450 square metres	1400 square metres
Lot Depth (minimum)	30 metres	30 metres
Lot Coverage (maximum)	50%	50%

Front Yard Minimum:	15 metres abutting Provincial or County Road 10 metres abutting a local municipal road
Rear Yard Minimum:	7.5 metres, or provided that where the rear lot line is the boundary line between an IND Zone and a Residential Zone, the minimum rear yard shall be: 15 metres
Interior Side Yard Minimum:	3 metres provided that where the interior side lot line is the boundary line between an IND Zone and a Residential Zone, the minimum interior side lot line shall be: 10 metres
Exterior Side Yard Minimum:	15 metres abutting Provincial or County Road 10 metres abutting a local municipal road
Landscaped Open Space Minimum:	10%
Height Of Building Maximum:	12 metres however, any portion of a building or structure erected above a height of 12 metres, must be set back from the front, side or rear lot lines, a further distance of .5 metres for each metre by which such building or structure is erected above a height of 12 metres, to a maximum of 30 metres.

32B.4 Special Provisions

Property Abutting Railway

Notwithstanding any other provisions of this Section, along that portion of any lot line which abuts a railway right-of-way, no interior side yard or rear yard shall be required.

Property Subject to Utility Right-of-Way or Easement

Where any industrial lot is subject to a utility right-of-way or easement, the building set-backs shall be in accordance with the applicable utility.

Outdoor Storage

The outdoor storage of goods or materials shall be permitted to the side or rear of the main building provided that:

- such outdoor storage is accessory to the use of the main building on the lot
- such open storage does not cover more than 75% of the lot area
- no storage will be permitted outside of a building on an industrial zoned lot in the front, side or rear yard abutting or across the street from a non-industrial zone unless enclosed by a fence, planting strip or decorative masonry wall, or combination thereof

Showroom or Retail Sales

A maximum of 25% of the gross floor area of a permitted industrial building may be used for showroom or retail sale of products manufactured or assembled on the premises.

Industrial Effluent and Waste

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 the Environment approved facility.

Gate House

In an Industrial Zone, a gate house shall be permitted to the front or side of the main building, in accordance with the minimum front and side yard set backs for the main building.

Buildings Per Lot

More than one main building per lot is permitted.

Parking, Accessory Buildings, Planting Strips, Etc.

In accordance with the General Provisions Section

32B.5 Special Zones

Section 33-Holding Zone (-H)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

33.1 Permitted Uses

- uses buildings and structures lawfully in existence on the date of passing of this By-law
- uses, buildings and structures accessory to permitted uses

33.2 Special Provisions

33.2.1 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.

33.2.2 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(s) of dwelling units are maintained.

33.2.3 AG4-H(1)

The purpose of this holding zone is to indicate the location of a historic landfill. Additional investigation regarding the need for a landfill attenuation study is required prior to the holding zone being lifted. (*By-law 21-2025)*

Section 34-Community Facility Zone (CF)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

34.1 Permitted Uses

- ambulance station
- arena
- art or cultural facility
- art gallery
- assembly hall
- cemetery
- church
- clinic
- community centre
- day care facility
- day centre
- dwelling with supports *(As amended by By-law 21-2025)*
- fair grounds
- farmers market
- fire hall
- flea market
- government office
- garage, government, warehouse or storage yard
- health club
- home for the aged
- hospital
- library
- municipal parking lot
- museum
- nursery school
- park, public
- police facility
- post office
- public utility
- race track
- school
- sewage treatment plant
- sports and recreation facility
- sports field, public

- swimming pool
- theatre
- utility service building
- water tower or reservoir
- water treatment plant
- accessory uses
- uses permitted in the OS Zone
- camping and/or outdoor concert accessory to an occasional municipal/community event, with the approval of the municipality

34.2 Permitted Structures

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

34.3 Zone Provisions

Lot Frontage (minimum)	20 metres
Lot Area (minimum)	600 square metres
Lot Depth (minimum)	30 metres
Lot Coverage (Maximum)	40%
Front Yard (minimum)	
in an urban settlement area	7.5 metres
in a rural area	20 metres from a municipal road
	25 metres from a County or Provincial Highway
Rear Yard (minimum)	10 metres
Interior Side Yard (Minimum)	5 metres
Exterior Side Yard (minimum)	
in an urban settlement area	7.5 metres
in a rural area	20 metres from a municipal road
	25 metres from a County or Provincial Highway
Landscaped Open Space (minimum)	30%
Height of Building (maximum)	11 metres

Parking, Accessory Buildings, Planting Strips, Etc.
In accordance with the General Provisions Section.

34.4 Special Provisions

34.4.1 Separation Distance (Residential)

Notwithstanding any other provision of this by-law to the contrary, no residential, community facility, commercial, industrial or recreational building or structure, located on a separate lot

shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. *(ZBLA 85-2009)*

Separation Distance for Rural Community Facility Uses

Notwithstanding any other provision of this by-law to the contrary, no community facility or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. *(ZBLA 85-2009)*

34.5 Special Zones

CF-1

The following provisions apply to the lands zoned CF-1:

- the subject property may permit a snowmobile club house and activities accessory to the operation of a local snowmobile club.
- minimum side yard depth is 3 metres.
- All other applicable provisions apply. (Grey, Lot 5, Conc. 9, Key Map 4, ZBLA 38-1994)

CF-2

The area zoned CF-2 permits one dwelling unit, either as a separate building or as attached to the institutional building, in accordance with the provisions of the R1 zone. The side yard between the subject residential use and the abutting residential uses shall be 1.5 metres, including the planting strip. *(Tuckersmith, Vanastra Pt. Lot 200 R.P. 131, Key Map 24B, ZBLA 19-1996)*

CF-3

The lands zoned CF-3 shall only be used for a private community centre and indoor/outdoor recreation facility. All other provisions of the by-law shall apply. *(Tuckersmith, Part of Lot 9, Conc. 2, Key Map 23, ZBLA 85-2004)*

CF-4

In addition to the permitted uses, the following uses are permitted in the CF-4 zone:

- public / affordable housing units in accordance with the provisions of the R3 zone

- apartments accessory to a Home for the Aged. *(Key Map 24A, Tuckersmith Ward) (ZBLA 85-2009)*

CF-5

Notwithstanding the provisions of Section 34.1, to the contrary, on the lands zoned CF-5, the following additional uses shall be permitted:

- Artist, dance, exercise or photographic studio
- Call centre
- Flea market
- Private club
- Commercial storage warehouse
- Business or professional office

- Clinic
- Public building

All other provisions of the Huron East Zoning By-law 52-2006 shall continue to apply. *(Brussels, Par Lot L, West Part of Park Lots m and N and Part of Park Lot H, Registered Plan 192, Key Map 4B, ZBLA 48-2012)*

CF-6

Notwithstanding the provisions of Sections 34.3 and 3.27, to the contrary, on the lands zoned CF-6, the minimum exterior side yard setback shall be 5 metres, and parking is permitted to encroach onto the Municipal road allowance between the building and the sidewalk and is deemed to comply with all parking requirements. *(Brussels, Part of Lots 16, 17, and 33, R.P. 19, Brussels Legion, Key Map 4B, ZBLA 25-2014)*

CF-7

Notwithstanding the provisions of Sections 34.3 (Zone Provisions) to the contrary, on the lands zoned CF-7, the building and lot are deemed to comply with the lot frontage, lot depth, lot coverage, front yard, rear yard, interior side yard and landscaped open space requirements. The subject property zoned CF-7 is also deemed to comply with Section 3.17 (Loading Space Regulations), Section 3.22 (Lots to Front onto a Public Road) and Section 3.27 (Parking Area Regulations). Access to a public road is to be provided by a right-of-way, and parking is provided by agreement within 150 metres of the building. All other provisions of By-law 52-2006 shall apply. (As amended by By-law 15-2020)

CF-8

Notwithstanding the provisions to the contrary, on the lands zoned CF-8, the minimum rear yard setback shall be 1.3 meters, in addition to the permitted uses in the CF zone, a Business or Professional Office is a permitted use, and off-site parking may be provided for the permitted uses and shall be located on CF-9 zoned lands on the neighboring parcel. The lands zoned CF-8 shall only contain a single unit or use per parcel of land or building. Within the CF-8 zone, a unit or use is defined as a separate tenant or business which is operated independently from another tenant or business on the same parcel; a unit or use may contain one or more “permitted” uses provided such grouping of uses is operated together as a single business or tenant; a parcel of land is defined as a lot which is intended to be used as a single development. All other provisions of By-law 52-2006 shall apply. (As amended by By-law 017-2023)

CF-9

Notwithstanding the provisions to the contrary, on the lands zoned CF-9 parking shall be provided for uses permitted in the CF-8 zoned lands on the neighboring parcel. All other provisions of By-law 52-2006 shall apply. (As amended by By-law 017-2023)

SECTION 35 -Formerly Minimum Distance Separation (MDS) Section – deleted *(ZBLA 85-2009)}*

Section 35-Sinkhole Zone (SH)

Within this **zone**, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

35.1 Permitted Uses

- agricultural uses as existed on the date of passing of this zoning by-law
- conservation
- forestry
- natural environment
- passive recreation
- drainage as existed on the date of passing of this zoning by-law

35.2 Permitted Structures

- structures necessary for flood and/or erosion control prevention and maintenance of existing drainage subject to the consent of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority or appropriate authority.

35.3 Special Provisions

Extent of Sinkhole Zone

The sinkhole zone shall include the sinkhole and a 3 metre (minimum) buffer; this buffer area measured from the rim or top of bank of the sinkhole and outwards.

Development and Site Alteration

Development and site alteration (including within watercourses and drains) is only permitted for the maintenance of the permitted uses and in accordance with the applicable regulations of the Maitland Valley Conservation Authority or the Ausable Bayfield Conservation Authority or the appropriate authority.

Removal of Natural Vegetation

Removal of natural vegetation in the Sinkhole Zone is prohibited except for the maintenance of drainage as permitted in this section.

Prohibited Uses in Sinkhole Capture Area

The following uses shall not be permitted within the Sink Hole Capture Area. The following may be superceded by the policies of a Source Protection Plan:

a) exploration, drilling for and production of oil and natural gas

b) pit, wayside, required by road authority

c) storage of any substance or material in a quantity greater than 250 litres or 250 kilograms which may result in the release of the following:

- trichloroethylene

- mecoprop
- MCPA (2-methyl-4-chlorophenoxyacetic acid)

d) storage of any substance or material in a quantity greater than 2500 litres or 2500 kilograms which may result in the release of the following:
   - ammonia
   - phosphorus
   - petroleum hydrocarbons

e) livestock facility greater than 5 nutrient units

f) feedlot greater than 5 nutrient units

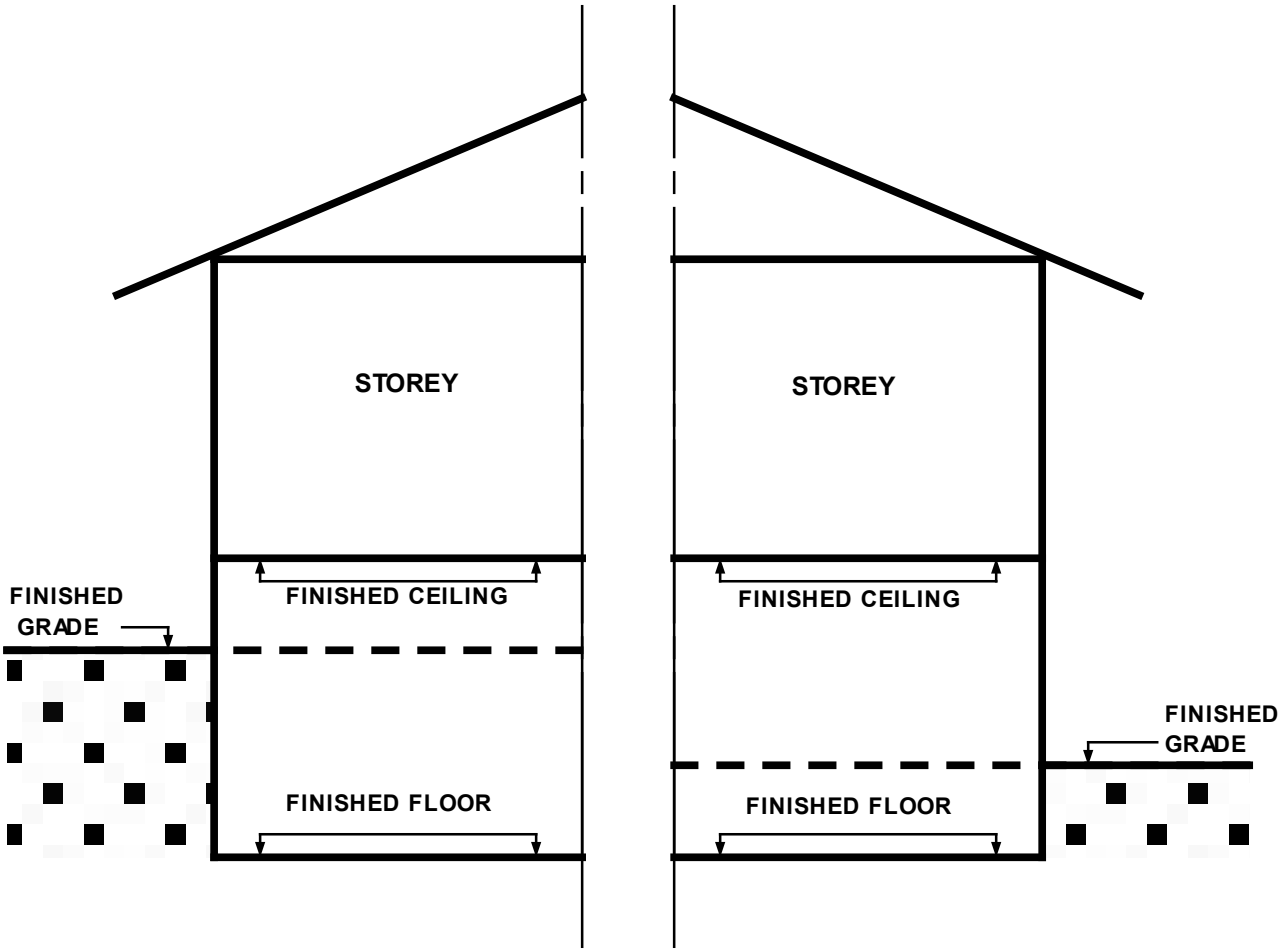
g) pit, wayside, or any other extraction *(ZBLA 85-2009)*

Appendices

Appendix #

1	Illustration of Cellar and Basement Definitions
2	Illustration of Heights of Buildings
3	Illustrations of Lot Definitions
4	Illustration of Yard Definitions
5	Illustration of Parking Requirements by Configuration
6	Metric Conversion Information
7	Flood Definitions Map
8	Removal of (-h) Holding Zone
8	Conservation Authority Watershed Boundaries Map
9	Sight Triangles
10	Encroachments in Yards, Permitted

APPENDIX 1
ILLUSTRATION OF CELLAR AND BASEMENT DEFINITIONS*

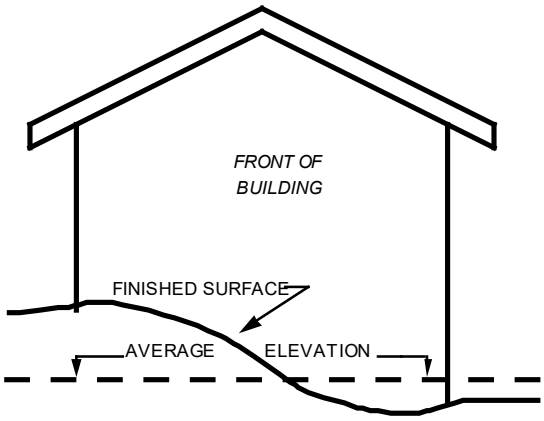


CELLAR
HAS *MORE* THAN ONE HALF OF ITS HEIGHT, FROM FINISHED FLOOR TO FINISHED CEILING, BELOW ADJACENT FINISHED GRADE.

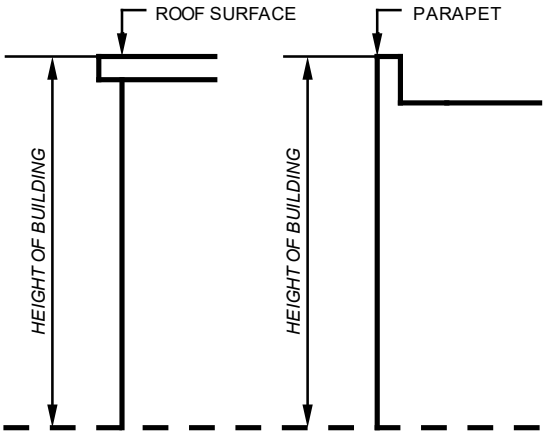
BASEMENT
HAS *LESS* THAN ONE HALF OF ITS HEIGHT, FROM FINISHED FLOOR TO FINISHED CEILING, BELOW ADJACENT FINISHED GRADE.

*THE ILLUSTRATION OF CELLAR AND BASEMENT DOES NOT FORM PART OF THIS BY-LAW, BUT IS PROVIDED FOR CONVENIENCE.

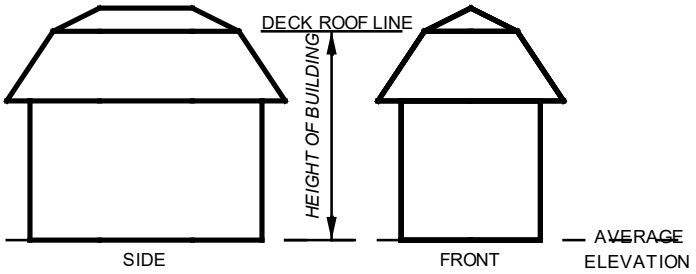
Appendix 2
Illustration Of Heights
Of Buildings*



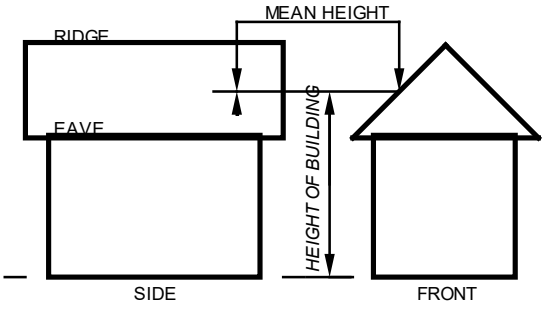
AVERAGE ELEVATION



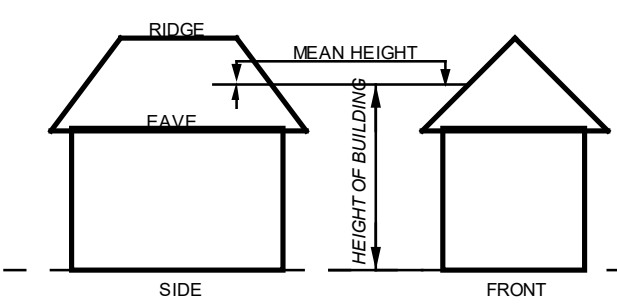
FLAT ROOF



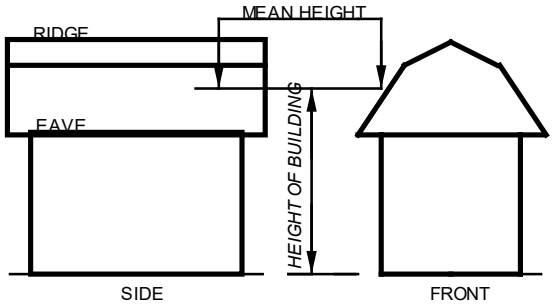
MANSARD ROOF



GABLE ROOF



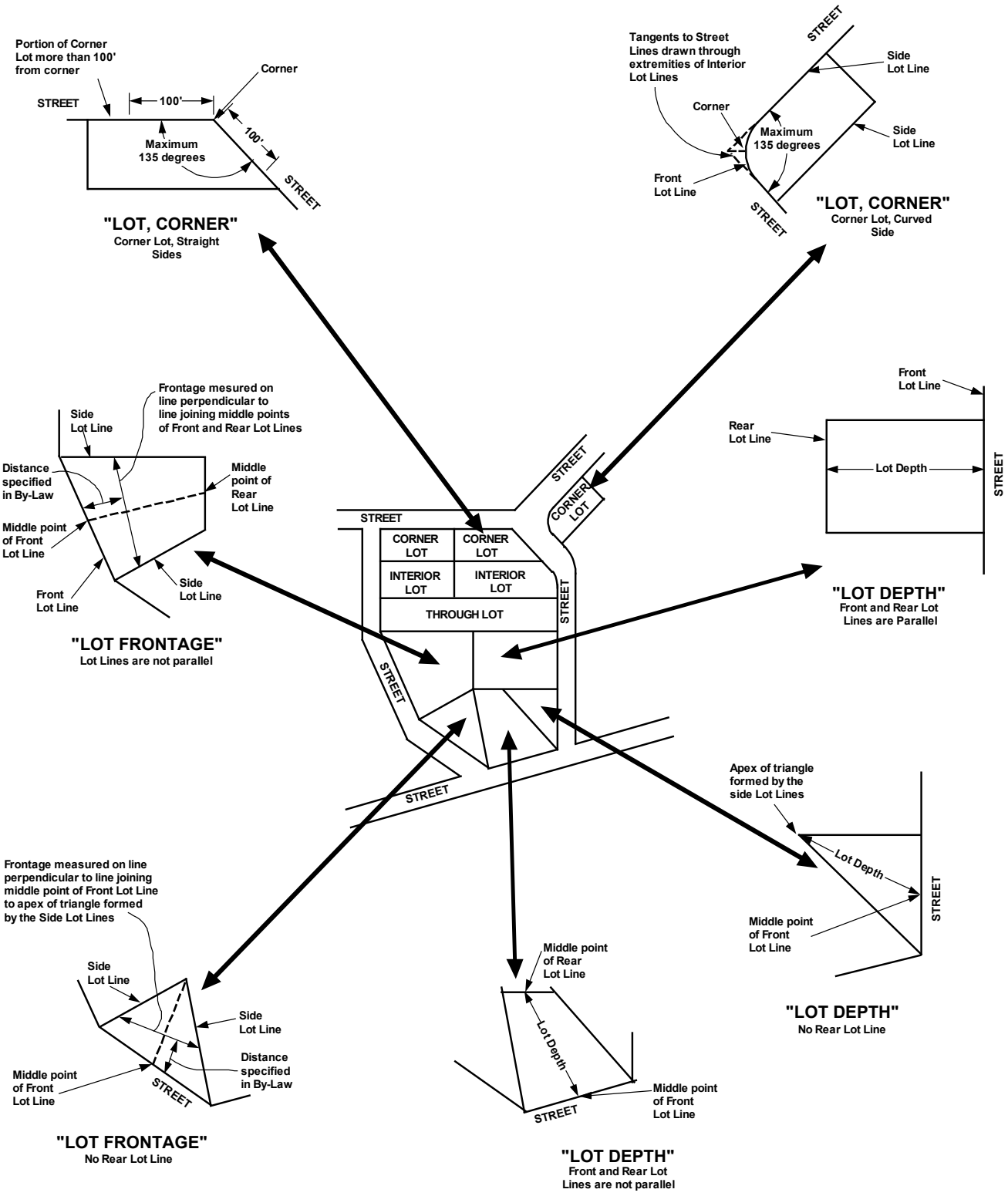
HIP ROOF



GAMBREL ROOF

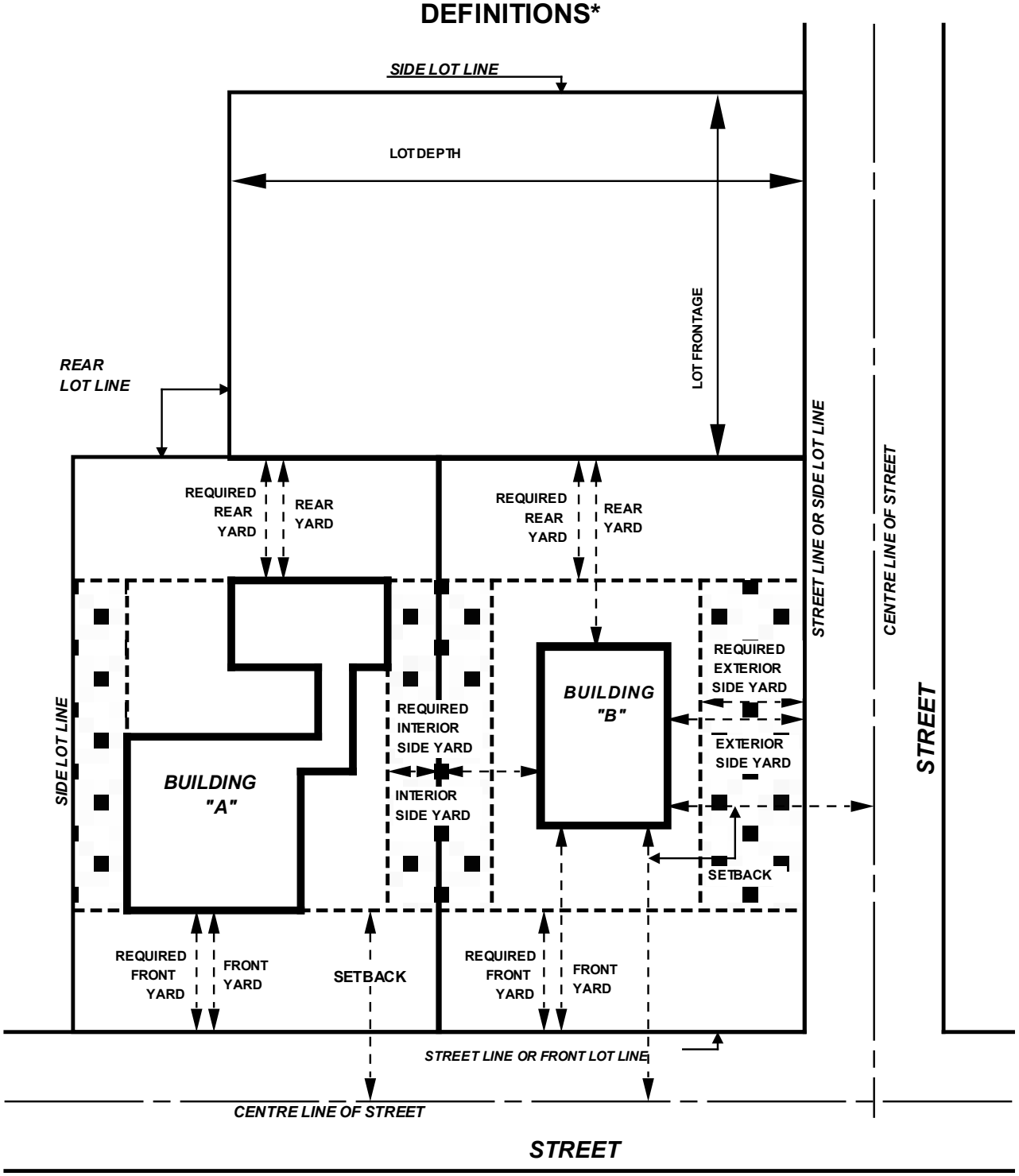
*THE ILLUSTRATIONS ARE FOR CONVENIENCE ONLY AND DO NOT FORM PART OF THIS BY-LAW.

