

The Corporation of the Municipality of Huron East
BY-LAW 084-2022

Being a By-Law to Amend Zoning By-Law 52-2006.

WHEREAS the Municipal Council of the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006, as amended, of the Corporation of the Municipality of Huron East and;

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

1. The text amendments of this by-law shall apply to all lands within the Municipality of Huron East.
2. The mapping amendments of this by-law shall apply to the property legally described as:
 1. Part Lot 47, Concession 1 London Road Survey, Tuckersmith Ward, Municipality of Huron East (no municipal address assigned) to establish required buffer around former landfill immediately north of Settlement Area of Vanastra as shown on the attached Schedule "B"; and
 2. Lot 316 of Plan 192, Brussels Ward, Municipality of Huron East (200 Turnberry Street) from Industrial (IND) Zone to Residential Low Density- Holding Zone (R1-H) as shown on the attached Schedule "B".
 3. Lot 317 of Plan 192, Brussels Ward, Municipality of Huron East (210 Turnberry Street) from Industrial (IND) Zone to Residential Low Density (R1) as shown on the attached Schedule "B".
 4. Properties within Wellhead Protection Areas to identify time of travel areas as shown on the attached Schedule "B".
3. Section 2 of Bylaw 52-2006 is hereby amended by the following:

'Dwelling' is hereby amended by the deletion of the words "or institutions".

'Dwelling, Multiple Attached' is now referred to as 'Dwelling, Rowhouse' and replaced as such throughout the Bylaw.

'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.

'Dwelling with Supports' is defined as follows:

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 community facility or commercial.

'Dwelling, Multiple Unit' replaces the definition of 'Apartment Dwelling' and is defined as follows:

Means a residential building divided horizontal and/or vertically into five (5) or more dwelling units which may have shared entrances, halls, stairs and/or elevators or may feature private entrances, and is not considered to be a rowhouse dwelling for the purpose of this bylaw.

'Livestock Unit' is hereby amended by the deletion of the chart and associated notes.

'Nutrient Unit' is hereby deleted.

'On-Farm Diversified Use' is defined as follows:

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.

Residential Use is amended by the deletion of the word "private".

4. Section 3.2.2.3 is amended by the addition of "other than a detached Additional Residential Unit" between structure and shall.
5. Section 3.2.2 (Location of Accessory Building) is amended by the addition of the following:

"3.2.2.7. Accessory Building Containing Additional Residential Unit (ARU)

This provision applies in all zones where an ARU is a permitted uses 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."
6. Section 3.5.1. is amended by the addition of the 'Core Commercial Area' after 'Highway Commercial'.
 7. Section 3.5.2 is amended by the addition of 'Medium Density Zone (R2) and' between 'the' and 'High'.
 8. Section 3.6.2 is amended by the replacement of '0.1m' with '0.3m'
 9. Section 3.11 (Adjacent Lands) is amended by the moving of 'Locally Significant Wetland' from 120m to 50m column.

10. Section 3.13. (Garden Suites) is hereby amended by the addition of the following:

"Garden suites will be counted towards the maximum number of dwelling units per property.

Garden suites are permitted to transition to permanent Additional Residential Units provided they meet the policies of this Plan."

11. Section 3.14 (Group Home Special Provisions) is hereby amended by the replacement of 'Group Home' with 'Dwelling with Support'.

12. Section 3.18 (Lot Enlargement, Minor) is hereby amended by the addition of the following:

"This section also applies when lands are closed and conveyed by the Municipality (e.g. in the event of a road closure)."

13. Section 3.27. (Parking Area Regulations) is amended by the addition of the following:

"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".

14. Section 3.27.11. (Off Site Parking) is amended by the deletion of "for a non-residential use".

15. Section 3.27.10 (Parking Area Location on a Lot) is amended by the following:

3.27.10.3. Tandem parking spaces are acceptable for residential parking areas.

16. Section 3.30.5. (Mobile Homes) is amended by the addition of "Agricultural Small Holding (AG4) zone" between "zone" and "and".

17. Section 3.34. is hereby amended by the deletion and replacement of 3.34.1 with the following:

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 centreline 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-ofbank, or from a sinkhole.

18. Section 3.37 (Setback from an active waste disposal site) is amended by the addition of 'or closed' between 'active' and 'waste', the deletion of references to 'residential', the addition of 'Concession

1 LRS, Pt Lot 47, Tuckersmith Ward affecting KM 37' in the brackets, and the addition of 'or previously licensed' after 'licensed'.

19. Section 3.47 (Temporary Accommodation for Workers) is hereby deleted.

20. Section 3.48 (Truck Bodies and Storage Containers) is amended with the addition of the following: 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.

21. Section 3 is amended by the addition of Section 3.53 as follows:

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 be used for retailing products grown/produced on the farm and goods produced on farms within a 50km radius.
- Servicing (e.g. private and/or public water & sewage services) for the agri-tourism and value added agricultural uses must be located within the maximum 1 hectare area.
- Buildings for agri-tourism uses & value added agricultural uses shall be clustered together with buildings for the principle agricultural use of the property.
- MDS shall apply not apply to on-farm diversified uses and thus are encouraged to cluster with the on-farm dwelling.
- 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.

22. Section 4.2. is amended by the deletion and replacement of the final bullet with the following: "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".

23. Section 4.2 is amended by the addition of 4.2.11. as follows:
Residential units for farm labour, accessory to agriculture
On-Farm Diversified Uses subject to provisions of Section 3.

24. Section 4.3 is hereby deleted and replaced with the following:
- Building 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.

25. Section 4.4 is hereby amended by the addition of Section as follows:

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.

26. Section 4.4. is hereby amended by the deletion of the 'Setback from an Active Waste Disposal Site' section.

27. Section 4.5 is amended by the addition of the following:

"New and expanding barns are not required to apply MDS to AG3 uses or On-Farm Diversified Uses".

28. Section 4.5.1. (Minimum Distance Separation for Expansions) is hereby deleted.

29. Section 4.5.2 is amended with deletion of 'For Closed or Inactive Cemeteries' and replaced with the following:

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".

30. Section 4.7 is deleted and replaced with the following

4.7 Farm Labour Housing

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

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

Farm labour housing is not considered an Additional Residential Unit for the purpose of this Bylaw.

31. Section 6.4. is hereby amended by the deletion of the 'Regulations for accessory residential uses' section.

32. Amend Section 6.5 as follows:

Minimum Distance Separation (I and II) does not apply to Agricultural Commercial Industrial (AG3) uses.

33. Section 7.2 is amended by the addition of the following:

'Dwelling with supports'

One (1) Additional Residential Unit within/attached to main dwelling or within an accessory building.

34. Section 7.3 is amended by the addition of:

Additional Residential Unit in a detached dwelling, within a detached accessory building not containing livestock, or as a modular home dwelling or mobile home.

35. Section 7.2 is amended by the deletion of:

'limited scale livestock use in accordance with Section 7.7'

36. Section 7.2 is amended by the deletion of 'limited' after 'agricultural use'.

37. Section 7.3 is amended by the deletion of:

'double wide' and

38. Section 7.3 is hereby amended by the replacement of 'barns in accordance with Section 7.7 with "barns in accordance with 7.4.1.1"

39. Section 7.4 is added as follows:

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 within 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.

40. Section 7.7. is hereby amended by the deletion of the 'Special Provisions, Establishment of new barns' section.

41. Delete Section 18.1 (Residential Low Density R1) and replace with the following:

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

42. Section 18.2. is hereby amended by the removal of 'second unit in a single detached dwelling' and replaced with:

Additional Residential Unit(s) subject to Section 18.8

43. Section 18.4 is renamed "Single Detached Dwelling, Converted Dwelling & Dwelling with Supports".

44. Section 18.4 is amended by the deletion of 'Lot Depth' for Full Service Lots.

45. Section 18.4 is amended by the deletion and replacement of 'Lot Area minimums (Corner and Interior) for Partially and Privately serviced lots with the following: 2000 square metres.

46. Section 18.4 is amended by the deletion and replacement of 'Interior Side Yard' for Full Service Lots with the following: 1.5 metres

47. Section 18.4 is amended for Full Service Lots by the addition of the following:

Where lot frontage is 15m or less, maximum lot coverage is 40%

Where lot frontage is greater than 15 metre, the maximum lot coverage is 35%

48. Section 18.4 is amended by the addition of a maximum height of main building for all service levels of: 11 metres.

49. Section 18.8 is deleted and replaced with the following:

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 accessory 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 in the additional residential unit.

18.8.1.4. Where an additional residential unit is contained within an accessory building, notwithstanding the provisions of 21.6.4, the following applies:

- Must be located in the rear or interior side yard;
- Rear Yard (minimum): 3 metres
- Interior Side Yard (minimum): 3 metres
- Building Height (maximum): 6 metres
- Building size (maximum): no greater than 75% of the gross area of the main floor of the dwelling including attached garages provided the total buildings do not exceed the maximum lot coverage.

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 or interior side yard;
- Rear Yard (minimum): 3 metres
- Interior Side Yard (minimum): 3 metres
- Building Height (maximum): 6 metres
- Building size (maximum): no greater than 75% of the gross area of the main floor of the dwelling including attached garages provided the total buildings do not exceed the maximum lot coverage.

50. Section 19.1 is deleted and replaced with the following:

Uses permitted in the R1 zone subject to provisions of Section 18.

Rowhouse Dwelling

Multiple Unit Dwelling

Retirement Home

Uses Accessory to the permitted uses.