APPENDIX 3
ILLUSTRATION OF LOT DEFINITIONS*



***The illustrations are for convenience only and do not form part of this By-Law.**

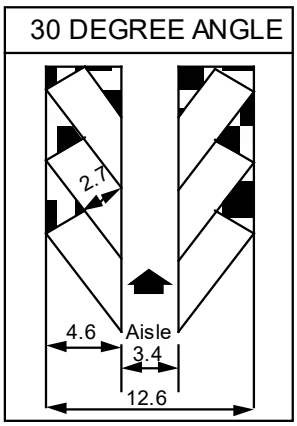
APPENDIX 4
ILLUSTRATION OF YARD DEFINITIONS*

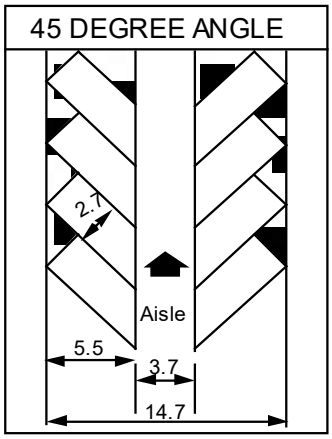


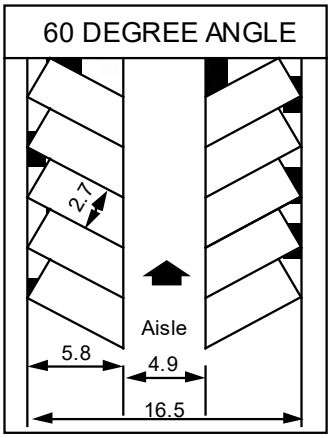
BUILDING "B" VOLUNTARILY INCREASED FRONT YARD, SIDE YARD, REAR YARD AND SETBACK ON CORNER LOT

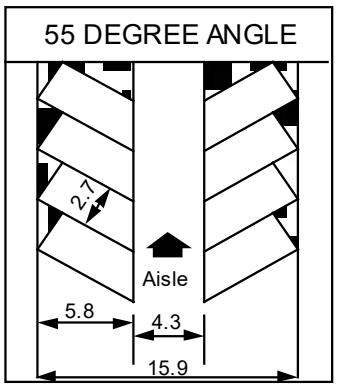
***The illustrations are for convenience only and do not form part of this By-Law.**

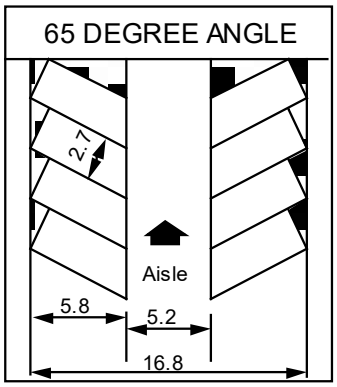
APPENDIX 5
Illustration Of Parking Area Regulations
Requirements by Configuration*

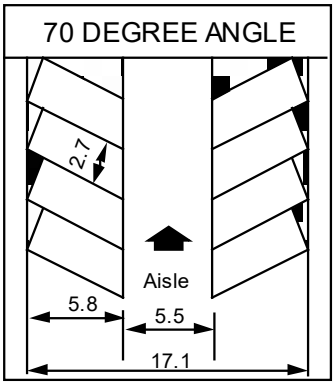


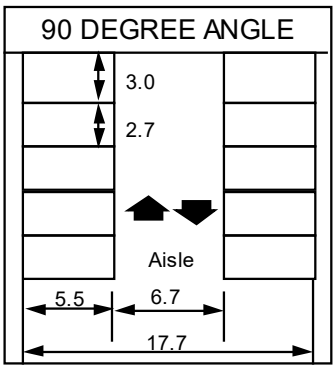


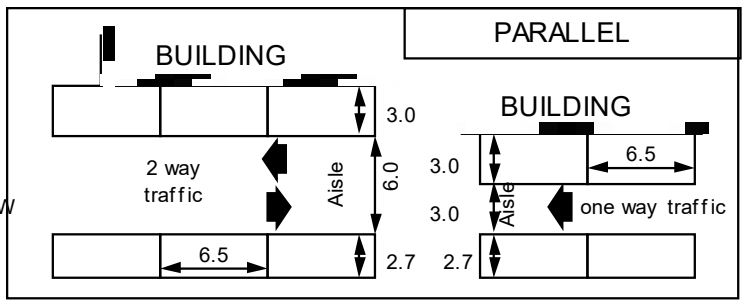












* THE ILLUSTRATIONS ARE FOR CONVENIENCE ONLY AND DO NOT FORM PART OF THIS BY-LAW

APPENDIX 6

METRIC CONVERSION INFORMATION

The metric conversion information is for convenience purposes only and does not form part of this by-law.

1. **Units of length**	**3. Conversion Factors**
1 kilometere = 1,000 metres	**Length 1 metre = 3.2808 ft.**
	1 foot = .3048 metres
2. **Units of Area**	**Area 1 sq. metre = 10.763991 sq. ft.**
1 hectare = 10,000 sq. metres	**1 sq. ft. = .0929034 sq. metres**
1 sq. kilometer = 100 hectares	**1 acre = .4046856 hectares**
1 acre = 43,560 square feet	**1 hectare = 2.471054 acres**

4. Conversions of commonly used values

		Area
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

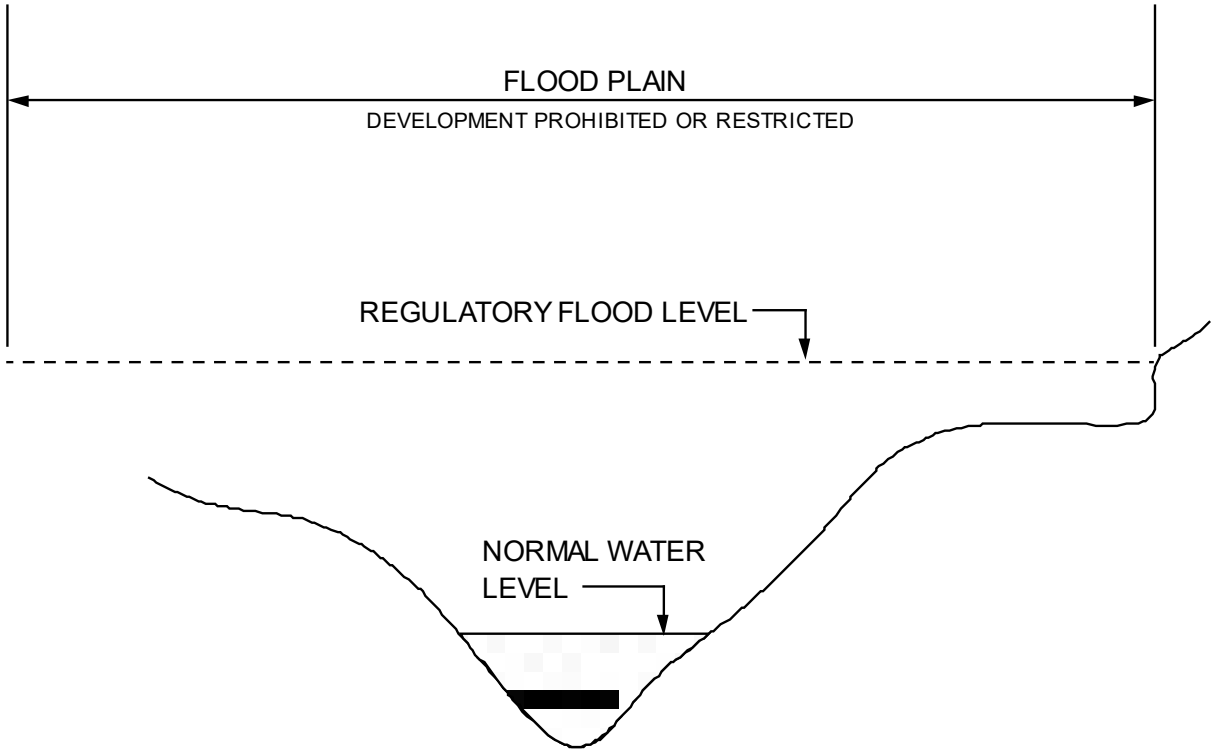
Metres	**Feet**	**Square Metres**	**Square Feet**
1	3.28	5	53
1.5	4.92	10	108
2	6.56	20	215
3	9.84	65	700
4	13.12	70	753
4.8	15.75	75	807
5.5	18.04	84	904
6	19.68	90	969
7.5	24.61	100	1,076
8	26.24	150	1,615
9	29.52	280	3,014
10	32.81	345	3,714
11	36.08	420	4,521
12	39.36	435	4,682
15	49.21	690	7,427,
17	55.76	700	7,535
18.5	60.70	780	8,396

1. **Units of length**	**3. Conversion Factors**
1 kilometere = 1,000 metres	**Length 1 metre = 3.2808 ft.**
	1 foot = .3048 metres
2. **Units of Area**	**Area 1 sq. metre = 10.763991 sq. ft.**
1 hectare = 10,000 sq. metres	**1 sq. ft. = .0929034 sq. metres**
1 sq. kilometer = 100 hectares	**1 acre = .4046856 hectares**
1 acre = 43,560 square feet	**1 hectare = 2.471054 acres**

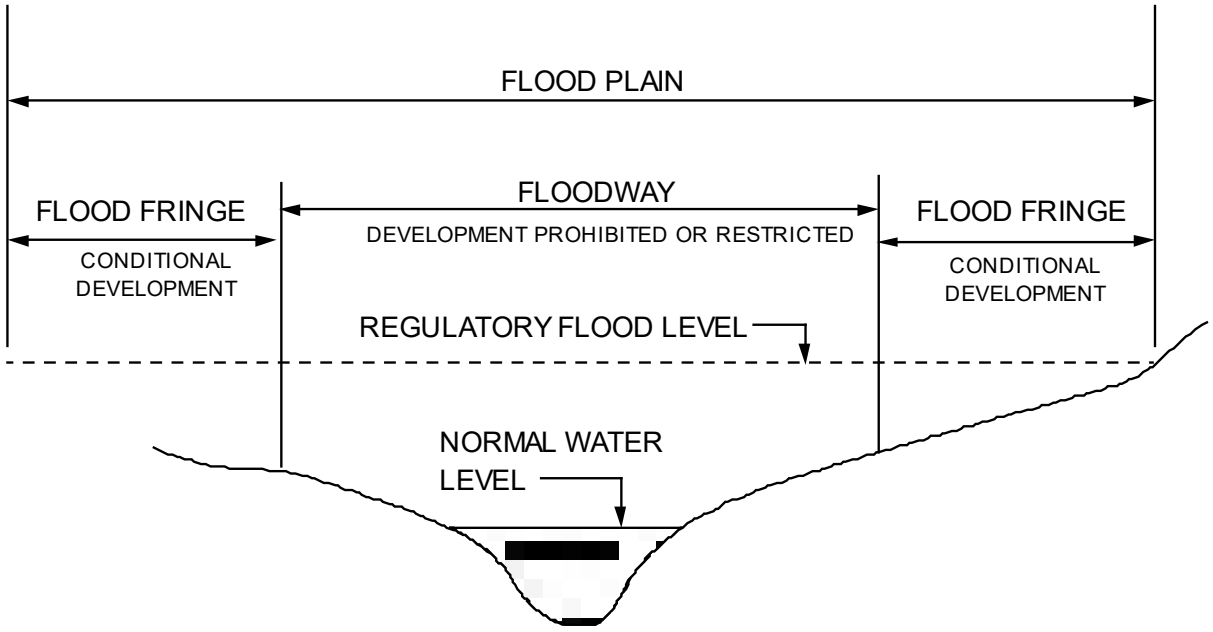
20	65.62	1000	10,763
23	75.44	1394	15,005
25	82	1575	16,954
30	98.43	1850	19,913
46	150.92	2000	21,528
60	196.85	4000	43,056
90	295.28	5000	53,821
100	328.08		
600	1968.5		

APPENDIX 7

ONE ZONE CONCEPT



TWO-ZONE FLOODWAY - FLOOD FRINGE CONCEPT



APPENDIX 8

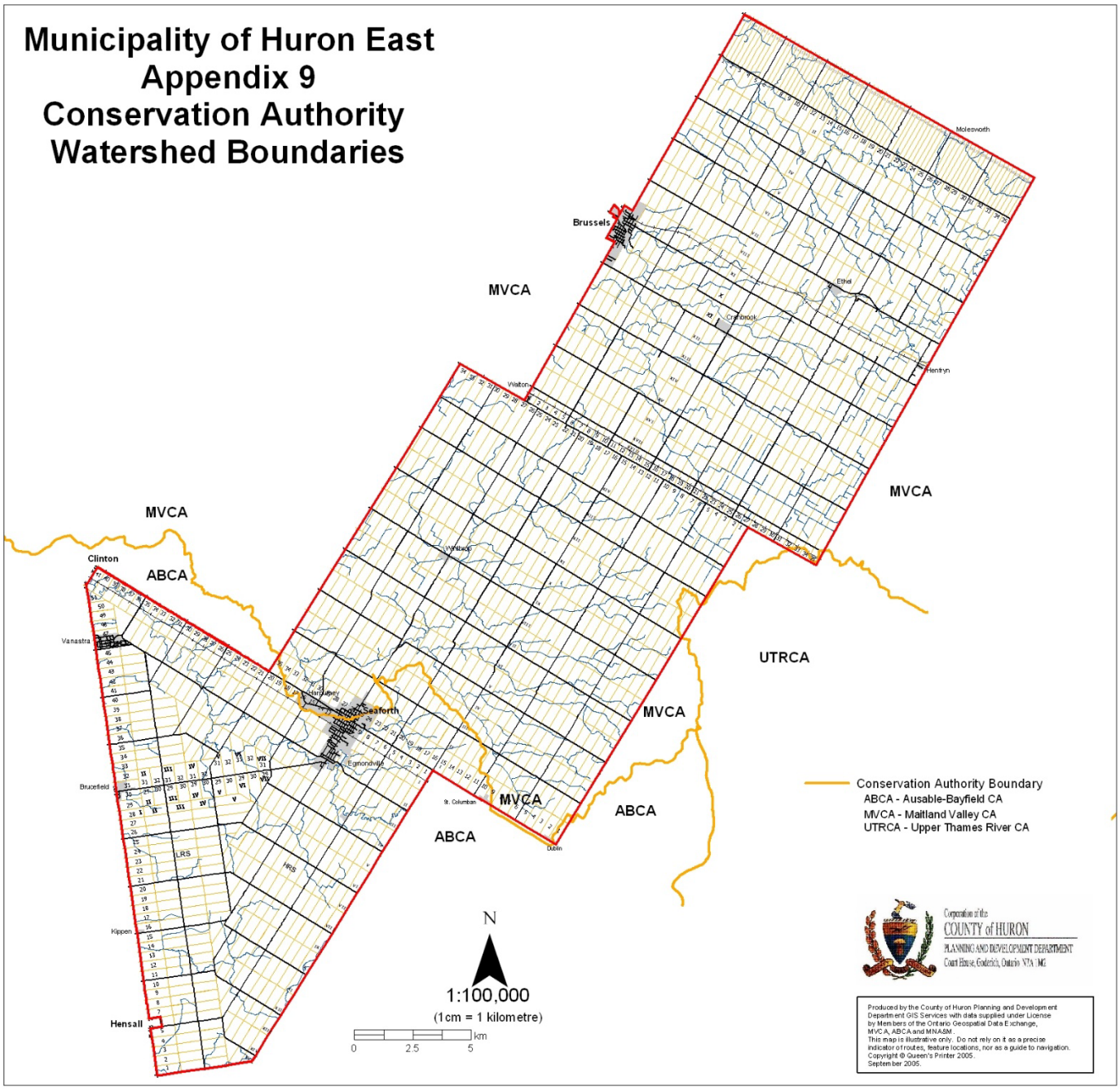
REMOVAL OF (-h) HOLDING ZONE

There are properties which are noted with a (-h) after the zone, e.g. R1-h. This indicates that the property is in a holding zone at present and only permits those uses in existence.

The Holding Zone is used to indicate that the subject lands are eventually to be scheduled for development of a particular type [example: Residential Low Density development is to occur on lands zoned (R1-h)]: However, there are certain conditions which should be met **before** the property can be developed. These conditions often include services such as the upgrading of a road, the installation of a road, proper water or sewage disposal facilities, etc.

The removal of the (-h) Holding Zone is a relatively simple process in that the Council merely has to indicate the intention to pass the amending by-law to remove a holding symbol. This indication only has to be sent to the subject property owner(s); and need not be sent to abutting neighbours and agencies as in the general re-zoning process.

In addition, the by-law removing the Holding Zone does not require the 20-day notice, nor is there a notice of passing procedure to be followed once the by-law is passed. Also, there is no appeal procedure. Therefore, once the Council is satisfied that the conditions (which required the placement of the Holding Zone in the first place) have been met, they can proceed with removal of the (-h) stipulation


Municipality of Huron East
Appendix 9
Conservation Authority
Watershed Boundaries
Molesworth
Brussels
MVCA
Ethel
Creelbrook
Wallton
Henfryn
MVCA
MVCA
Clinton
ABCA
Vanastra
Whitechurch
UTRCA
Seaforth
MVCA
Egmondville
Brucefield
St. Columban
MVCA
ABCA
ABCA
Dublin
LRS
HRS
Kippen
Hensall
Conservation Authority Boundary
ABCA - Ausable-Bayfield CA
MVCA - Maitland Valley CA
UTRCA - Upper Thames River CA
N
1:100,000
(1cm = 1 kilometre)
km
0
2.5
5
Corporation of the
COUNTY of HURON
PLANNING AND DEVELOPMENT DEPARTMENT
Court House, Goderich, Ontario N7A 1M2
Produced by the County of Huron Planning and Development Department GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange.
MVCA, ABCA and MNASM.
This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation.
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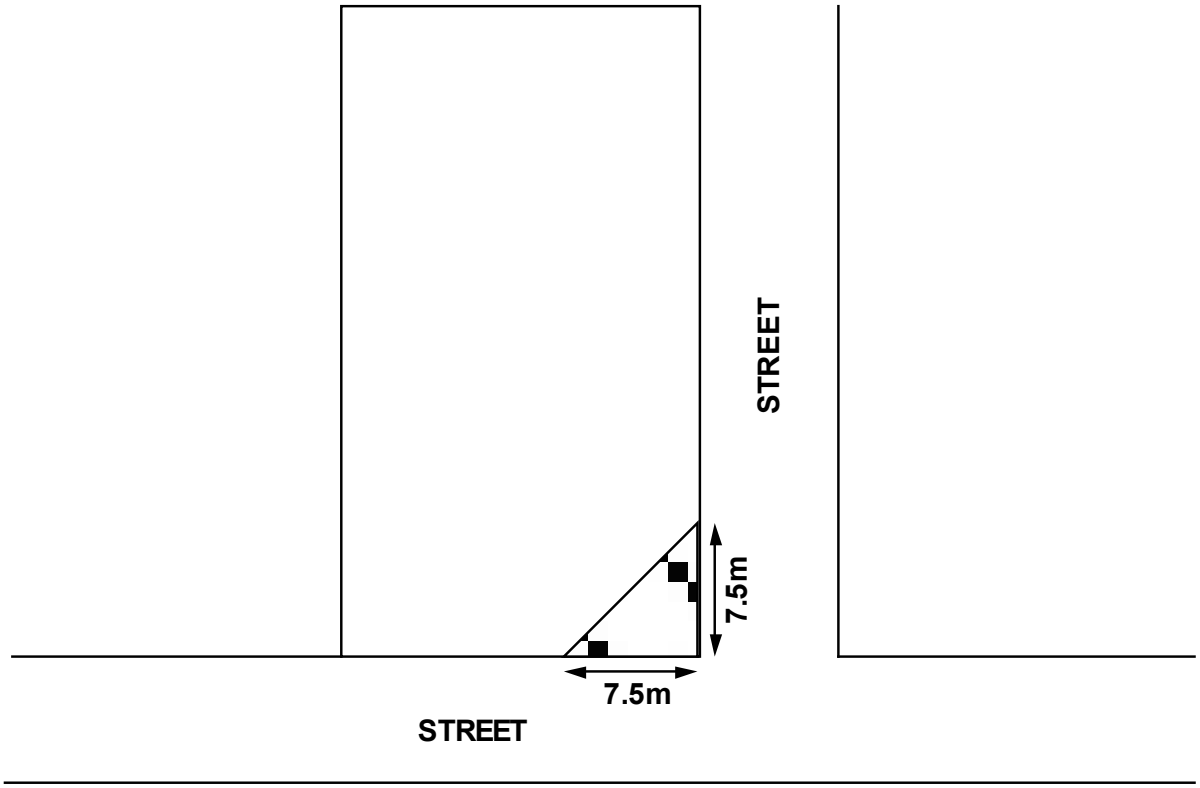
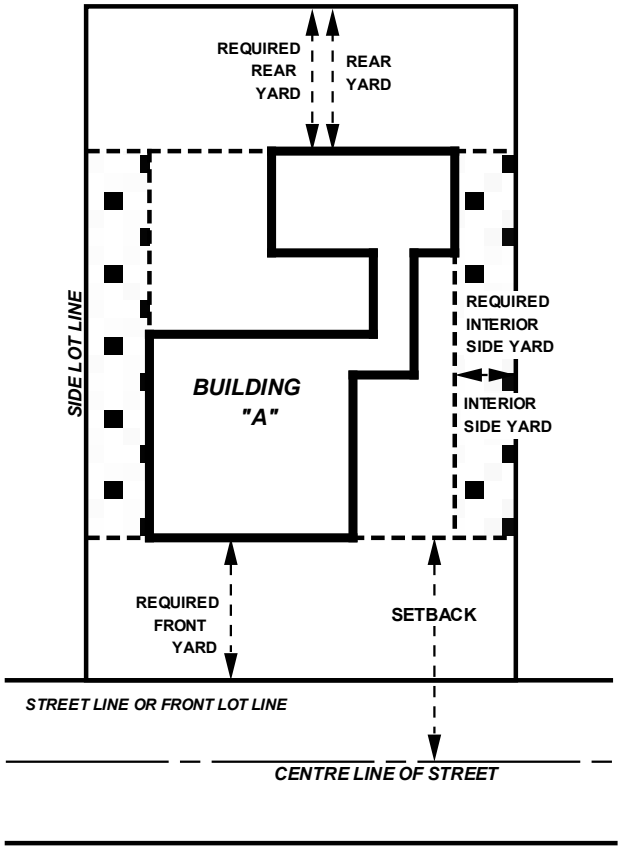
September 2005.

APPENDIX 10 SITE TRIANGLE



APPENDIX 11

*ENCROACHMENTS IN YARDS, PERMITTED



***The illustrations are for convenience only and do not form part of this By-Law.**

APPENDIX 12

MUNICIPAL WELLHEAD PROTECTION AREAS

Zones and Symbols

Class	Zone	Symbol	Section No.
Agriculture	General Agriculture	(AG1)	4
	Restricted Agriculture	(AG2)	5
	Agricultural Commercial Industrial	(AG3)	6
	Agricultural Small Holding	(AG4)	7
Natural	Natural Environment - Full Protection	(NE1)	8
Environment	Natural Environment - Limited Protection	(NE2)	9
	Natural Environment - Development Permitted	(NE3)	10
Extractive	Extractive Resource	(ER1)	11
Resources	Extractive Industrial	(ER2)	12
	Protected Extractive Resources		12.A
	(Related to Agriculture)	(ER3-1, ER3-1-1, ER3-2, ER3-3, ER3-4)	
	Protected Extractive Resources		12.B
	(Related to Natural Environment)	(ER4-1, ER4-2, ER4-3)	
Recreation	Golf Course	(RC1)	13
	Recreational Trailer Park and Campground	(RC2)	14
	Recreational - Commercial Facility	(RC3)	15
Special	Salvage Yard	(SY)	16
	Disposal	(DS)	17
Urban	Residential Low Density	(R1)	18
	Residential Medium Density	(R2)	19
	Residential High Density	(R3)	20
	Mobile Home Park	(R4)	21
Urban	Urban Natural Environment and Open Space	(OS)	22
Natural	Floodway	(FW)	23
Environment	Flood Fringe	(FF)	24
Development	Future Development	(FD)	25
Commercial	Village Commercial	(C1)	26
	Fringe Core Area Commercial – Seaforth	(C2)	27
	Highway Commercial	(C3)	28

	Core Commercial - Seaforth / Brussels	(C4)	29
	Vanastra Commercial	(C5)	30
	Fringe Highway Commercial–Seaforth/Brussels	(C6)	31
Industrial	Industrial	(IND)	32
Holding	Holding Zone	(-h)	33
Community Facility	Community Facility	(CF)	34
Environment	Sinkhole	(SH)	35

Municipality of Huron East
Zoning By-Law
Index Map

Amendments

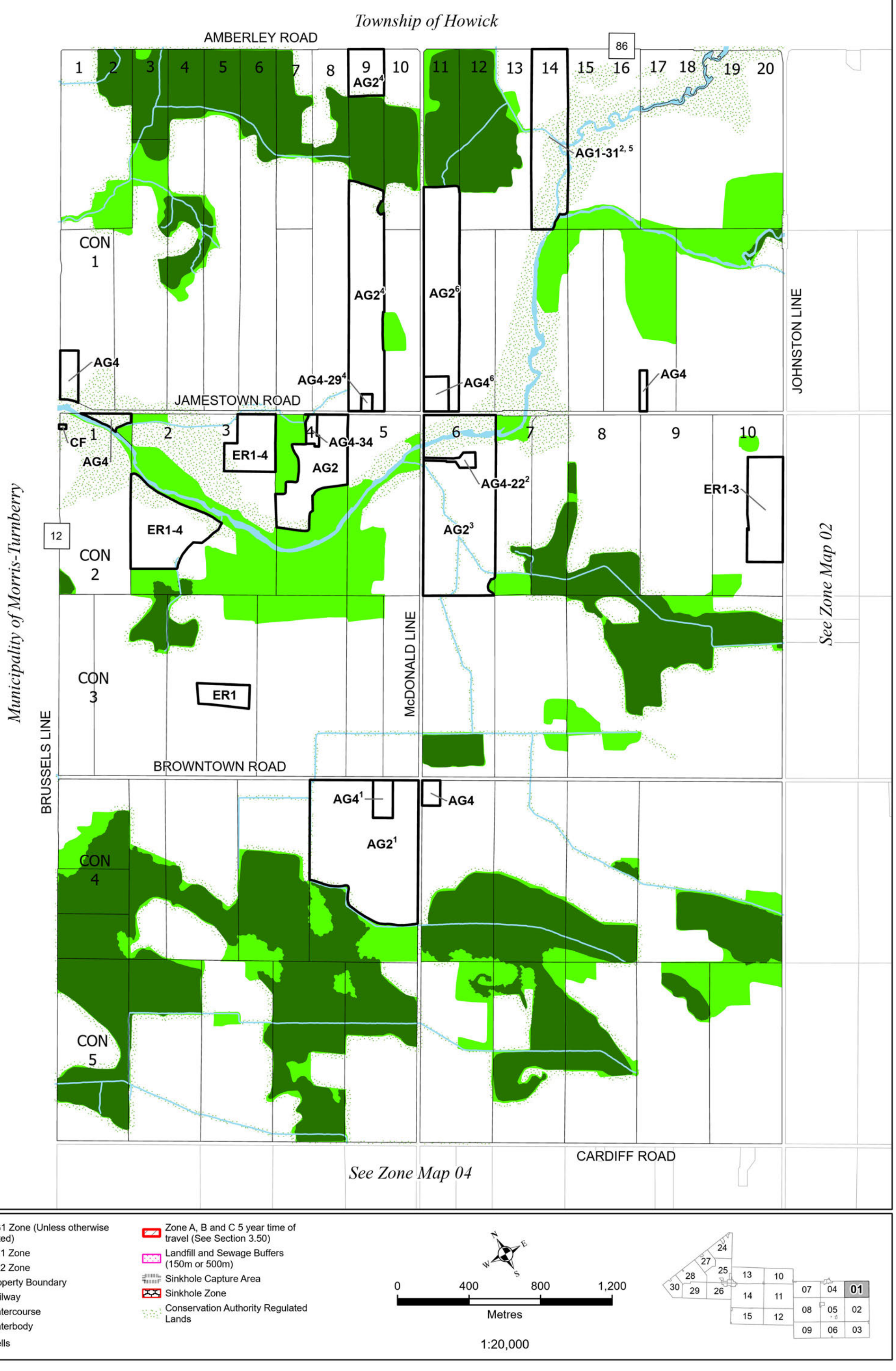
Revision Date: April 08, 2025



Municipality of Huron East
Zoning By-Law
Key Map 01

Amendments
1 By-law 89-2007
2 By-law 73-2011
3 By-law 24-2012
4 By-law 87-2013
5 By-law 70-2015
6 By-law 80-2015
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

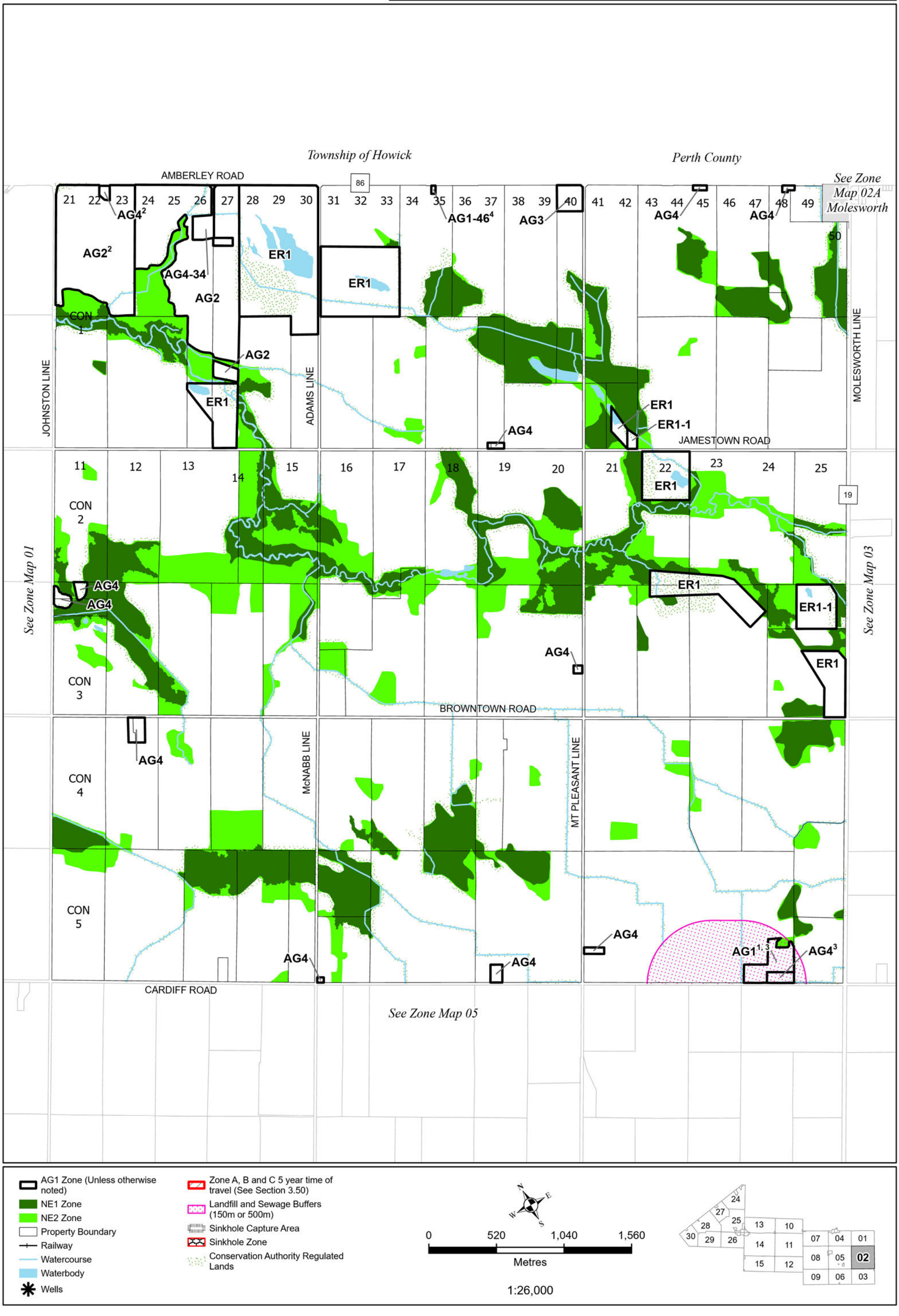
0 400 800 1,200
Metres

1:20,000

Municipality of Huron East
Zoning By-Law
Key Map 02

Amendments
1 By-law 93-2010
2 By-law 105-2011
3 By-law 76-2016
4 By-law 54-2020
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



Municipality of Huron East
Zoning By-Law
Key Map 02A
Molesworth

Amendments
1 By-law 81-2011
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

Perth County



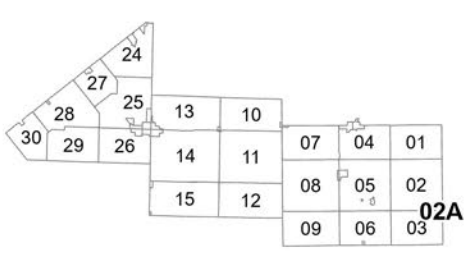
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E S W

0 70 140 210
Metres

1:3,500

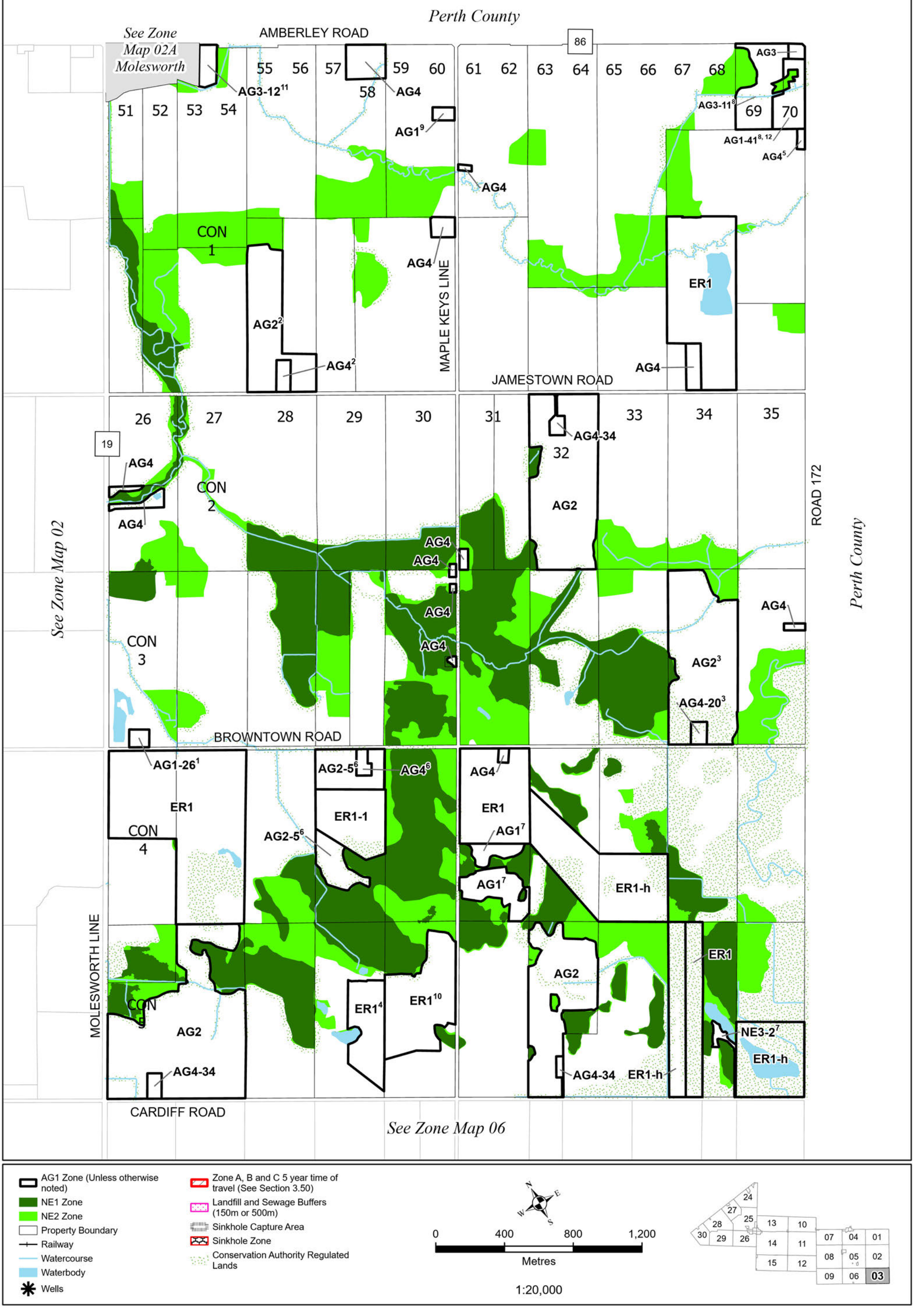


Municipality of Huron East
Zoning By-Law
Key Map 03

Amendments

1 By-law 40-2008
2 By-law 80-2009
3 By-law 79-2011
4 By-law 11-2012
5 Temporary Use By-law 09-2014 (Expires March 4, 2017)
6 By-law 24-2015
7 By-law 46-2016
8 By-law 90-2016
9 Temporary Use By-law 18-2017 (Expires April 6, 2037)
10 By-law 06-2018
11 By-law 42-2018
12 By-law 87-2022

Revision Date: April 08, 2025



AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

0 400 800 1,200
Metres

1:20,000

Municipality of Huron East
Zoning By-Law
Key Map 04

Amendments
1 By-law 56-2007
2 By-law 67-2008
3 By-law 63-2009
4 By-law 57-2010
5 By-law 92-2011
6 By-law 23-2012
7 By-law 20-2013
8 By-law 19-2018

By-law 21-2025 (General Review)

Revision Date: April 08, 2025



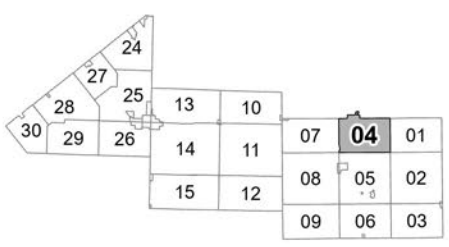
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E S W

0 420 840 1,260
Metres

1:21,000

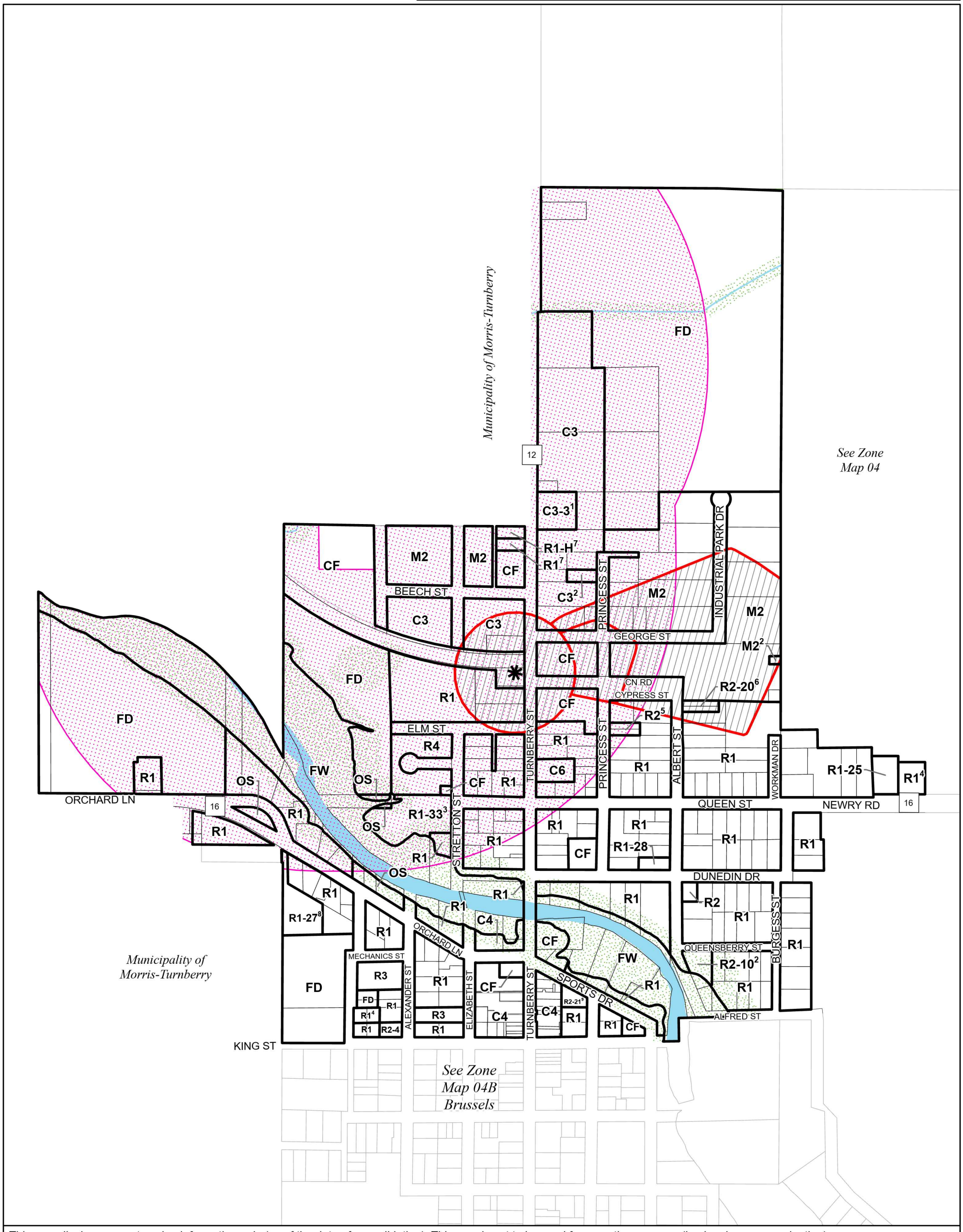


Municipality of Huron East
Zoning By-Law
Key Map 04A
Brussels

Amendments

1 By-law 43-2008
2 By-law 85-2009
3 By-law 09-2015
4 By-law 16-2020
5 By-law 05-2021
6 By-law 27-2022
7 By-law 84-2022
8 By-law 55-2023
By-law 21-2025 (General Review)
9 By-law 60-2026

Revision Date: July 06, 2026



This map displays current zoning information only (as of the date of consolidation). This map is not to be used for any other purpose (i.e. legal survey, navigation).