51. Section 19.2 is amended by the deletion of the reference to 'second unit' and replaced with the following:

Additional Residential Unit(s) within a rowhouse subject to Section 19.7

52. Section 19.3 is amended by the addition of the following:

mobile dwelling unit for purposes of Additional Residential Unit.

53. Section 19.3 is amended by the deletion of the first two bullets.

54. Section 19.4 is deleted.

55. Section 19.5 is renumbered 18.4.1. and amended as follows:

"Lot Depth deleted" for both columns

"Interior Side Yard Depth reduced to 1.5m" in both columns

56. Section 19.6 is amended as follows:

"Lot Depth deleted" for both columns

"Interior Side Yard Depth reduced to 1.5m" in both columns

Deletion of 'Floor area minimums' under 'Boarding, Lodging or Rooming House Provision

'1.5 spaces' is replaced with '1 space'

57. Section 19.7 is renamed 'Dwelling, Rowhouse Zone Provisions' and amended as follows:

Deletion of 'Lot Depth'

Reduction of Interior Side Yard to 1.5 metres

Increase of Lot Coverage to 45%

Reduction of Rear Yard to 7.5 metres

Deletion of 'Number of dwelling units per building'

Deletion of 'Floor area per dwelling unit'

58. Section 19.8 is renumbered 18.4.2. and the chart within is hereby deleted.

59. A new Section 19.8 is as follows:

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 percent

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 percent

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.

60. Section 20.1. is deleted and replaced with the following:

- 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

61. Section 20.2. is amended by the deletion of 'second unit' provision and replaced with the following:

Additional Residential Unit within a rowhouse subject to Section 19.7

62. Section 20.4 is amended with the deletion of the term 'Multiple Attached Dwelling' and replaced with 'Rowhouse Dwelling'.

63. Section 20.4. is amended as follows:

Deletion of lot depth

Reduction of interior side yard to 1.5 metres

Increase of maximum lot coverage to 45%

Deletion of 'Number of dwelling units per building'

Deletion of 'Floor area per dwelling unit'

Reduction of Rear Yard to 7.5 metres

Deletion of Outdoor Common Amenity Area

64. Section 20.5 is amended with the replacement of the term 'Apartment Building' with 'Rowhouse Dwelling and Dwelling with Supports'.

65. Section 20.5 is amended as follows:

Deletion of Lot Depth

Increase in Lot Coverage to 45%

Deletion of 'Floor area per dwelling unit'

Deletion of 'no common walkway' provision

Deletion of Privacy Yards

Replacement of 'Outdoor Common Amenity Area' with the following: A communal amenity area of no less than 100 square metres with a square or rectangular orientation shall be provided.

66. Section 20.5 is amended by the addition of the following:

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.

67. Section 20.8 is amended by the deletion of the following from the R3-1 zone:

"the continuance of"

68. Section 29.2.4 is hereby amended by the addition of the following:

'The commercial use on the ground floor of the building or unit shall account for 50 m² 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.

69. Section 30 is amended by the deletion of 'dwelling units secondary to a commercial use within the rear portion or upper stories of a commercial building'.

70. Section 30.4 is hereby deleted.

71. Section 30.6 is hereby amended by the addition of the following:

C5-1

In the area zoned C5-1, dwelling units secondary to a commercial use are not permitted. All other provisions of the Bylaw continue to apply.

72. This by-law affects Key Maps 37, 38, 38A and 53 of By-law 52-2006, as attached as Schedule B.

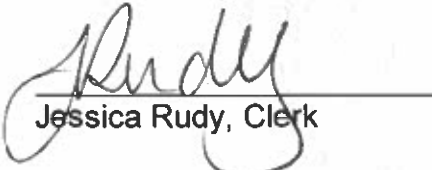
73. All other provisions of By-law 52-2006, as amended, shall apply.

74. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

75. This by-law shall come into effect upon final passing, pursuant to Section 34 and 39(1) of the Planning Act, RSO, 1990.

THAT THIS BY-LAW BE ENACTED, SIGNED AND SEALED THIS 4th DAY OF October, 2022.


Bernie McLellan, Mayor


Jessica Rudy, Clerk

PURPOSE AND EFFECT of the General Update is primarily to include direction in the Official Plan and Zoning By-law to allow for more flexible housing options including:

- additional residential uses in towns, villages and agricultural settings; and
- intensification within existing urban neighbourhoods.

The proposed General Update Amendment proposes primarily text changes to the Official Plan and Zoning By-law and select mapping changes. A summary of the proposed changes is as follows:

Agricultural Area

1. Incorporate policies and provisions to permit Additional Residential Units in the agricultural area as follows:
 - a. On commercial scale farms (AG1), a maximum of two (2) ARUs are permitted in either or both of the main dwelling and detached unit provided the detached ARU is located within 60 metres of the existing building cluster and utilizes the same laneway.
 - b. On small agricultural holdings (AG4) and ARU is permitted in either the main dwelling or detached unit provided the detached ARU is located within 60 metres of the main dwelling, in rear or side yard, and utilizes the same laneway.
2. Clarify that MDS does not apply to On-Farm Diversified Uses and Agricultural Commercial Industrial Uses.
3. Amend the application of MDS to cemeteries such that select cemeteries are treated as a Type A Land Use (single distance) rather than a Type B Land Use (double distance).
4. Removal of livestock limitations in the Agricultural Small Holding (AG4) Zone and Special AG1 Zones.
5. Introduce setbacks for buildings containing livestock on AG4 properties.
6. Expand permissions for on-farm accommodation for farm labour to building types other than a mobile home.
7. Update On-Farm Diversified Use policies and provisions to reflect updated Provincial Policy and permit a wider range of on-farm businesses (on-farm markets, on-farm events facility, etc).

Settlement Areas

1. Incorporate provisions for Additional Residential Units (ARU) in R1, R2 and R3 zones in fully serviced settlement areas and unserviced settlement areas subject to lot size and area for septic systems in unserviced areas.
3. Introduce definitions for rowhouse (in place of multiple attached), additional residential unit, multi-unit residential building (in lieu of apartment, stacked townhouse, etc), residential with supports (in lieu of hospice, group home, transitional housing, overnight respite care, etc).
5. Permit residential with supports in R1, R2 and R3 zones.
6. Permit triplexes and quadraplexes in R1 zone.
7. Remove unit maximums in low, medium and high density residential areas.

8. Require minimum density threshold of 15 units/hectare in newly developing areas.
9. Reduce interior side yard setbacks from 3 metres to 1.5 metres for all building types except multi-unit residential buildings over 2 storeys.
10. Increase maximum lot coverage for single detached to 40% (from 35%) where the lot frontage is 15m or less.
11. Remove lot depth requirements for residential development in serviced areas.
12. Remove provisions regulating the location of common walkways.
13. In R3 zones, replace Privacy Yard with Communal Outdoor Amenity Space requirements.
14. Remove minimum ground floor area requirements for multiple unit residential buildings.
15. Amend provisions to allow for the separation of rowhouses and multiple unit dwellings into freehold units.
16. Increase maximum lot coverage for rowhouse dwellings to 45%.
17. Amend Core Area Commercial (C4) to clarify that where dwelling is located to rear of main floor commercial use, the depth of the commercial (or non-residential) use must be a minimum of 7 metres.
18. Amend Section 3.32 (Setbacks from an Active or Closed Waste Disposal Site) to clarify that studies must be completed for all uses, not exclusively residential and/or livestock buildings.
19. Clarify 3.40 (Truck Bodies and Storage Containers) that this does not apply to storage containers which are disassembled and utilized as building materials which comply with the Ontario Building Code.

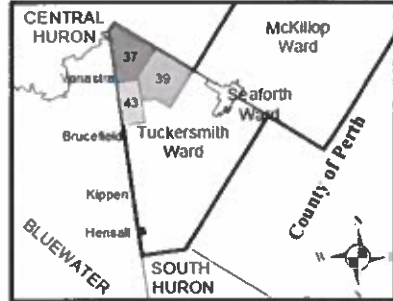
Changes to the zones maps or zone text for the following properties:

1. Part Lot 47, Concession 1 London Road Survey, Tuckersmith Ward, Municipality of Huron East (no municipal address assigned) to establish required buffer around former landfill immediately north of Settlement Area of Vanastra as shown on the attached Schedule "B"; and
2. Lot 316 of Plan 192, Brussels Ward, Municipality of Huron East (200 Turnberry Street) from Industrial (IND) Zone to Residential Low Density- Holding Zone (R1-H) as shown on the attached Schedule "B".
3. Lot 317 of Plan 192, Brussels Ward, Municipality of Huron East (210 Turnberry Street) from Industrial (IND) Zone to Residential Low Density (R1) as shown on the attached Schedule "B".
4. Properties within Wellhead Protection Areas to identify time of travel areas as shown on the attached Schedule "B".

The text amendment applies to all the lands within the Municipality of Huron East.