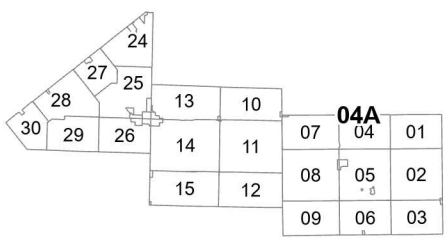
- AG1 Zone (Unless otherwise noted)
- NE1 Zone
- NE2 Zone
- Property Boundary
- Railway
- Watercourse
- Waterbody
- Wells
- Zone A, B and C 5 year time of travel (See Section 3.50)
- Landfill and Sewage Buffers (150m or 500m)
- Sinkhole Capture Area
- Sinkhole Zone
- Conservation Authority Regulated Lands

N E S W

0 120 240 360

Metres

1:6,000

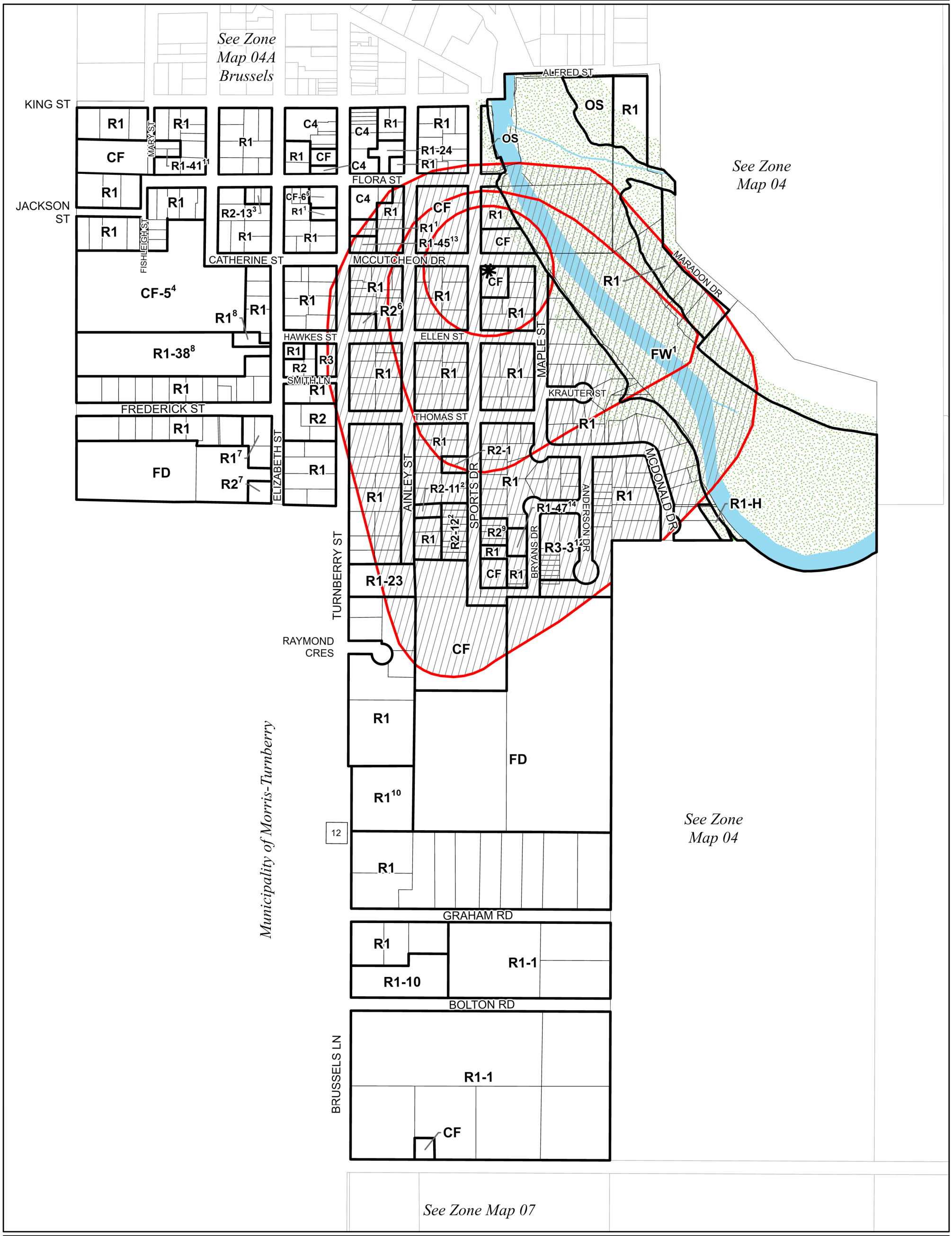


Municipality of Huron East
Zoning By-Law
Key Map 04B
Brussels

Amendments

1 By-law 85-2009
2 By-law 11-2011
3 By-law 29-2011
4 By-law 48-2012
5 By-law 25-2014
6 By-law 97-2017
7 By-law 23-2018
8 By-law 04-2019
9 By-law 14-2020
10 By-law 16-2020
11 By-law 68-2021
12 By-law 69-2022
13 By-law 72-2023
By-law 21-2025 (General Review)
14 By-law 53-2025

Revision Date: January 14, 2026



AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

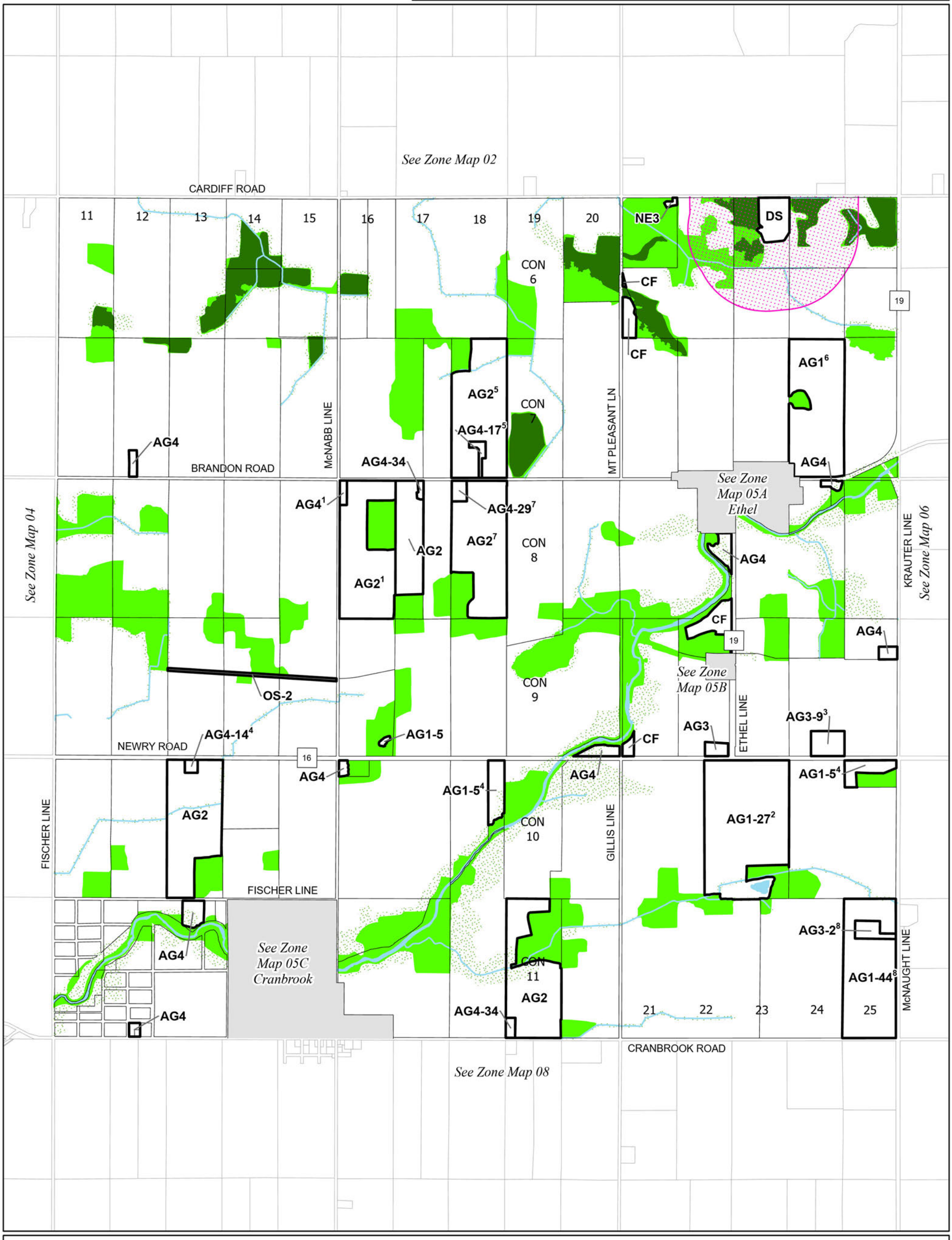
Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

Municipality of Huron East
Zoning By-Law
Key Map 05

Amendments

1 By-law 74-2007
2 By-law 51-2008
3 By-law 70-2008
4 By-law 85-2009
5 By-law 97-2010
6 Temporary Use By-law 20-2011 (Expires February 16, 2014)
7 By-law 41-2013
8 By-law 32-2019
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



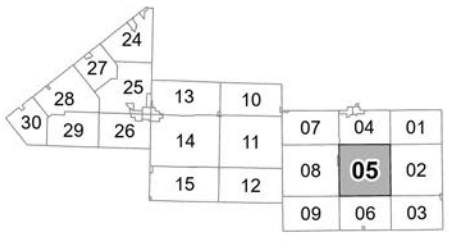
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E S W

0 520 1,040 1,560
Metres

1:26,000



Municipality of Huron East
Zoning By-Law
Key Map 05A
Ethel

Amendments
1 By-law 108-2017
By-law 21-2025 (General Review)

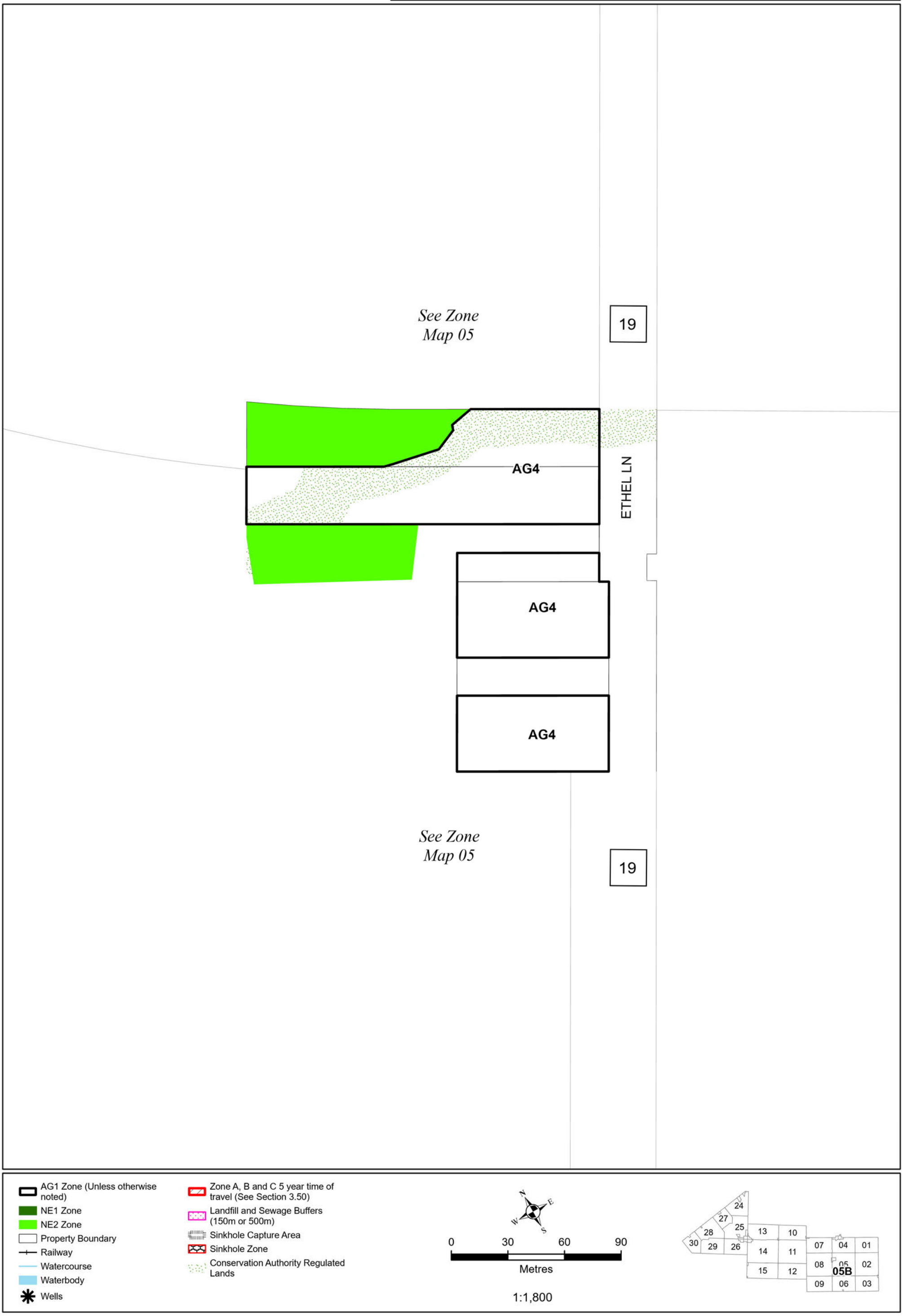
Revision Date: April 08, 2025



Municipality of Huron East
Zoning By-Law
Key Map 05B

Amendments
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E S W

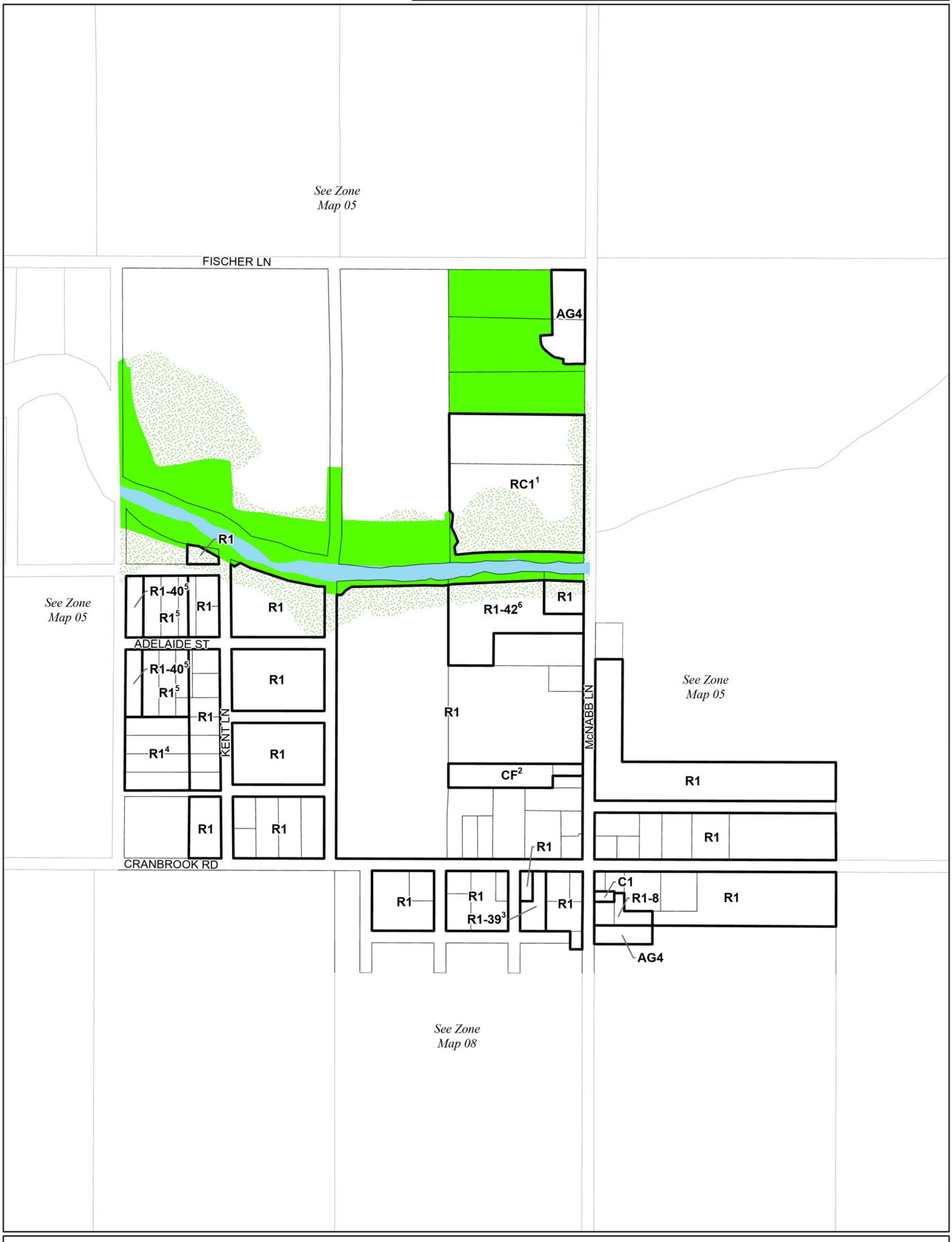
0 30 60 90
Metres

1:1,800

Municipality of Huron East
Zoning By-Law
Key Map 05C
Cranbrook

Amendments
1 By-law 85-2009
2 By-law 25-2014
3 By-law 20-2021
4 By-law 38-2021
5 By-law 60-2021
6 By-law 11-2022
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



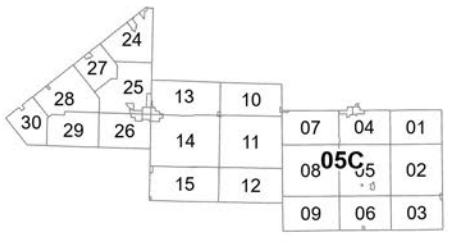
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E S W

0 120 240 360
Metres

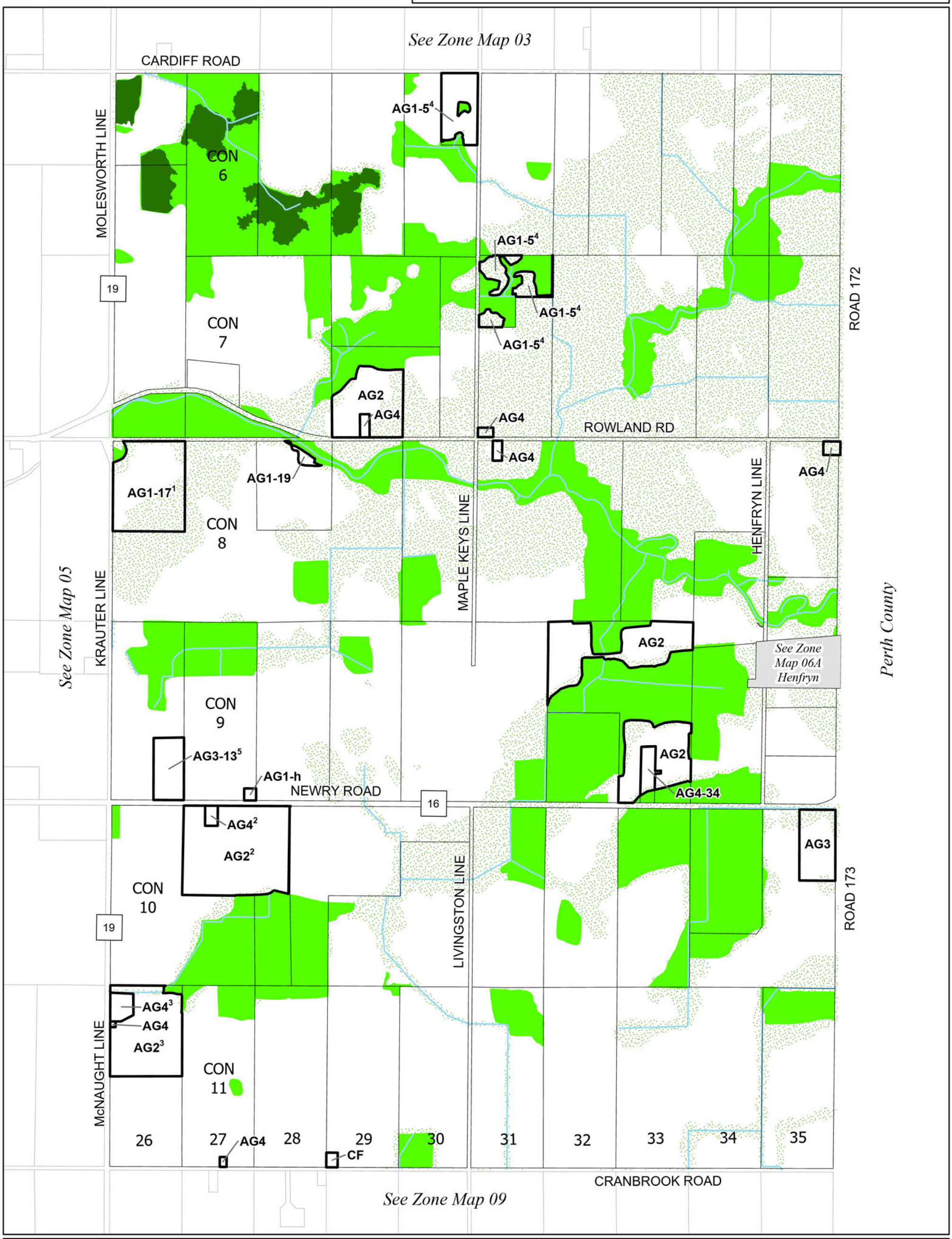
1:6,000



Municipality of Huron East
Zoning By-Law
Key Map 06

Amendments
1 By-law 27-2002
2 By-law 41-2008
3 By-law 66-2008
4 By-law 85-2009
5 By-law 97-2021
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



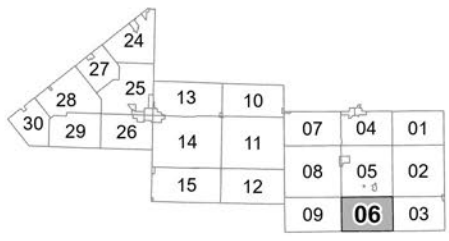
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E S W

0 400 800 1,200
Metres

1:20,000

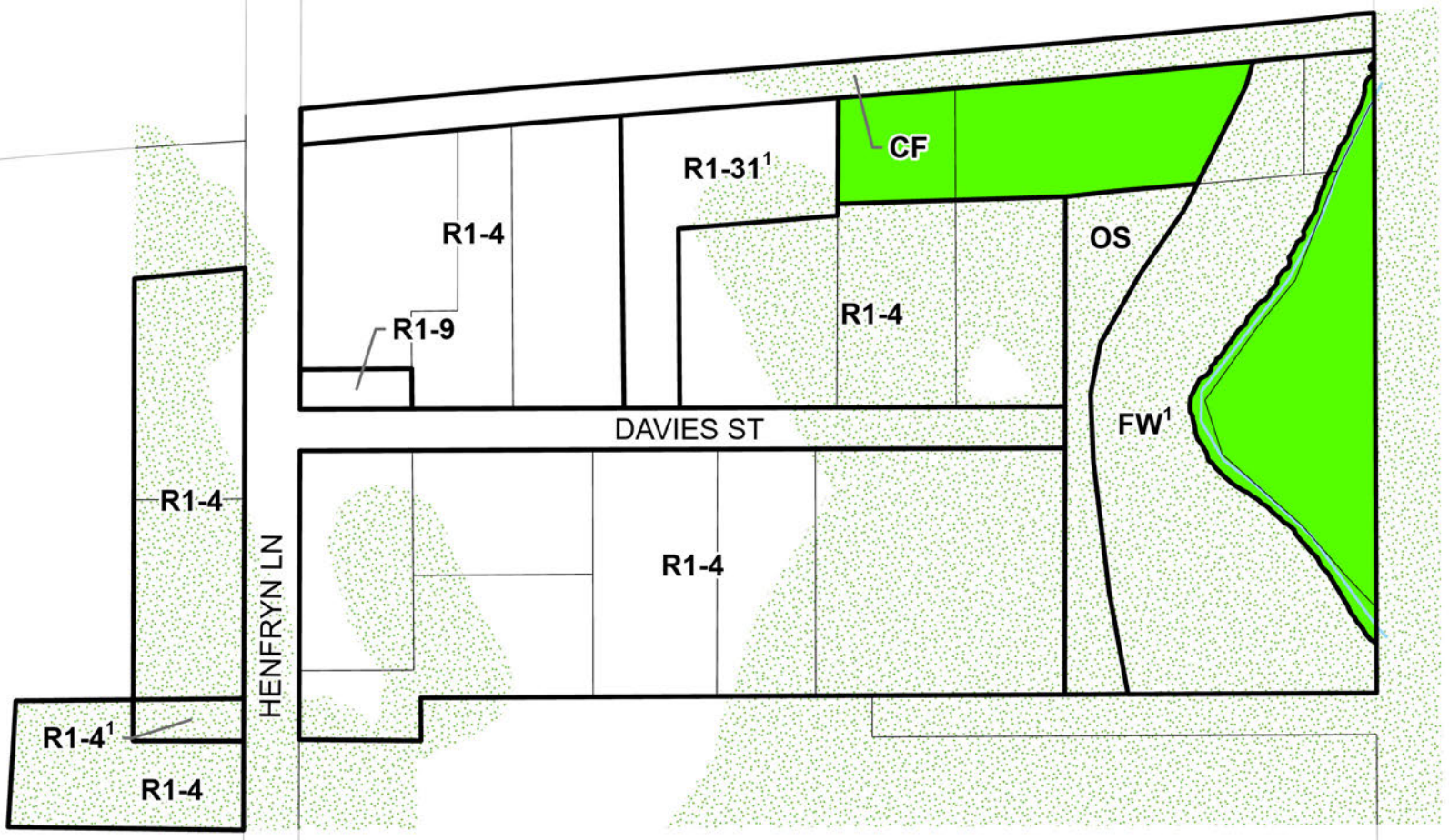


Municipality of Huron East
Zoning By-Law
Key Map 06A
Henfryn

Amendments
1 By-law 85-2009
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