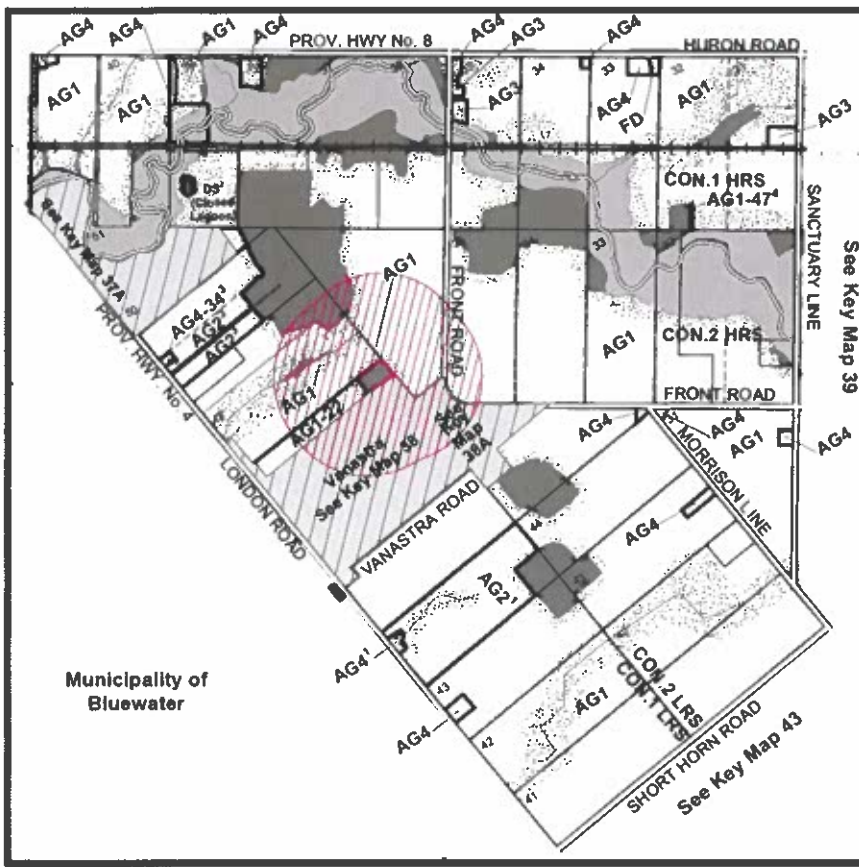
Schedule B

SCHEDULE 'A'
KEY MAP 37
HURON EAST
TUCKERSMITH WARD



	NE 1		Natural Environment - Watercourse (NE 1)
	NE 2		Adjacent Lands and/or Conservation Authority Regulated Lands
	Zone		Rivers
	Roads		Railway
	500m Buffer of Vanastra Historic Landfill		

Amendments
 1 Amended by By-law 33-2009
 2 Amended by By-law 85-2009
 3 Amendment condition of consent file B98-2017
 4 Amended by By-law 59-2021