See Zone Map 06

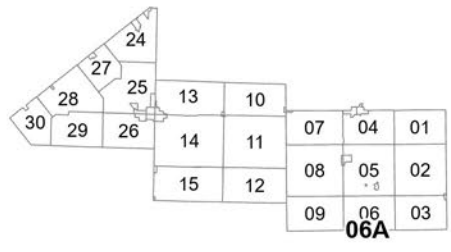


See Zone Map 06

- AG1 Zone (Unless otherwise noted)
- NE1 Zone
- NE2 Zone
- Property Boundary
- Railway
- Watercourse
- Waterbody
- Wells
- Zone A, B and C 5 year time of travel (See Section 3.50)
- Landfill and Sewage Buffers (150m or 500m)
- Sinkhole Capture Area
- Sinkhole Zone
- Conservation Authority Regulated Lands

0 50 100 150
Metres

1:2,500

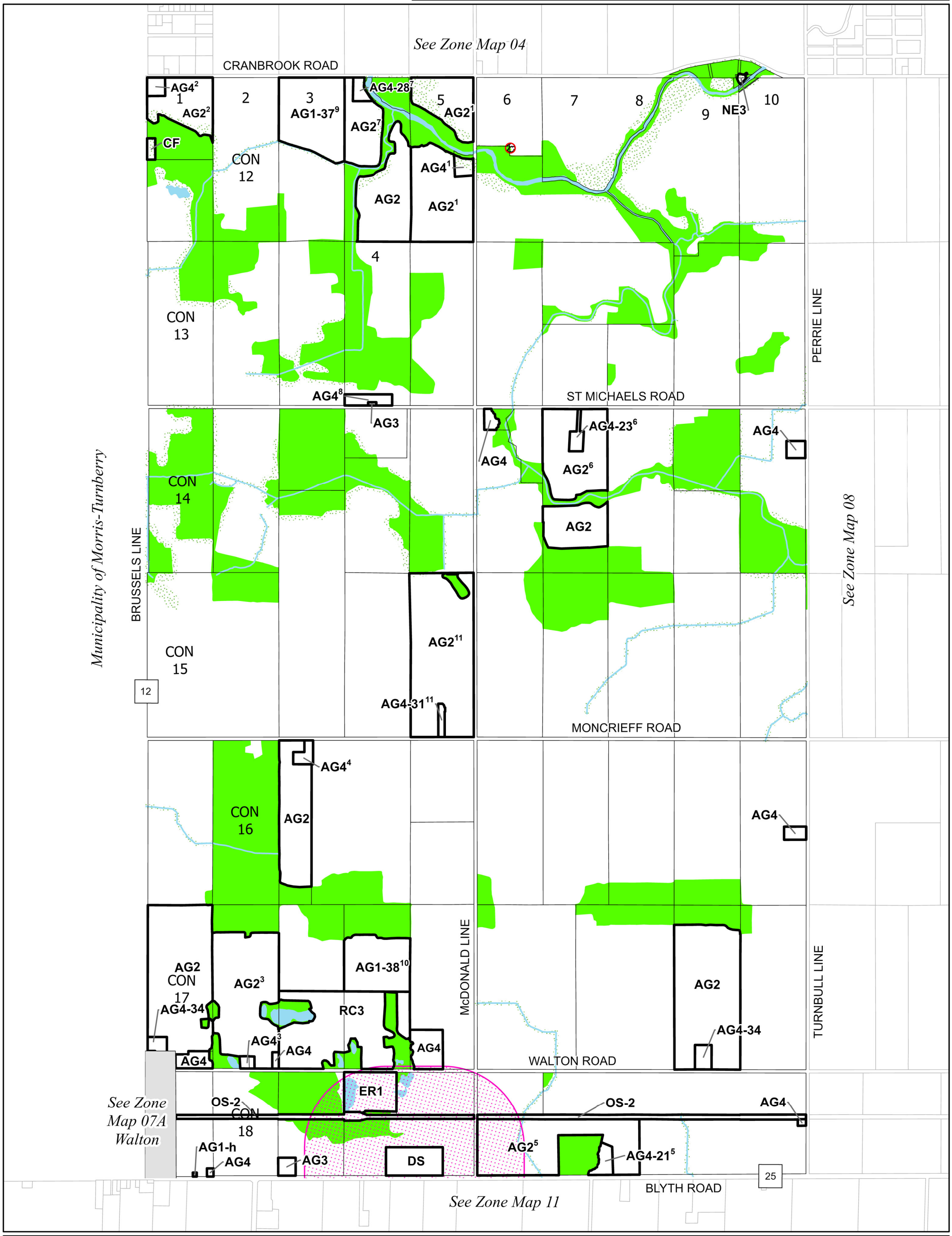


Municipality of Huron East
Zoning By-Law
Key Map 07

Amendments

1 By-law 88-2008
2 By-law 68-2010
3 By-law 78-2011
4 By-law 80-2011
5 By-law 09-2012
6 By-law 22-2012
7 By-law 35-2013
8 Temporary Use By-law 10-2014 (Expires March 4, 2017)
9 By-law 14-2014
10 By-law 25-2014
11 By-law 33-2015
By-law 21-2025 (General Review)

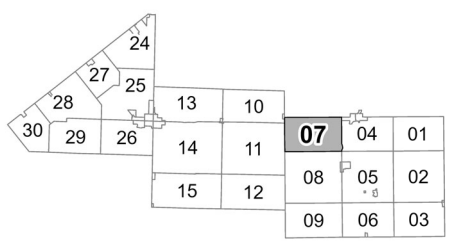
Revision Date: April 23, 2026



- AG1 Zone (Unless otherwise noted)
- NE1 Zone
- NE2 Zone
- Property Boundary
- Railway
- Watercourse
- Waterbody
- Wells
- Zone A, B and C 5 year time of travel (See Section 3.50)
- Landfill and Sewage Buffers (150m or 500m)
- Sinkhole Capture Area
- Sinkhole Zone
- Conservation Authority Regulated Lands

0 440 880 1,320
Metres

1:22,000



Municipality of Huron East
Zoning By-Law
Key Map 07A
Walton

Amendments
1 By-law 05-2016
By-law 21-2025 (General Review)
2 By-law 107-2026

Revision Date: November 17, 2026

12

CF[1, 2]
R1[2]
AG4
WALTON RD
C1-10
BRUSSELS LN
C1
R1
OS-2
M2
R1
See Zone Map 07
PATRICK ST
R1
C1
C1
HUMPHRIES ST
R1-7
Municipality of Morris-Turnberry
25
BLYTH RD
R1
R1
CF
25
See Zone Map 10

This map displays current zoning information only (as of the date of consolidation). This map is not to be used for any other purpose (i.e. legal survey, navigation).

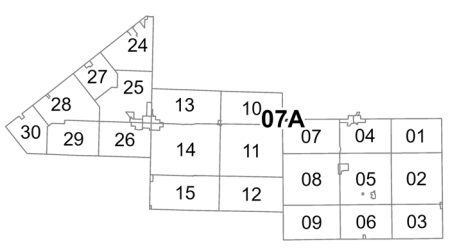
- AG1 Zone (Unless otherwise noted)
- NE1 Zone
- NE2 Zone
- Property Boundary
- Railway
- Watercourse
- Waterbody
- Wells
- Zone A, B and C 5 year time of travel (See Section 3.50)
- Landfill and Sewage Buffers (150m or 500m)
- Sinkhole Capture Area
- Sinkhole Zone
- Conservation Authority Regulated Lands

N E S W

0 80 160 240

Metres

1:4,000



Municipality of Huron East
Zoning By-Law
Key Map 08

Amendments
1 By-law 33-2001
2 By-law 33-2008
3 By-law 85-2009
4 By-law 47-2011
5 By-law 41-2012
6 By-law 74-2017
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

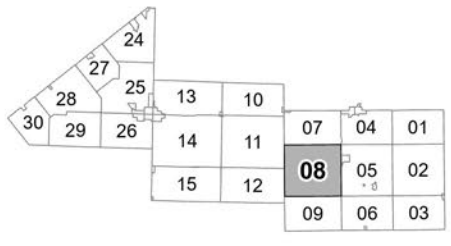


AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

0 540 1,080 1,620
Metres

1:27,000



Municipality of Huron East
Zoning By-Law
Key Map 09

Amendments

1 By-law 41-2007
2 By-law 39-2008
3 By-law 49-2009
4 By-law 58-2009
5 By-law 85-2009
6 By-law 50-2012
7 By-law 40-2013
8 By-law 65-2015
9 By-law 61-2017
10 Temporary Use By-law 40-2020 (Expires July 21, 2040)
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



- AG1 Zone (Unless otherwise noted)
- NE1 Zone
- NE2 Zone
- Property Boundary
- Railway
- Watercourse
- Waterbody
- Wells
- Zone A, B and C 5 year time of travel (See Section 3.50)
- Landfill and Sewage Buffers (150m or 500m)
- Sinkhole Capture Area
- Sinkhole Zone
- Conservation Authority Regulated Lands

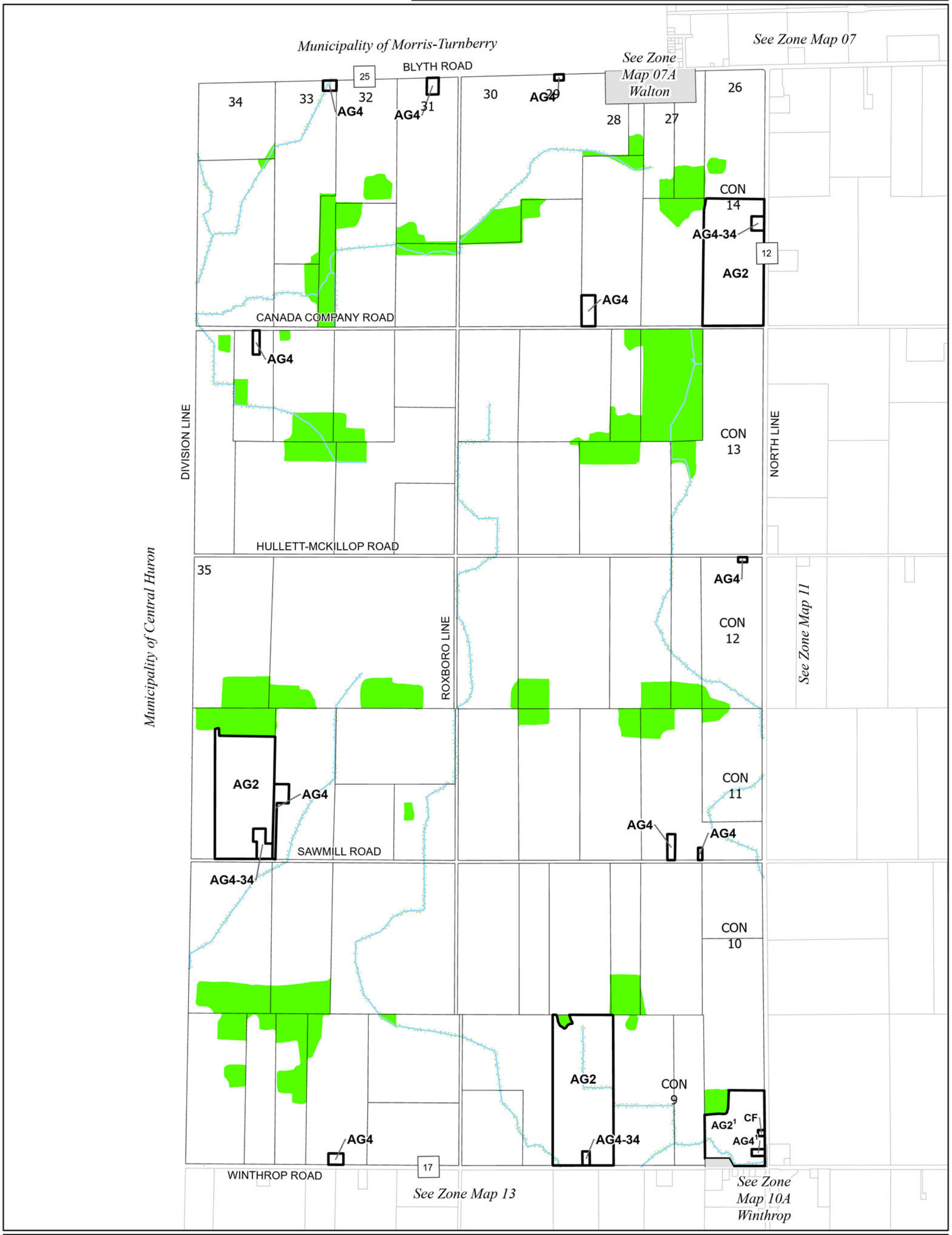
0 440 880 1,320
Metres

1:22,000

Municipality of Huron East
Zoning By-Law
Key Map 10

Amendments
1 By-law 04-2008
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

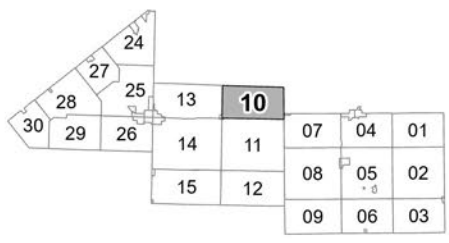


AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

0 480 960 1,440
Metres

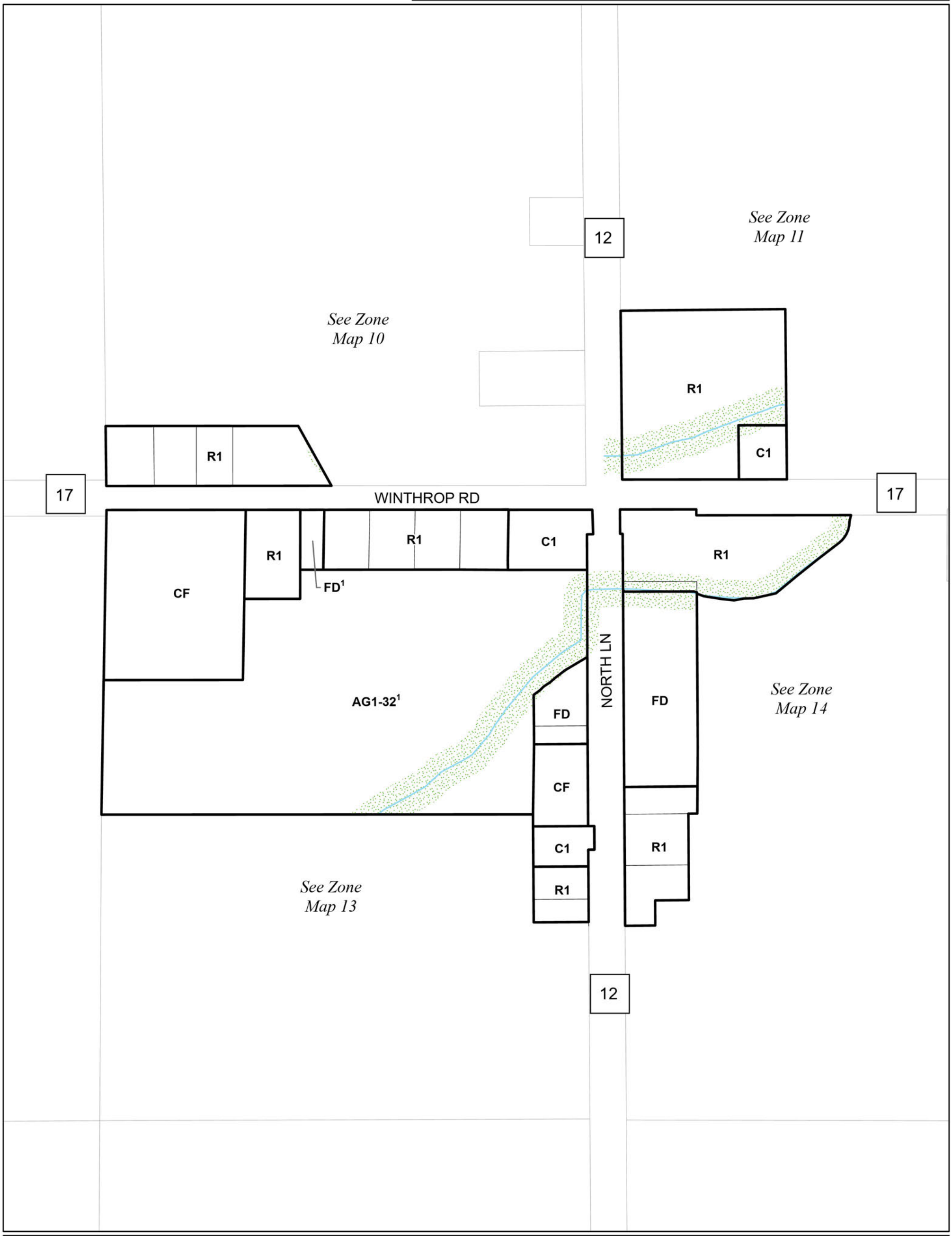
1:24,000



Municipality of Huron East
Zoning By-Law
Key Map 10A
Winthrop

Amendments
1 By-law 93-2011
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

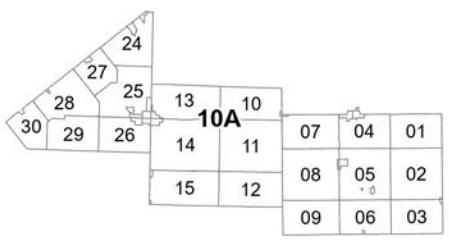


AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

0 60 120 180
Metres

1:3,000

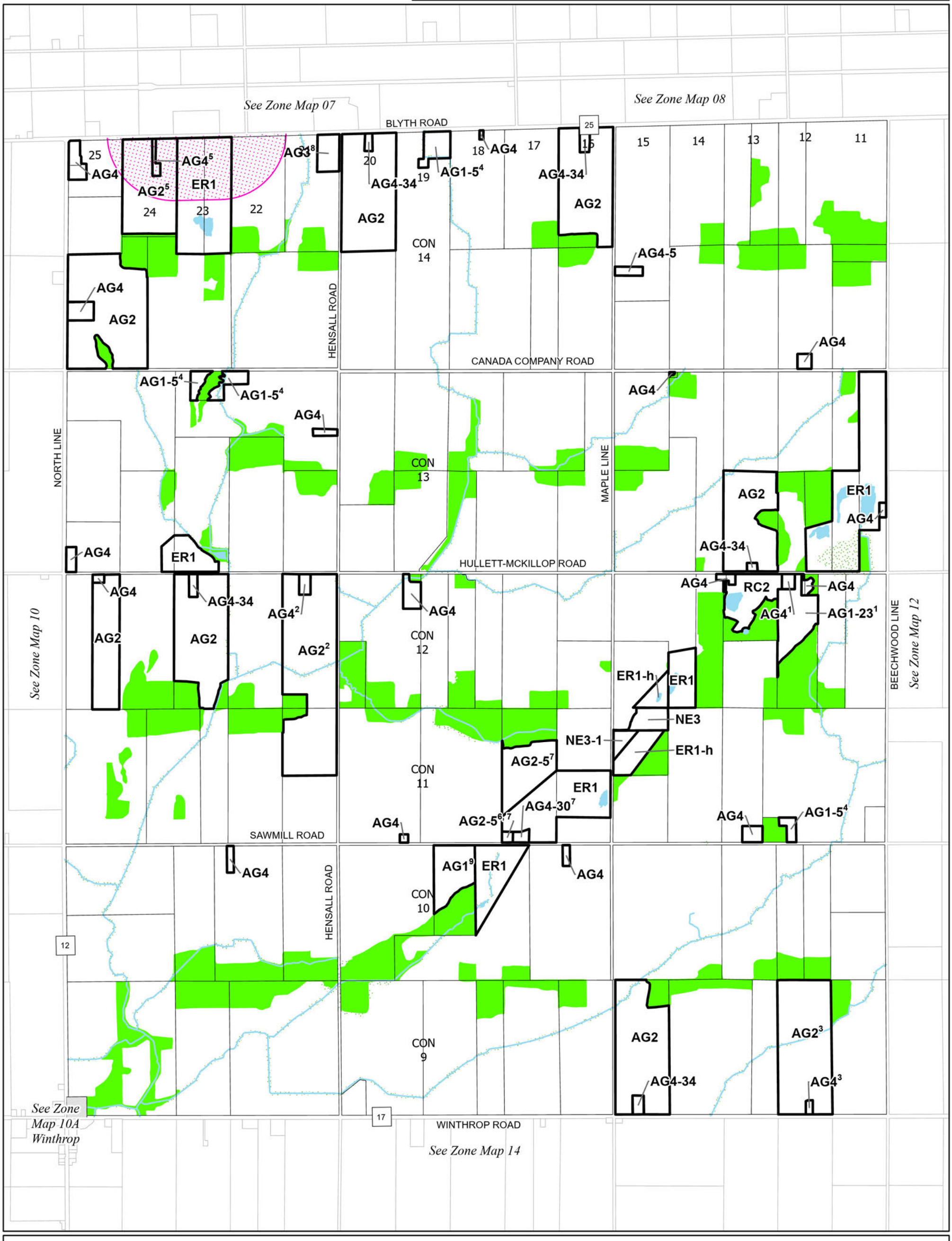


Municipality of Huron East
Zoning By-Law
Key Map 11

Amendments

1 By-law 29-2007
2 By-law 12-2008
3 By-law 91-2008
4 By-law 85-2009
5 By-law 12-2011
6 By-law 25-2014
7 By-law 79-2014
8 By-law 52-2016
9 By-law 93-2022
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

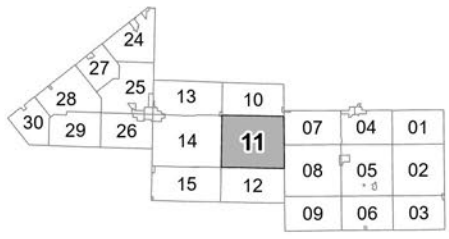


AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

0 540 1,080 1,620
Metres

1:27,000



Municipality of Huron East
Zoning By-Law
Key Map 12

Amendments

1 By-law 7-1994
2 By-law 13-2008
3 By-law 28-2008
4 By-law 54-2010
5 Temporary Use By-law 71-2015 (Expires Nov 3, 2035)
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