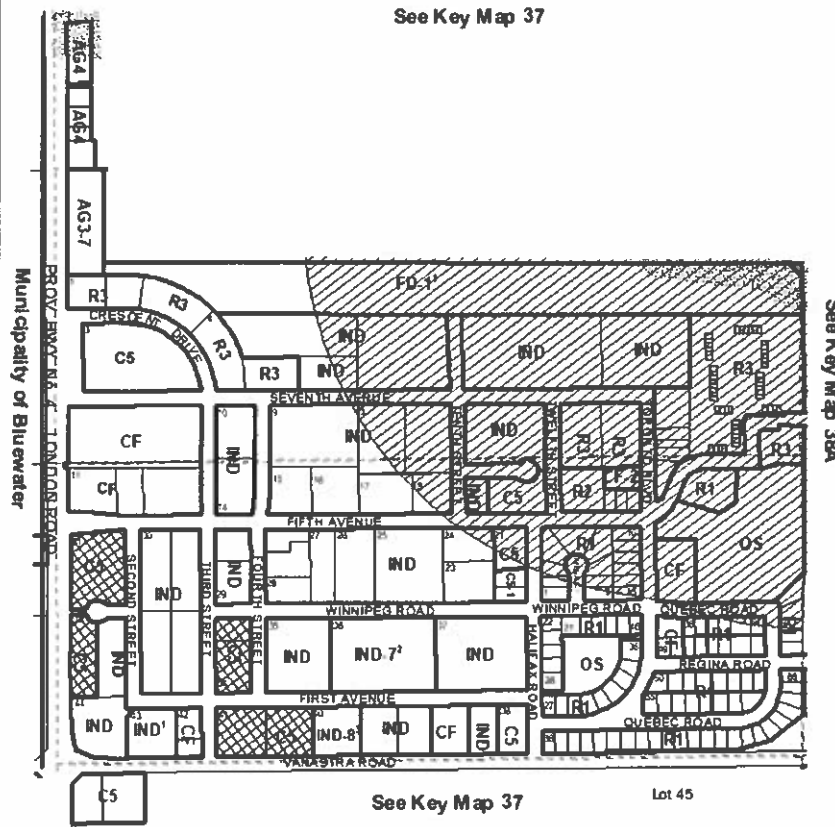
Municipality of Bluewater



1:28,000

REVISION DATE February 08, 2022

See Key Map 37



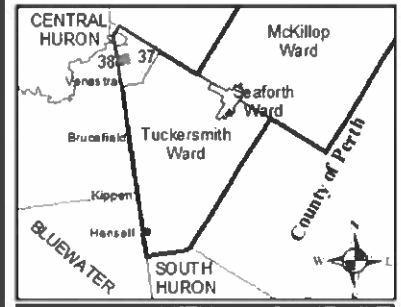
See Key Map 37

Lot 45



1:6,500

SCHEDULE 'A'
KEY MAP 38
HURON EAST
TUCKERSMITH WARD
VANASTRA



- NE1
- NE2
- Zone
- Rivers
- Railway
- Roads
- Natural Environment - Watercourse (NE1)
- Adjacent Lands and/or Conservation Authority Regulated Lands
- 500m Buffer of Vanastra Historic Landfill

Amendments

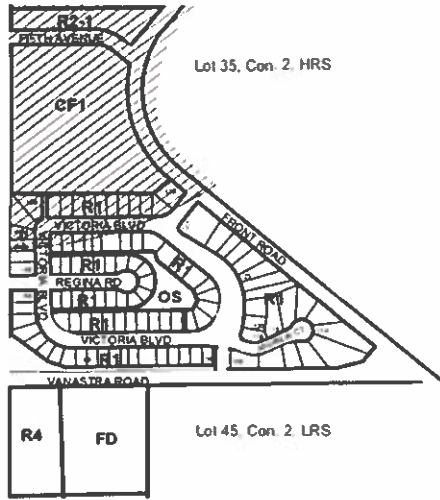
- 1 Amended by By-law 85-2009
- 2 Amended by By-law 11-2010
- 3 Amended by By-law 26-2013

Zone change from C5 (Vanastra Commercial) to C5-1 (Vanastra Commercial - Special Zone)