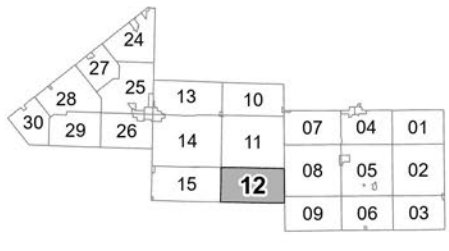


AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

0 500 1,000 1,500
Metres

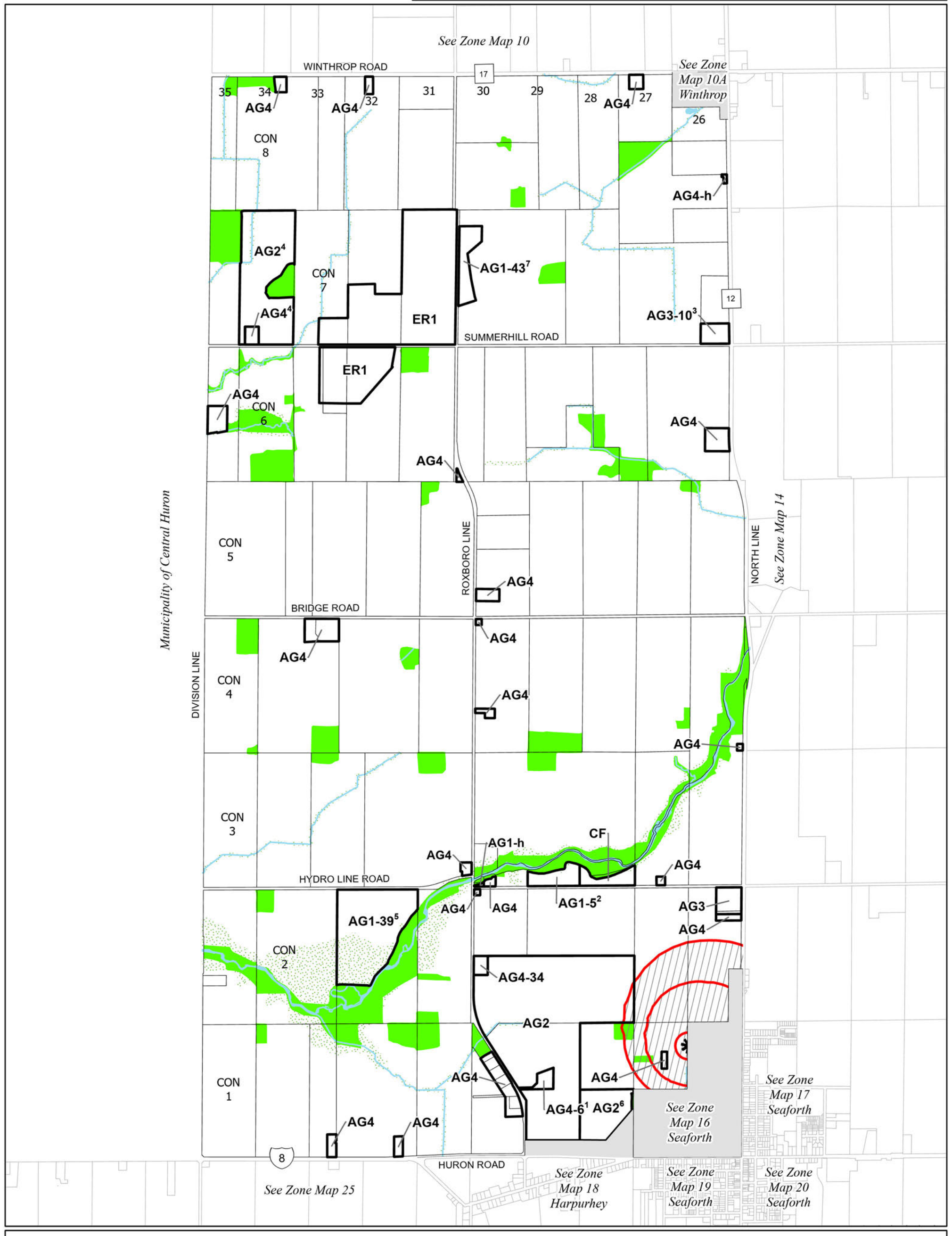
1:25,000



Municipality of Huron East
Zoning By-Law
Key Map 13

Amendments
1 By-law 6-2006
2 By-law 85-2009
3 By-law 38-2010
4 By-law 35-2014
5 By-law 43-2014
6 By-law 20-2018
7 By-law 47-2018
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

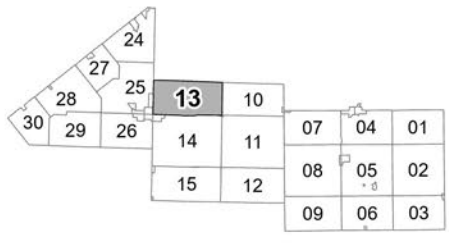


AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

0 540 1,080 1,620
Metres

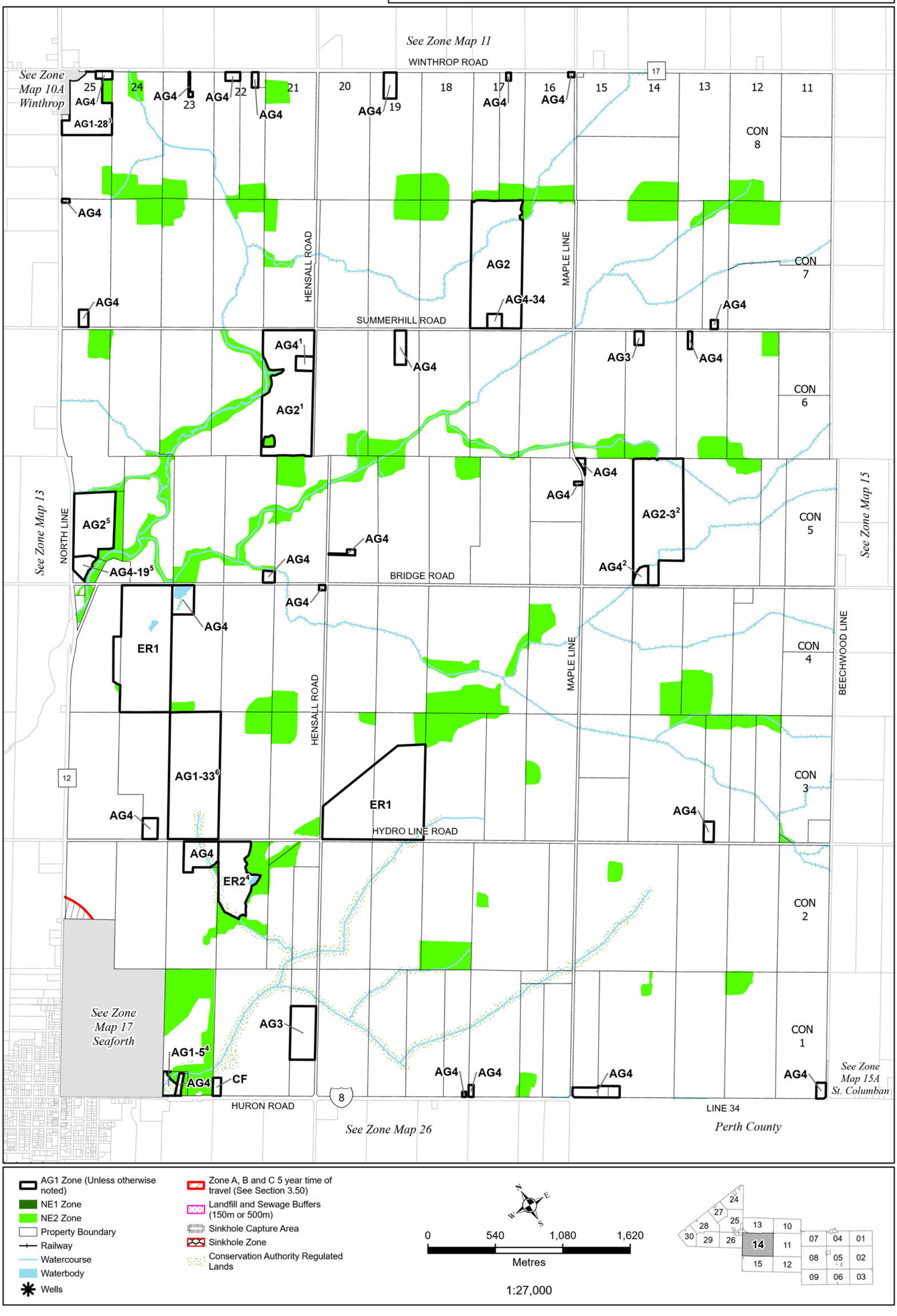
1:27,000



Municipality of Huron East
Zoning By-Law
Key Map 14

Amendments
1 By-law 30-2007
2 By-law 27-2008
3 By-law 02-2009
4 By-law 85-2009
5 By-law 58-2011
6 By-law 25-2013
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

0 540 1,080 1,620
Metres

1:27,000

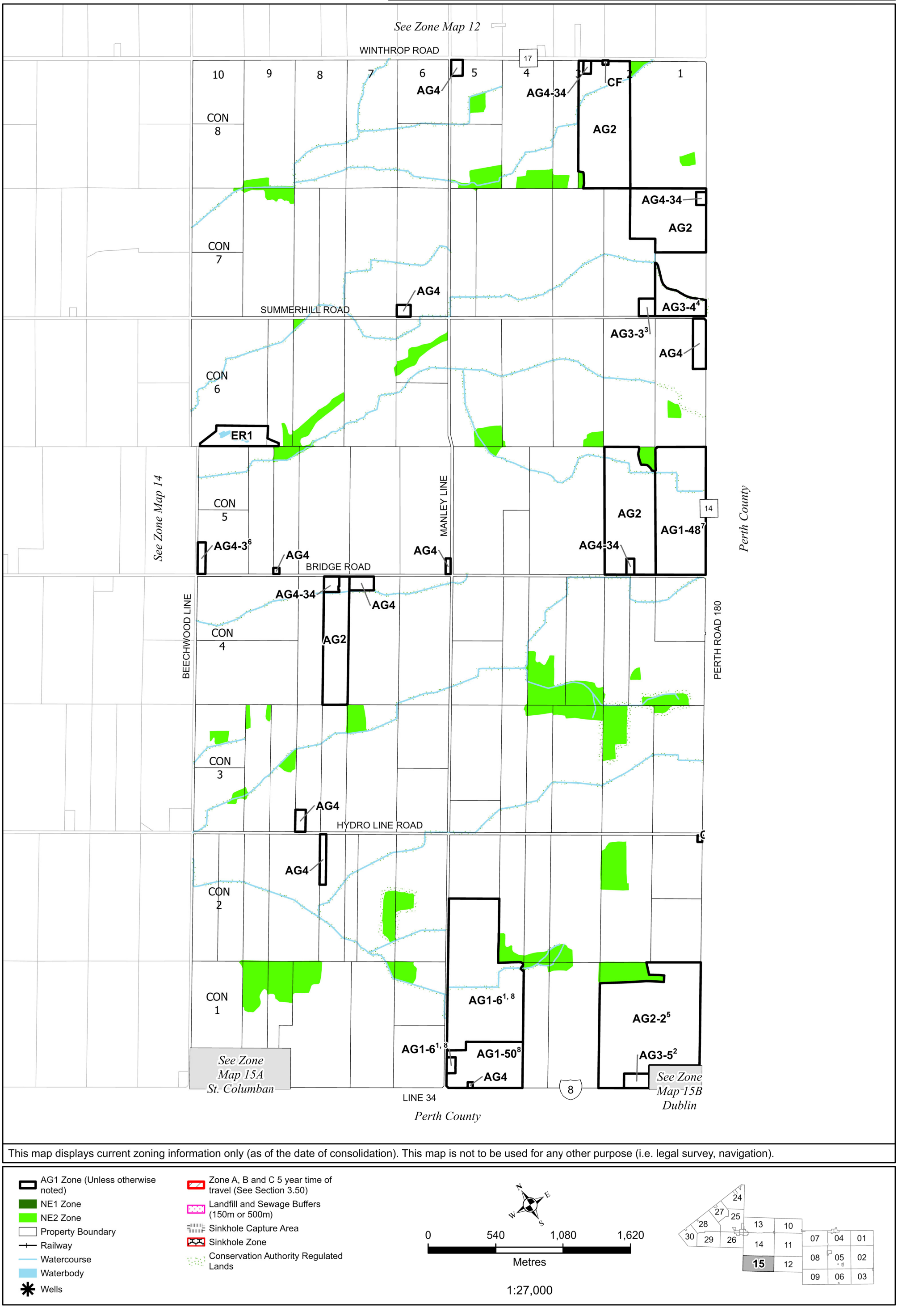
Municipality of Huron East
Zoning By-Law
Key Map 15

Amendments

1 By-law 10-1993
2 By-law 15-1996
3 By-law 94-2001
4 By-law 96-2002
5 By-law 85-2007
6 By-law 85-2009
7 By-law 26-2022
8 By-law 99-2022

Revision Date: July 21, 2026

By-law 21-2025 (General Review)



This map displays current zoning information only (as of the date of consolidation). This map is not to be used for any other purpose (i.e. legal survey, navigation).

- AG1 Zone (Unless otherwise noted)
- NE1 Zone
- NE2 Zone
- Property Boundary
- Railway
- Watercourse
- Waterbody
- Wells
- Zone A, B and C 5 year time of travel (See Section 3.50)
- Landfill and Sewage Buffers (150m or 500m)
- Sinkhole Capture Area
- Sinkhole Zone
- Conservation Authority Regulated Lands

N E S W

0 540 1,080 1,620

Metres

1:27,000

Municipality of Huron East
Zoning By-Law
Key Map 15A
St. Columban

Amendments
1 By-law 60-2006
By-law 21-2025 (General Review)
2 By-law 80-2025

Revision Date: February 10, 2026



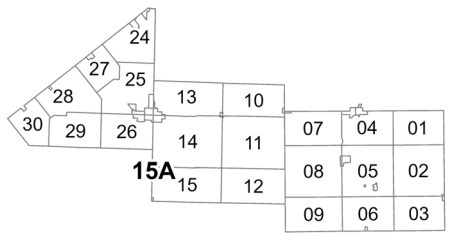
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E S W

0 75 150 225
Metres

1:3,700



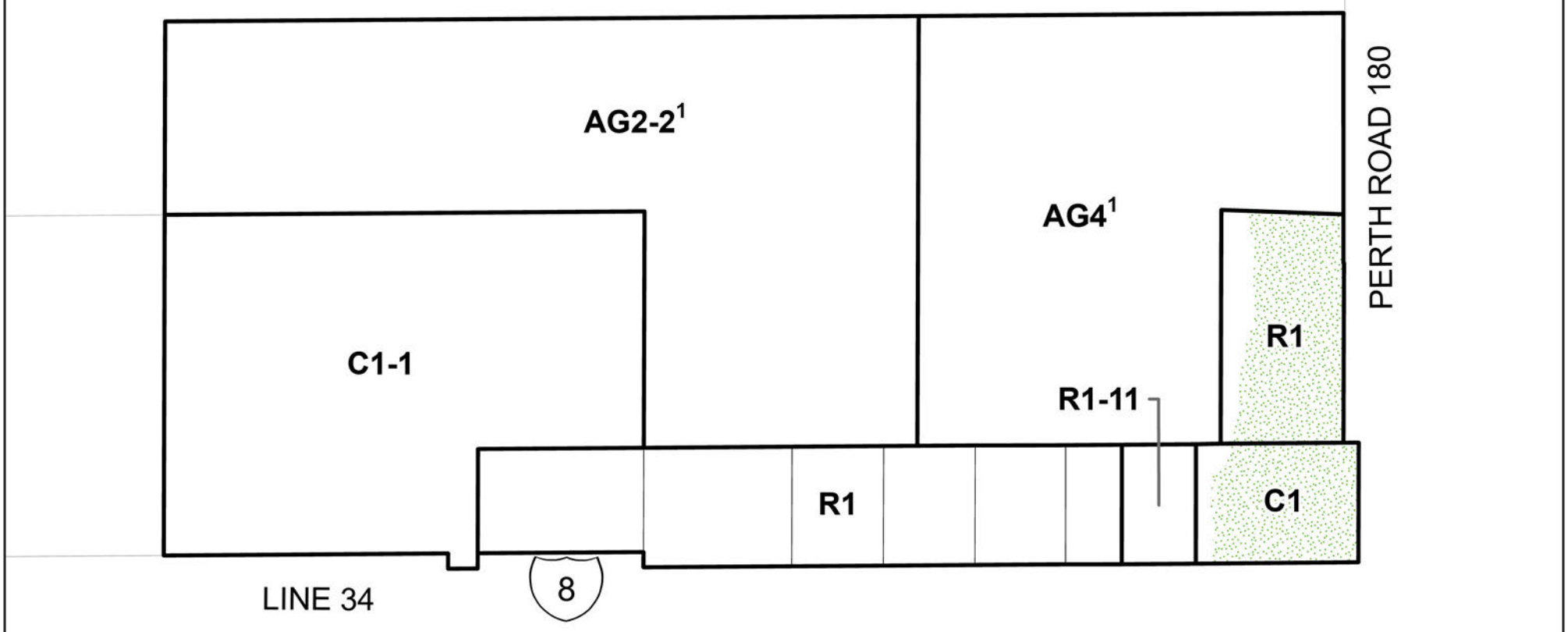
Municipality of Huron East
Zoning By-Law
Key Map 15B
Dublin

Amendments
1 By-law 85-2007
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

14

See Zone Map 15



Perth County

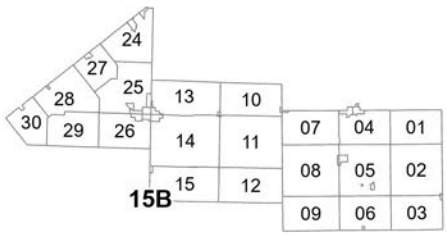
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E W S

0 40 80 120
Metres

1:2,000



Municipality of Huron East
Zoning By-Law
Key Map 16
Seaforth

Amendments
1 By-law 19-2008
2 By-law 11-2009
3 By-law 09-2013
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



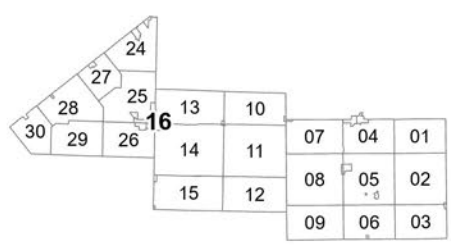
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E S W

0 100 200 300
Metres

1:5,000

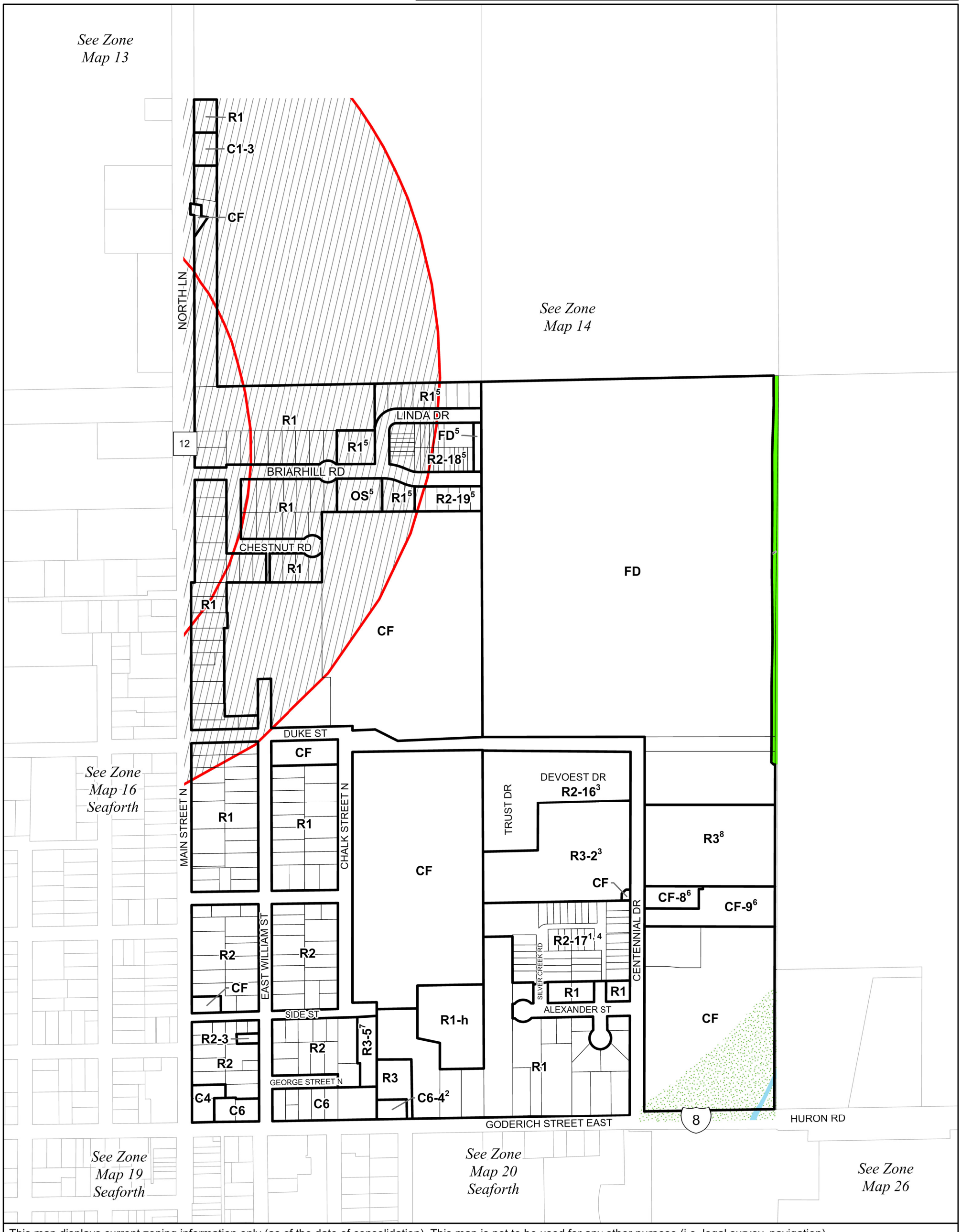


Municipality of Huron East
Zoning By-Law
Key Map 17
Seaforth

Amendments

1 By-law 62-2009
2 By-law 81-2009
3 By-law 63-2015
4 By-law 66-2017
5 By-law 48-2019
6 By-law 17-2023
By-law 21-2025 (General Review)
7 By-law 46-2026
8 By-law 76-2026

Revision Date: August 20, 2026

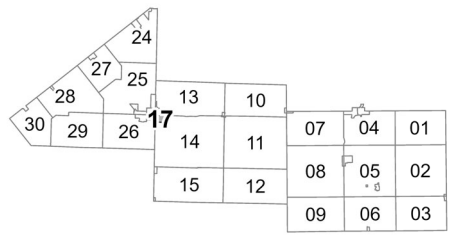


This map displays current zoning information only (as of the date of consolidation). This map is not to be used for any other purpose (i.e. legal survey, navigation).