REVISION DATE September 13, 2022

See Key Map 37

See Key Map 38

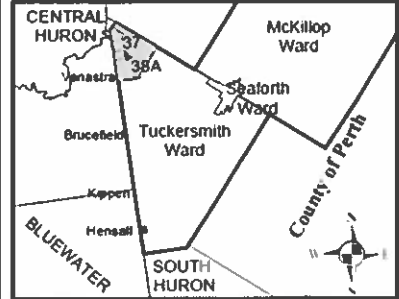


See Key Map 37



1:6,500

SCHEDULE 'A'
KEY MAP 38A
HURON EAST
 TUCKERSMITH WARD
 VANAISTRA

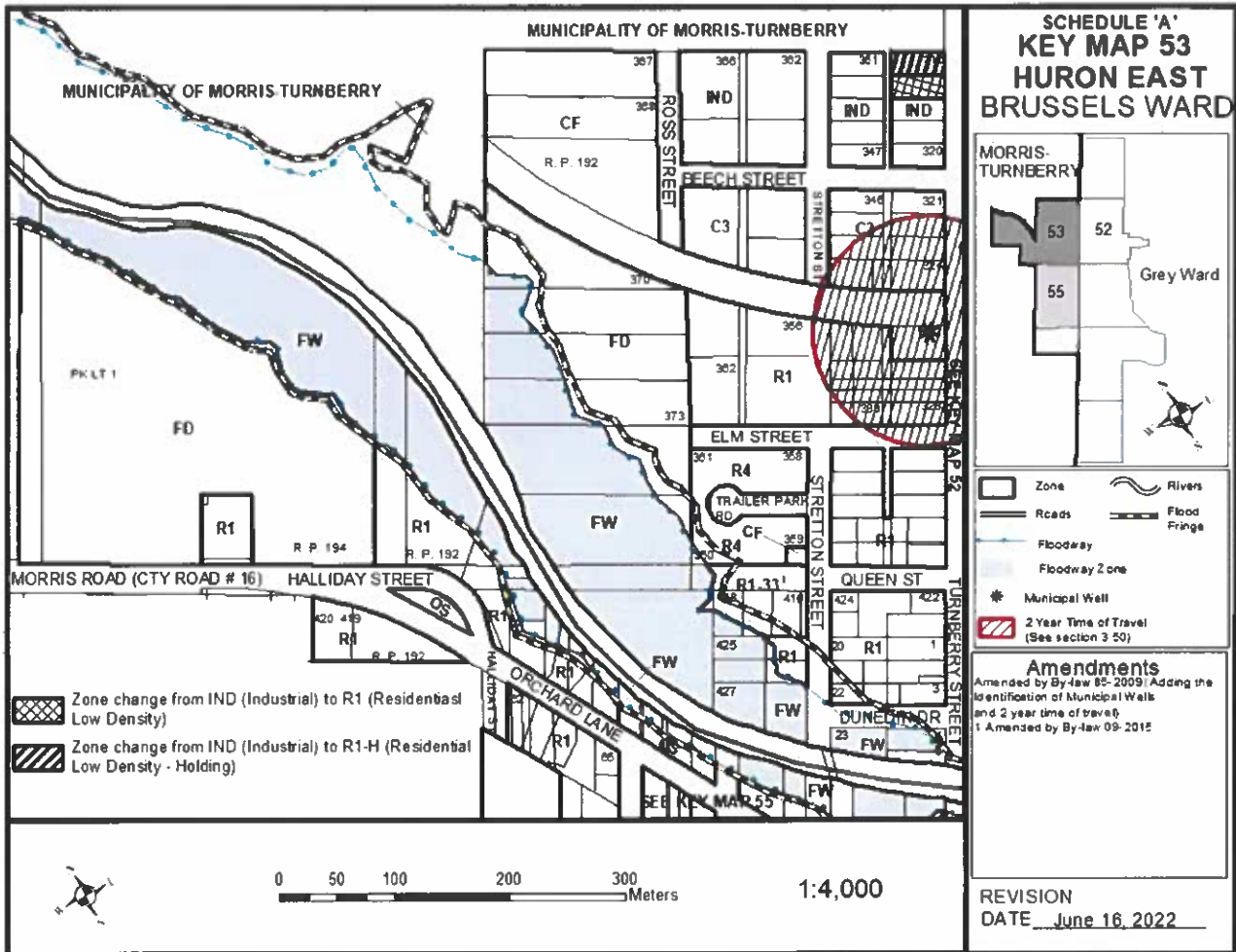


See Key Map 37

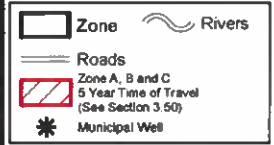
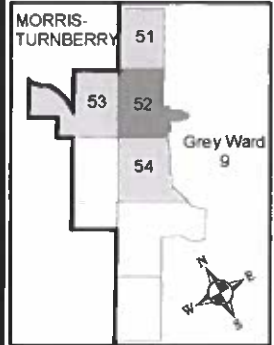
- Zone
- Rivers
- Railway
- Roads
- Natural Environment - Watercourse (NE1)
- 500m Buffer of Vanastara Historic Landfill