- AG1 Zone (Unless otherwise noted)
- NE1 Zone
- NE2 Zone
- Property Boundary
- Railway
- Watercourse
- Waterbody
- Wells
- Zone A, B and C 5 year time of travel (See Section 3.50)
- Landfill and Sewage Buffers (150m or 500m)
- Sinkhole Capture Area
- Sinkhole Zone
- Conservation Authority Regulated Lands

0 100 200 300
Metres

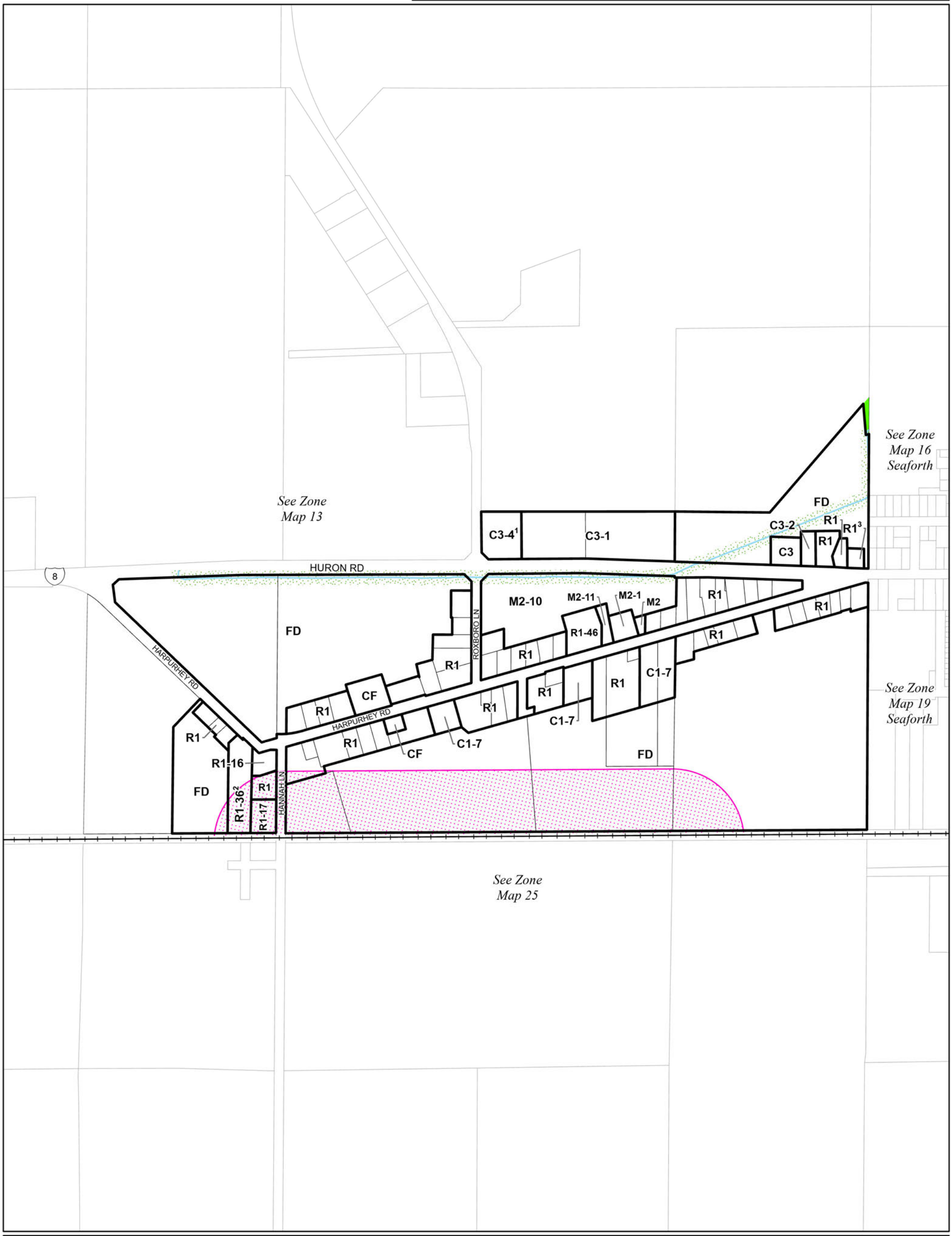
1:5,000



Municipality of Huron East
Zoning By-Law
Key Map 18
Harpurhey

Amendments
1 By-law 39-2009
2 By-law 33-2017
3 By-law 20-2018
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



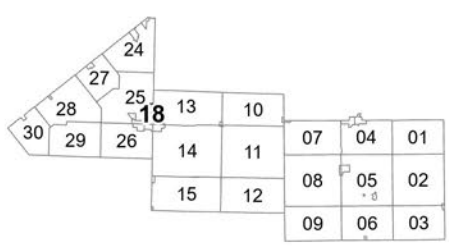
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E S W

0 150 300 450
Metres

1:7,500



Municipality of Huron East
Zoning By-Law
Key Map 19
Seaforth

Amendments
1 By-law 16-2007
2 By-law 58-2007
3 By-law 29-2009
4 By-law 85-2009
5 By-law 78-2012
6 By-law 33-2016
By-law 21-2025 (General Review)

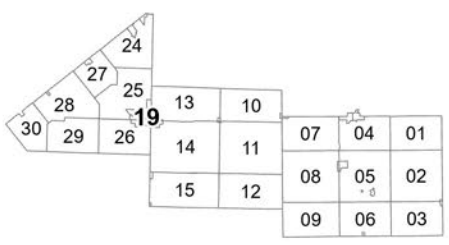
Revision Date: April 08, 2025



- AG1 Zone (Unless otherwise noted)
- NE1 Zone
- NE2 Zone
- Property Boundary
- Railway
- Watercourse
- Waterbody
- Wells
- Zone A, B and C 5 year time of travel (See Section 3.50)
- Landfill and Sewage Buffers (150m or 500m)
- Sinkhole Capture Area
- Sinkhole Zone
- Conservation Authority Regulated Lands

0 80 160 240
Metres

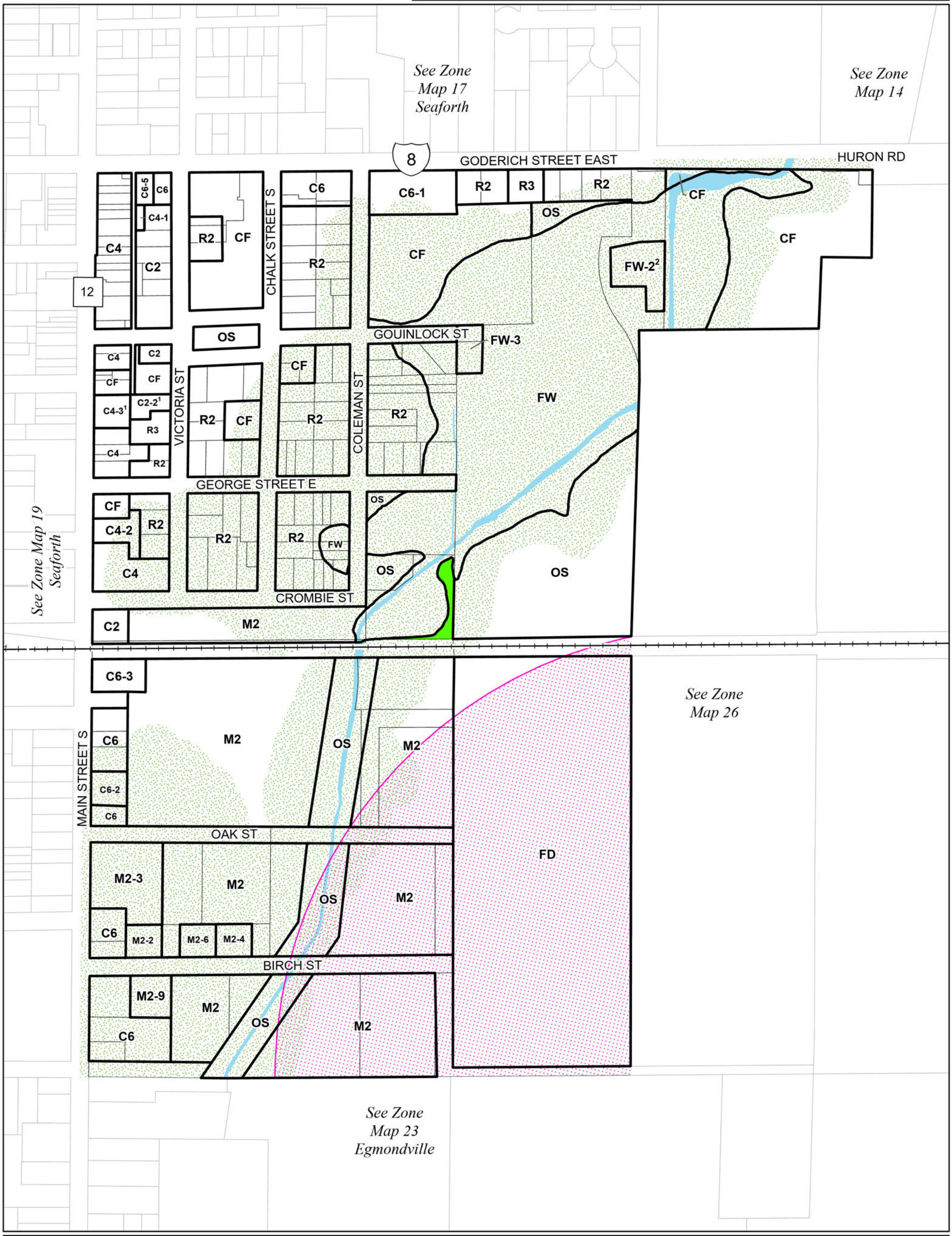
1:4,000



Municipality of Huron East
Zoning By-Law
Key Map 20
Seaforth

Amendments
1 By-law 69-2010
2 By-law 54-2019
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



Municipality of Huron East
Zoning By-Law
Key Map 21

Amendments
1 By-law 52-2008
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



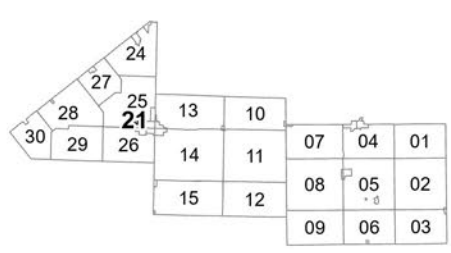
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E S W

0 80 160 240
Metres

1:4,000



Municipality of Huron East
Zoning By-Law
Key Map 22
Egmondville

Amendments
1 By-law 85-2009
2 By-law 36-2013
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

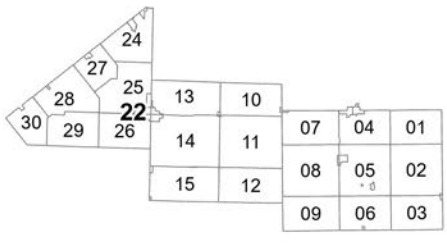


AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

0 100 200 300
Metres

1:5,000



Municipality of Huron East
Zoning By-Law
Key Map 23
Egmondville

Amendments
1 By-law 85-2009
2 By-law 81-2011
3 By-law 39-2018
4 By-law 02-2019
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

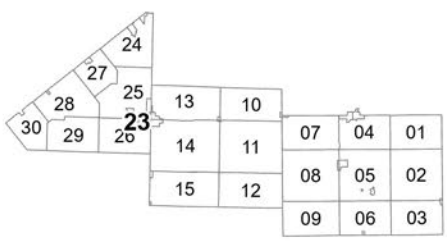


AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

0 90 180 270
Metres

1:4,500



Municipality of Huron East
Zoning By-Law
Key Map 24

Amendments
1 By-law 33-2009
2 By-law 85-2009
3 By-law 08-2010
4 By-law 10-2010
5 By-law 81-2011
6 By-law 59-2021
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

Municipality of Central Huron

HURON ROAD

FRONT ROAD

SANCTUARY LINE

KINBURN LINE

SHORT HORN ROAD

LONDON ROAD

MORRISON LINE

ROMAN ROAD

See Zone Map 24A South of Clinton

See Zone Map 24B Vanastra

See Zone Map 25

See Zone Map 27

Municipality of Bluewater

AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

0 560 1,120 1,680
Metres

1:28,000

Municipality of Huron East
Zoning By-Law
Key Map 24A
South of Clinton

Amendments
1 By-law 60-2007
2 By-law 85-2009
3 By-law 15-2020
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

Municipality of Central Huron

R1

LONDON RD

Municipality of Bluewater

R1-29[1]

R1

FD

CF-7[3]

CF-4[2]

See Zone Map 24

See Zone Map 24

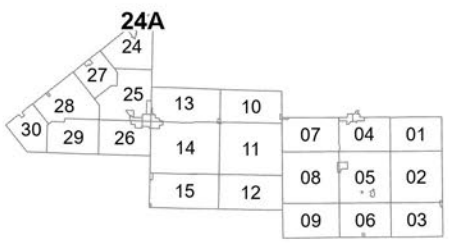
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N
W E
S

0 100 200 300
Metres

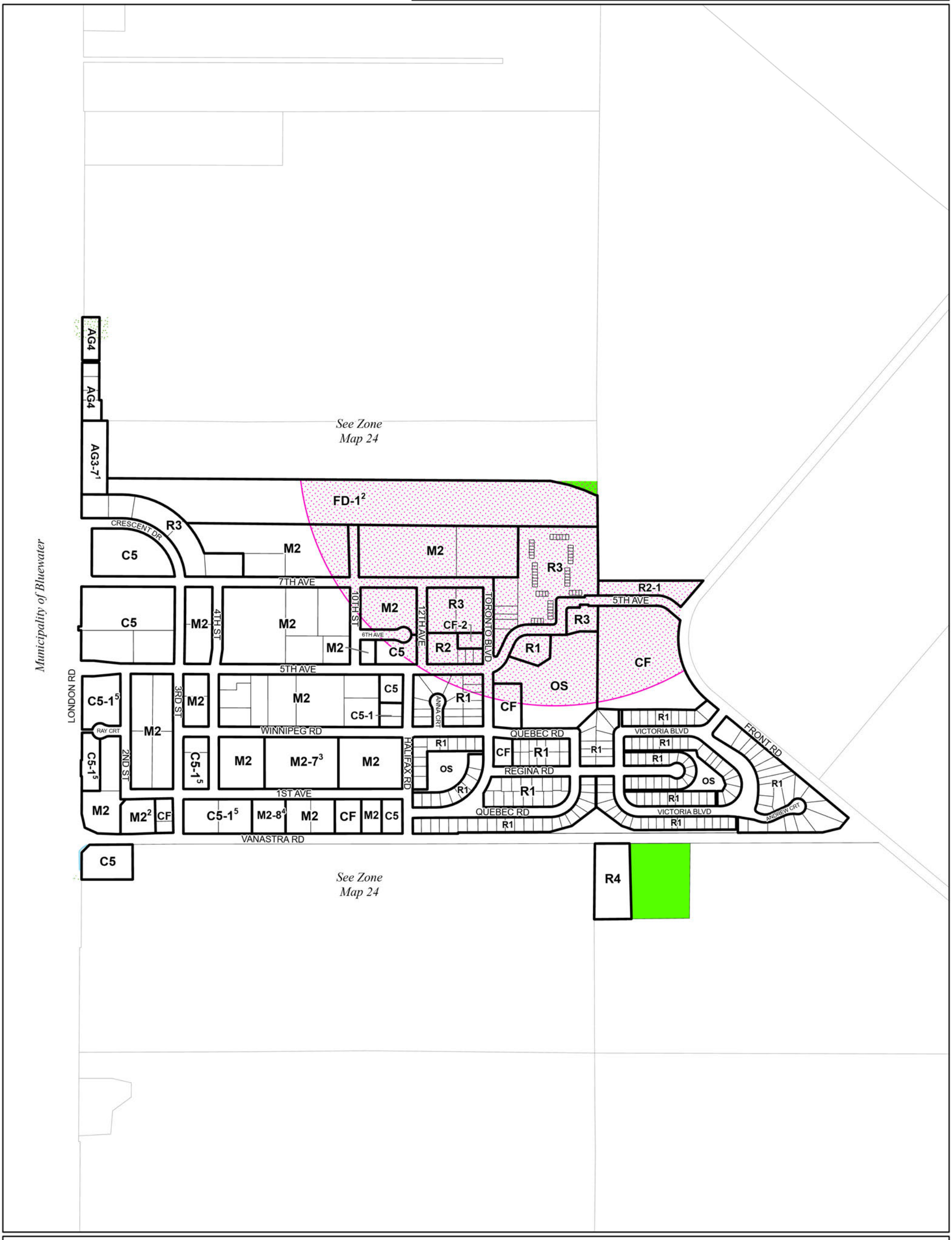
1:5,000



Municipality of Huron East
Zoning By-Law
Key Map 24B
Vanastra

Amendments
1 By-law 25-1992
2 By-law 85-2009
3 By-law 11-2010
4 By-law 26-2013
5 By-law 84-2022
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



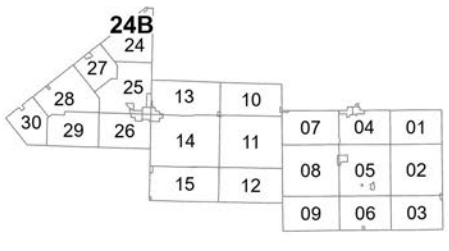
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N W E S

0 140 280 420
Metres

1:7,000

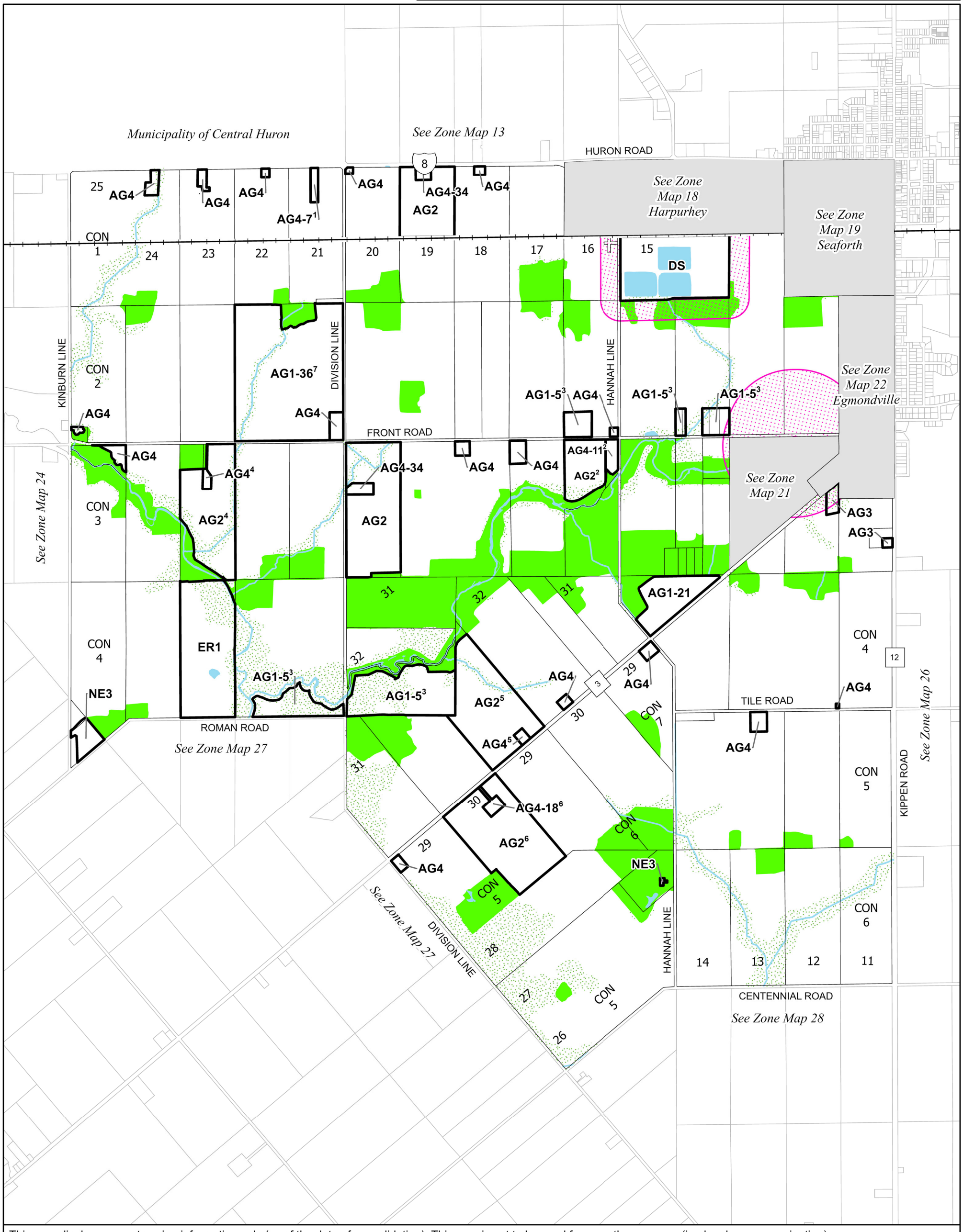


Municipality of Huron East
Zoning By-Law
Key Map 25

Amendments

1 By-law 23-2000
2 By-law 15-2007
3 By-law 85-2009
4 By-law 28-2010
5 By-law 37-2011
6 By-law 41-2011
7 By-law 68-2013
By-law 21-2025 (General Review)

Revision Date: October 01, 2026

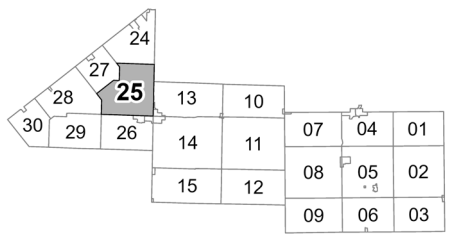


This map displays current zoning information only (as of the date of consolidation). This map is not to be used for any other purpose (i.e. legal survey, navigation).

- AG1 Zone (Unless otherwise noted)
- NE1 Zone
- NE2 Zone
- Property Boundary
- Railway
- Watercourse
- Waterbody
- Wells
- Zone A, B and C 5 year time of travel (See Section 3.50)
- Landfill and Sewage Buffers (150m or 500m)
- Sinkhole Capture Area
- Sinkhole Zone
- Conservation Authority Regulated Lands

0 540 1,080 1,620
Metres

1:27,000

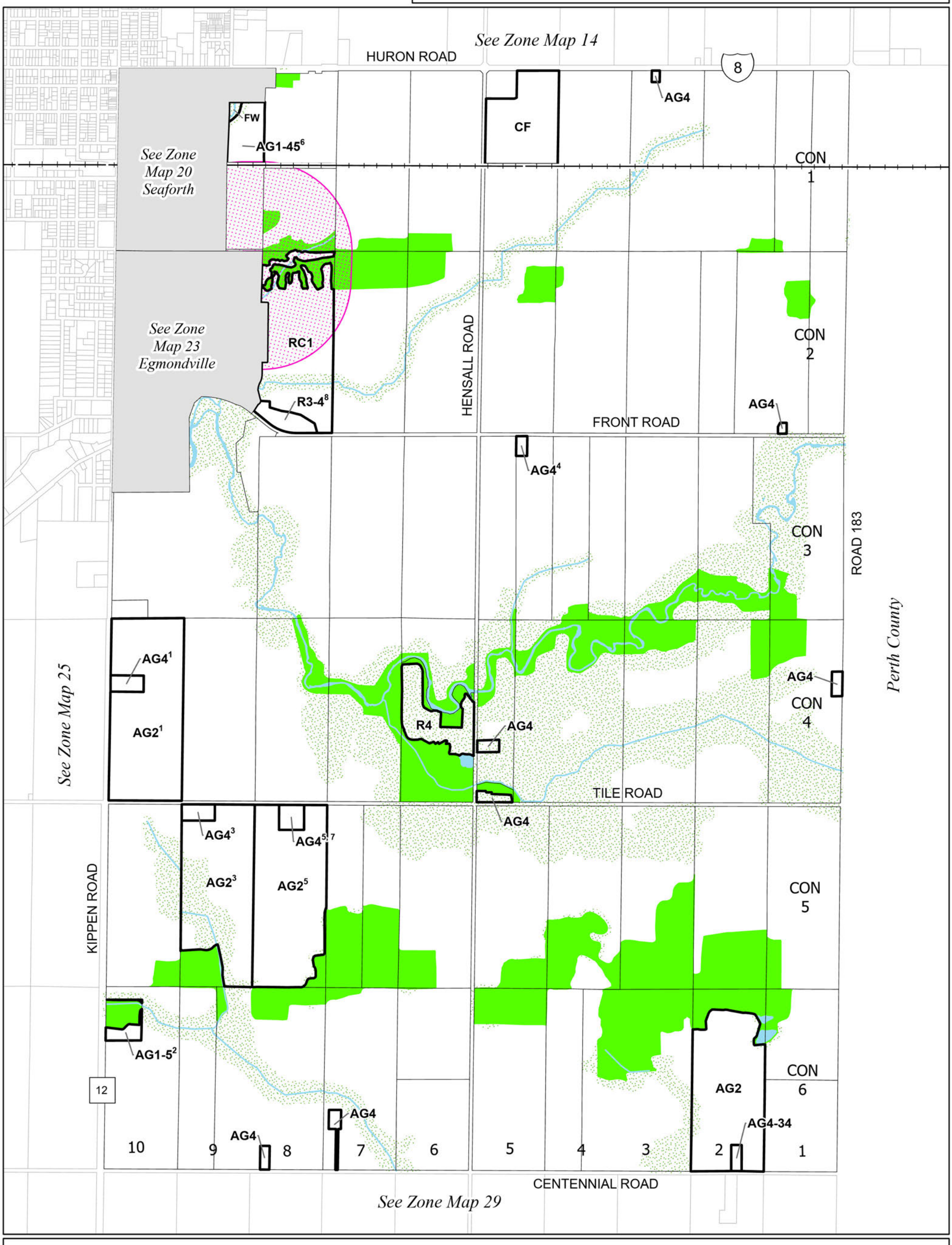


Municipality of Huron East
Zoning By-Law
Key Map 26

Amendments

1 By-law 32-2009
2 By-law 85-2009
3 By-law 39-2010
4 By-law 86-2010
5 By-law 96-2010
6 By-law 54-2019
7 Temporary Use By-law 85-2019 (Expires Dec 3, 2039)
8 By-law 37-2023
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



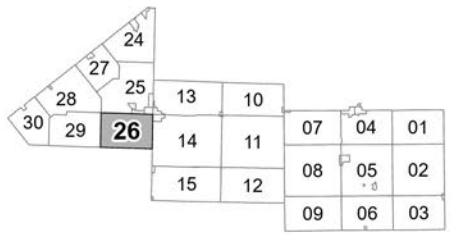
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E S W

0 400 800 1,200
Metres

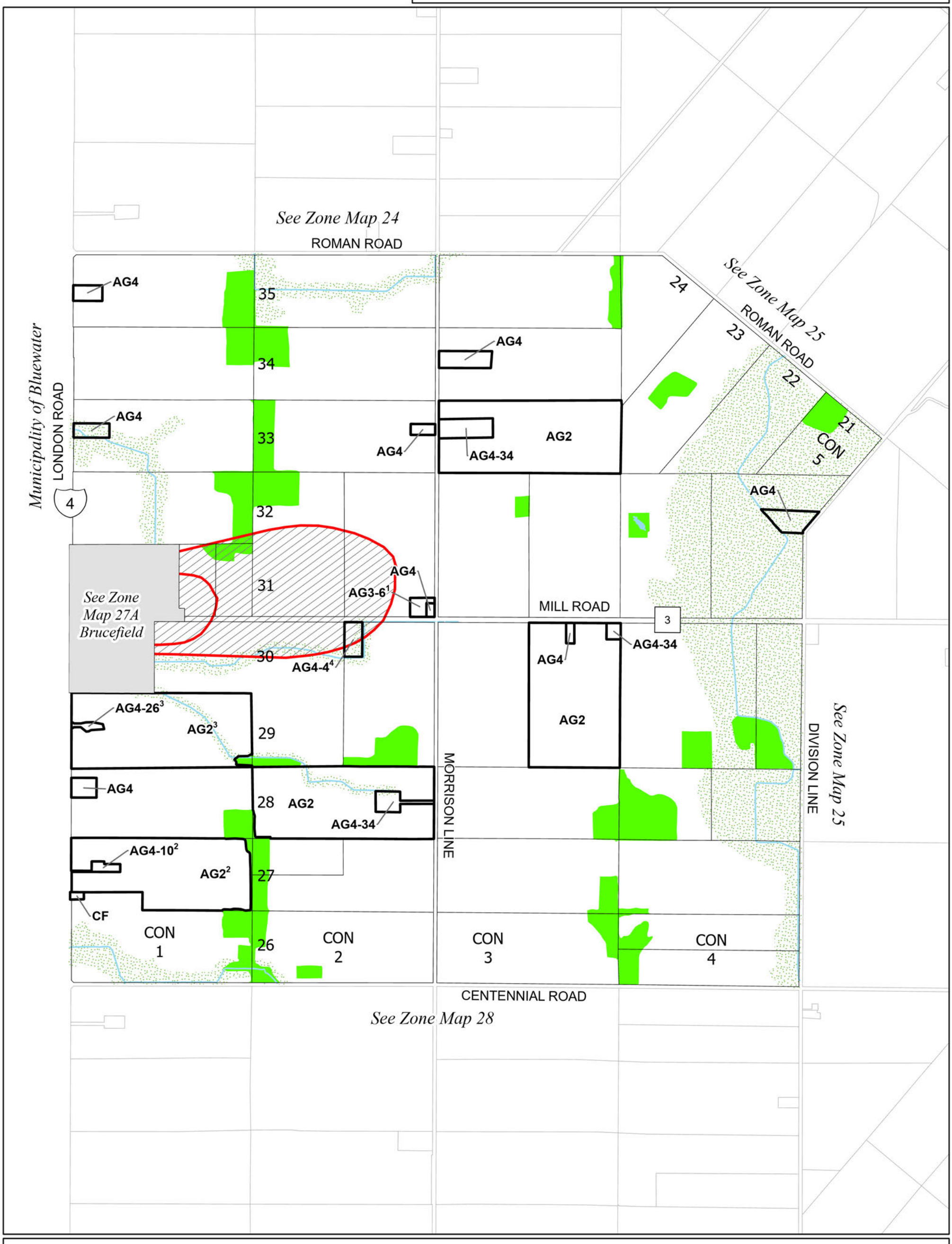
1:20,000



Municipality of Huron East
Zoning By-Law
Key Map 27

Amendments
1 By-law 31-1988
2 By-law 76-2006
3 By-law 65-2012
4 By-law 26-2023
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



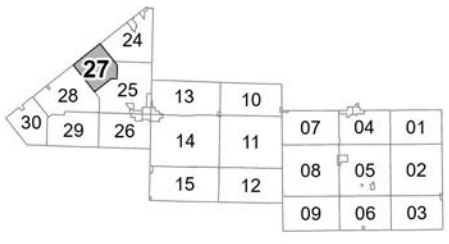
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N W E S

0 400 800 1,200
Metres

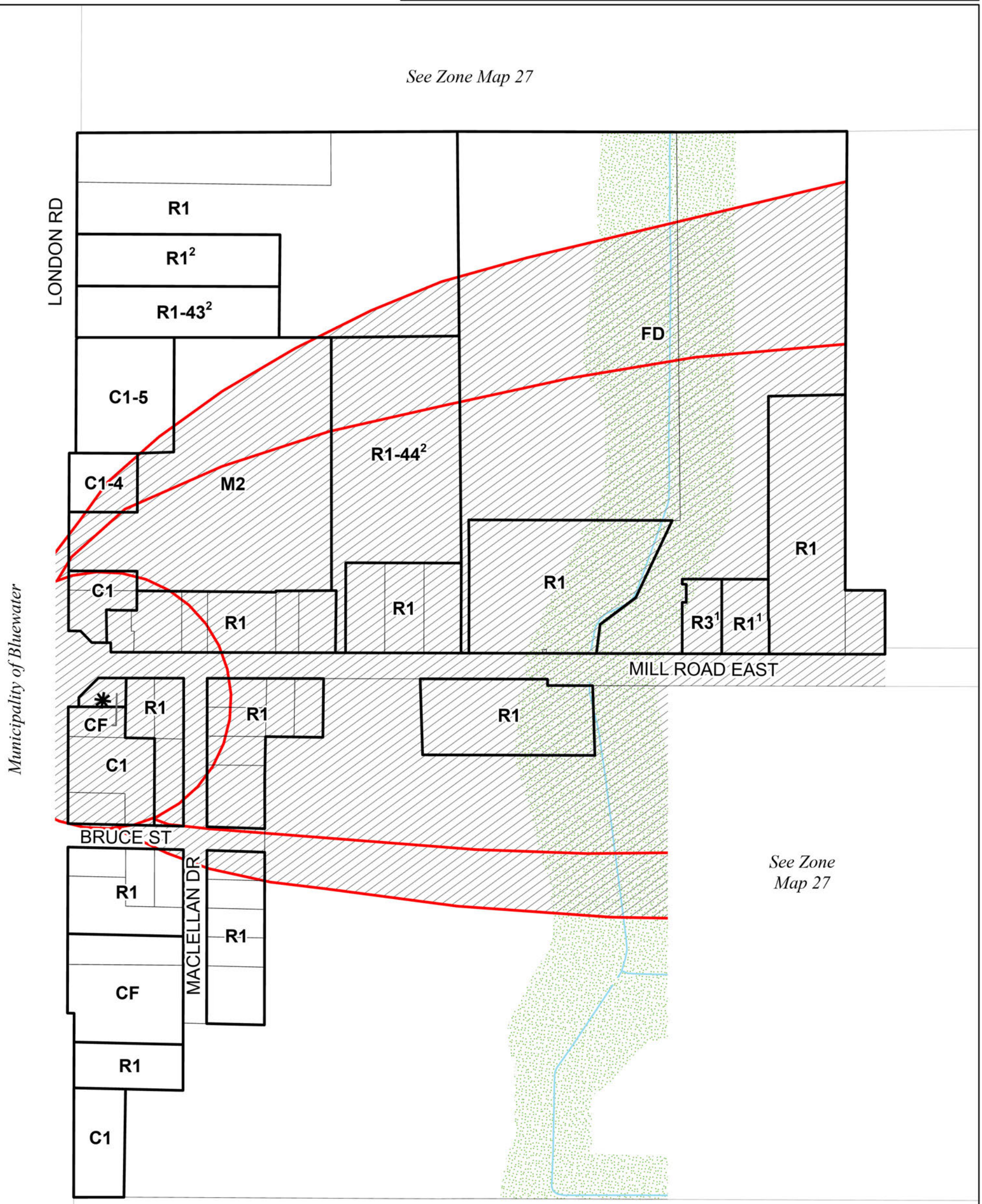
1:20,000



Municipality of Huron East
Zoning By-Law
Key Map 27A
Brucefield

Amendments
1 By-law 25-2014
2 By-law 63-2023
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



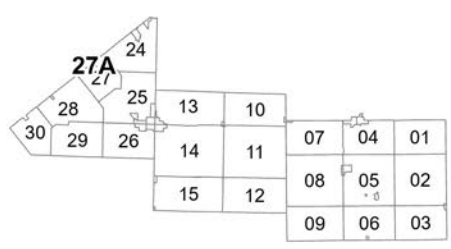
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N W E S

0 60 120 180
Metres

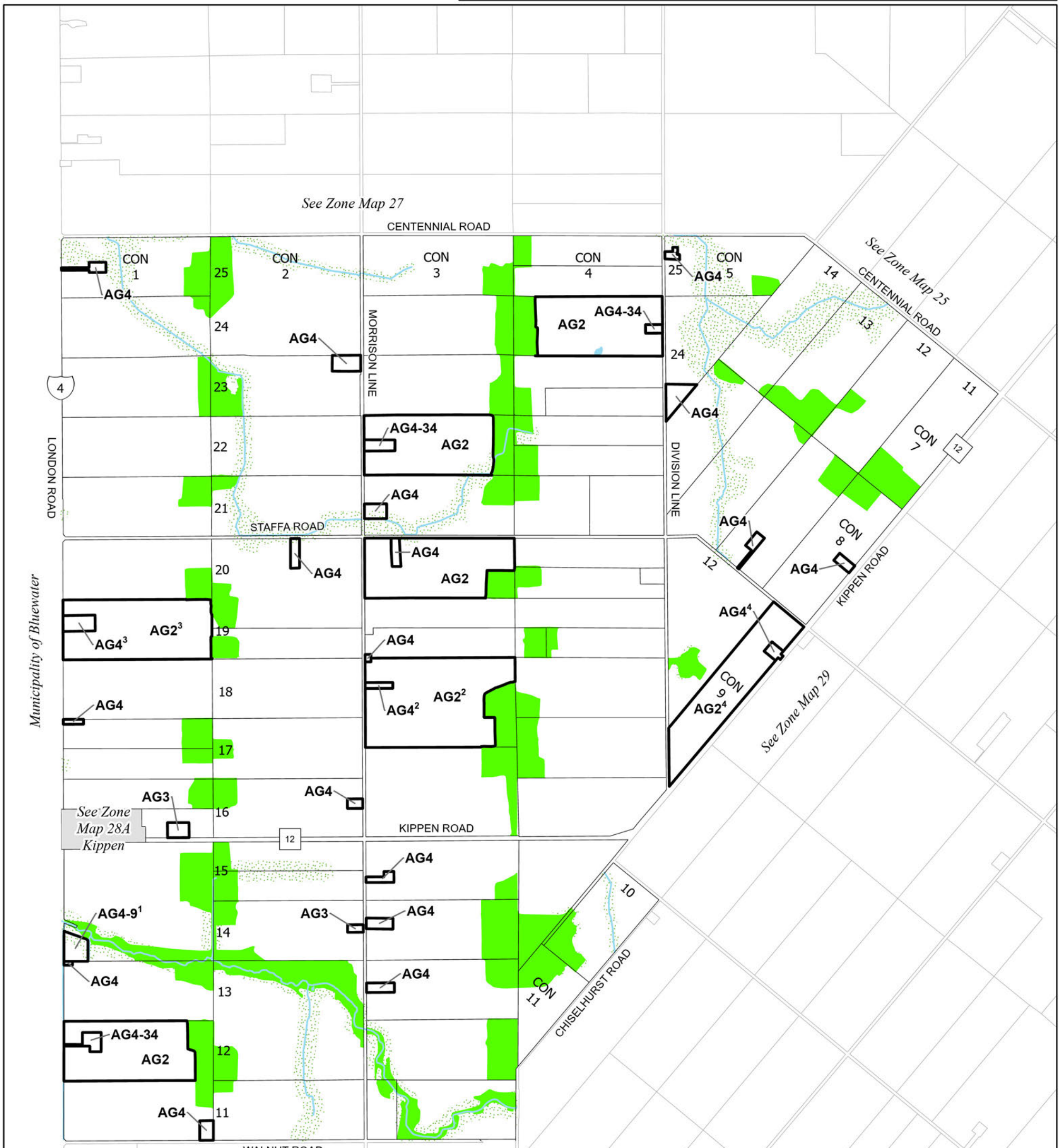
1:3,000



Municipality of Huron East
Zoning By-Law
Key Map 28

Amendments
1 By-law 29-2005
2 By-law 31-2007
3 By-law 25-2011
4 By-law 20-2012
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



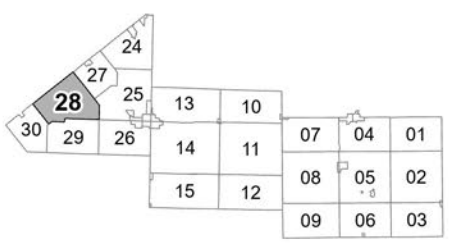
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N W E S

0 540 1,080 1,620
Metres

1:27,000



Municipality of Huron East
Zoning By-Law
Key Map 28A
Kippen

Amendments
1 By-law 17-2009
2 By-law 55-2015
By-law 21-2025 (General Review)

Revision Date: April 08, 2025

See Zone Map 28

Municipality of Bluewater

LONDON RD

R1

R1-13

FD

R1

C1-9

R1

R1-30[1]

R1

R1-34[2]

KIPPEN RD

C1

R1

See Zone Map 28

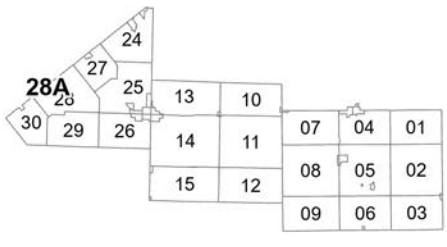
AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N
W E
S

0 50 100 150
Metres

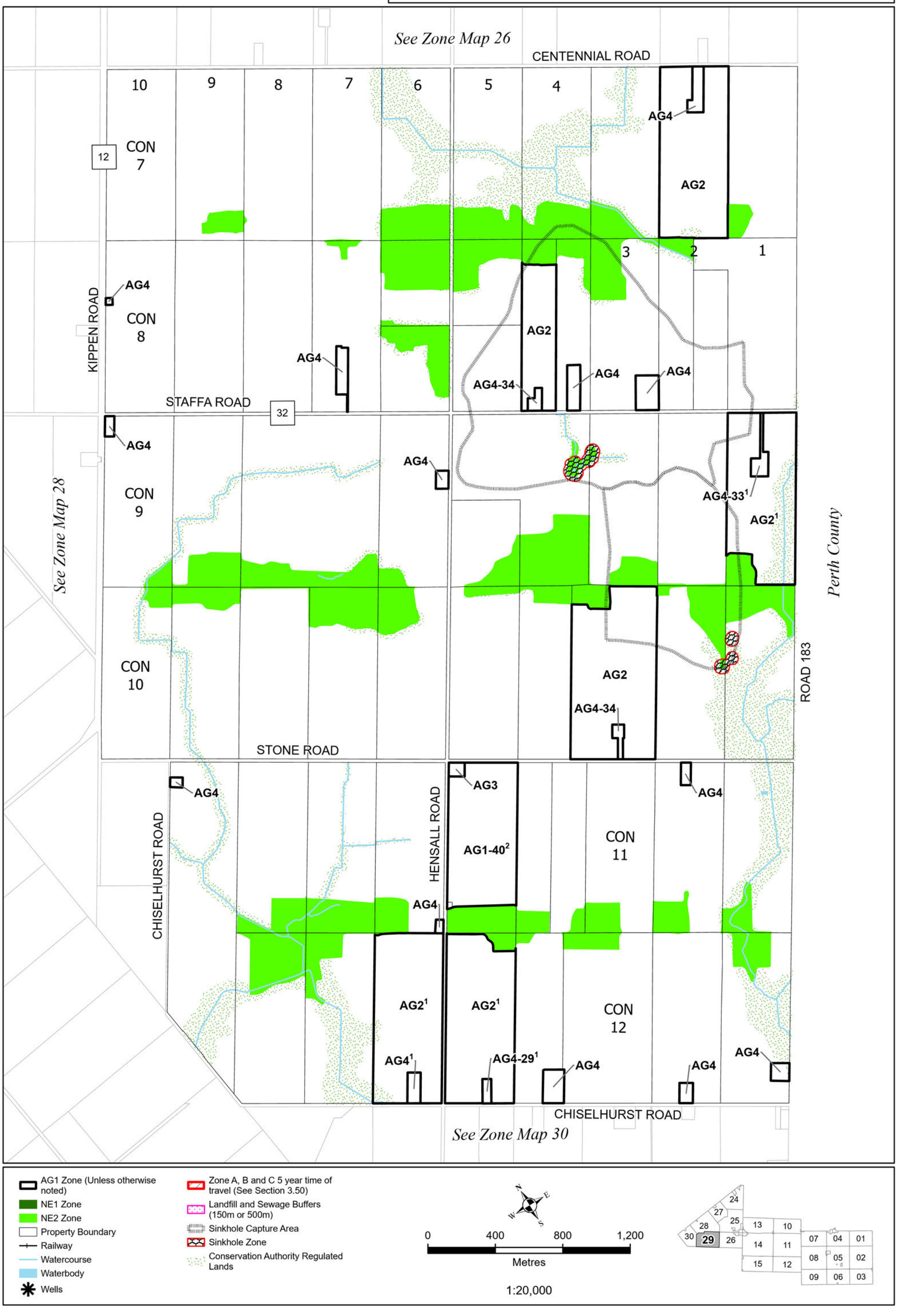
1:2,800



Municipality of Huron East
Zoning By-Law
Key Map 29

Amendments
1 By-law 67-2013
2 By-law 61-2016
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N E S W

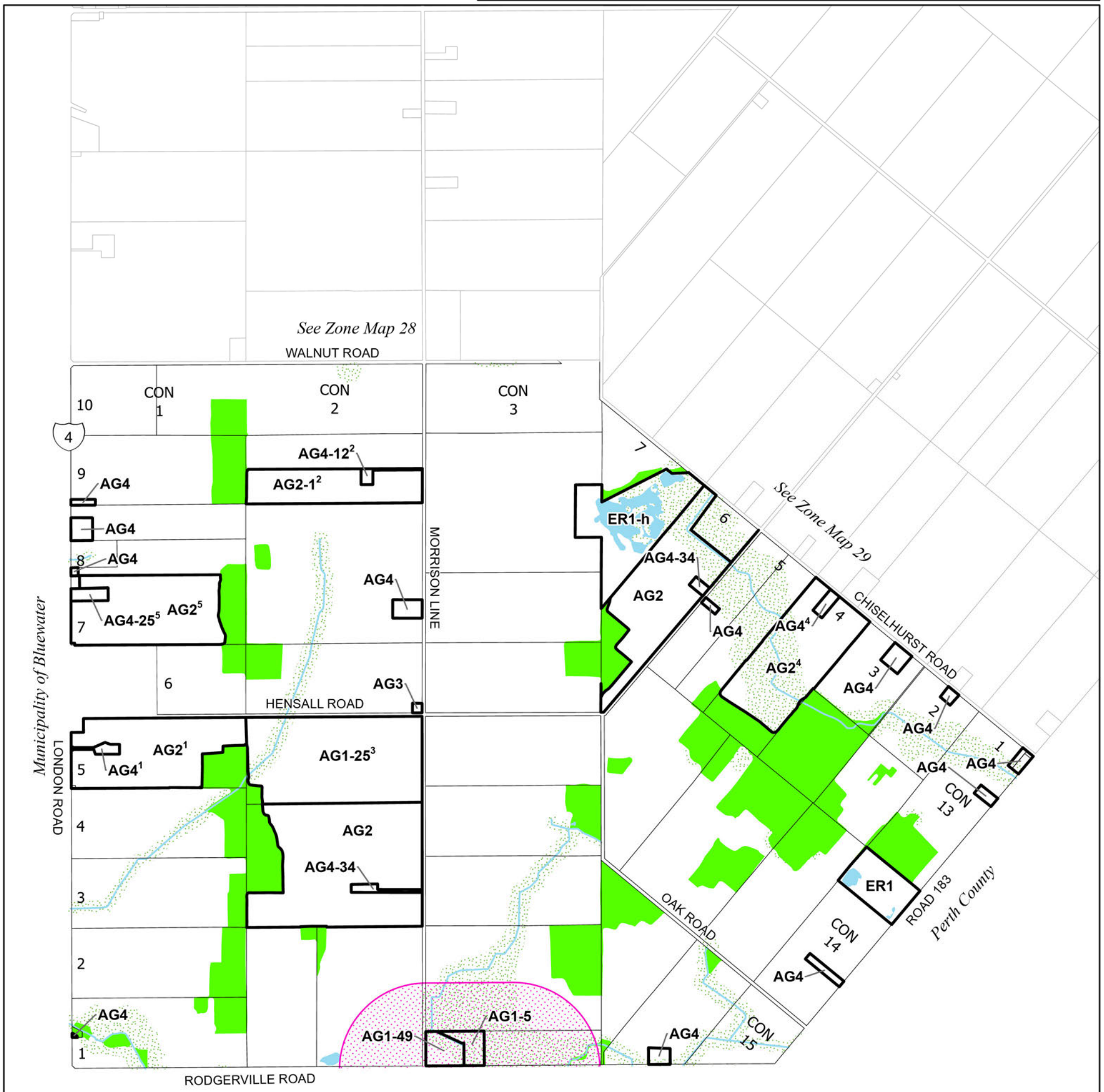
0 400 800 1,200
Metres

1:20,000

Municipality of Huron East
Zoning By-Law
Key Map 30

Amendments
1 By-law 88-2006
2 By-law 40-2007
3 By-law 34-2008
4 By-law 94-2010
5 By-law 64-2012
By-law 21-2025 (General Review)

Revision Date: April 08, 2025



AG1 Zone (Unless otherwise noted)
NE1 Zone
NE2 Zone
Property Boundary
Railway
Watercourse
Waterbody
Wells

Zone A, B and C 5 year time of travel (See Section 3.50)
Landfill and Sewage Buffers (150m or 500m)
Sinkhole Capture Area
Sinkhole Zone
Conservation Authority Regulated Lands

N W E S

0 480 960 1,440
Metres

1:24,000