Amendments

REVISION DATE February 08, 2022



**SCHEDULE 'A'
KEY MAP 52
HURON EAST
BRUSSELS WARD**

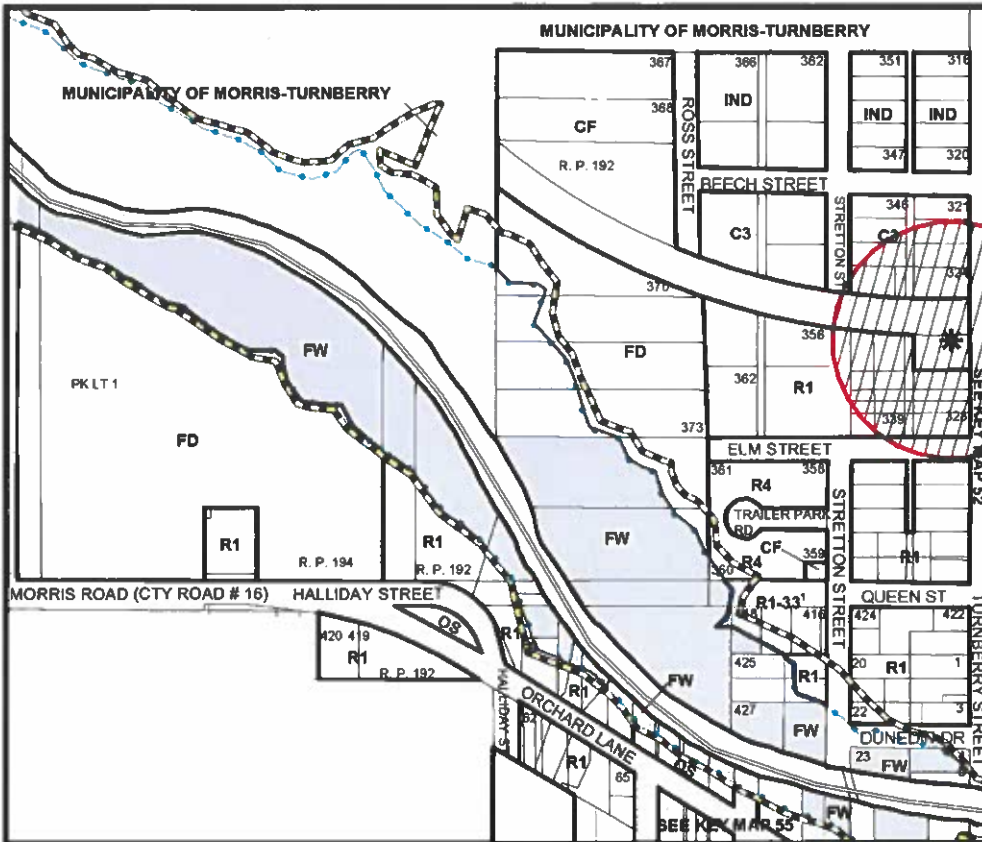


Amendments

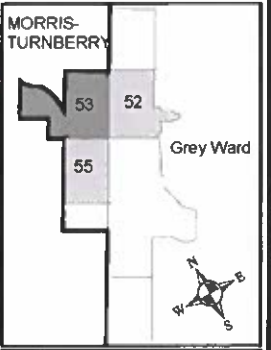
*1 Minor Variance A2-07
 1 Amended by By-law 43-2008
 2 Amended by By-law 85-2009 (Adding the Identification of Municipal Wells and 2 year time of travel)
 3 Amendment condition of consent file B16/15
 4 Amended by By-law 16-2020
 5 Amended by By-law 05-2021

REVISION
DATE September 23, 2022





SCHEDULE 'A'
KEY MAP 53
HURON EAST
BRUSSELS WARD



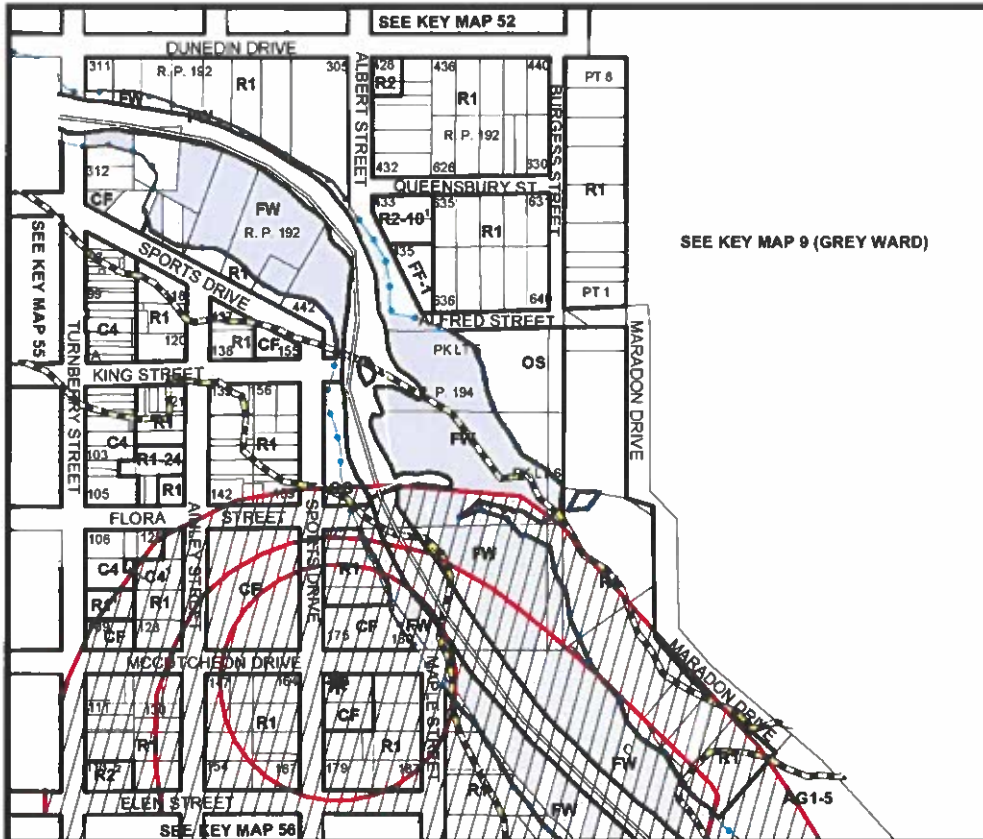
- Zone
- Roads
- Floodway
- Floodway Zone
- Municipal Well
- 5 Year Time of Travel
- Rivers
- Flood Fringe

Amendments
Amended by By-law 85-2009 (Adding the Identification of Municipal Wells and 2 year time of travel)
1 Amended by By-law 09-2015

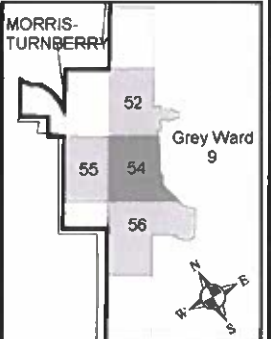


1:4,000

REVISION
DATE September 23, 2022



**SCHEDULE 'A'
KEY MAP 54
HURON EAST
BRUSSELS WARD**



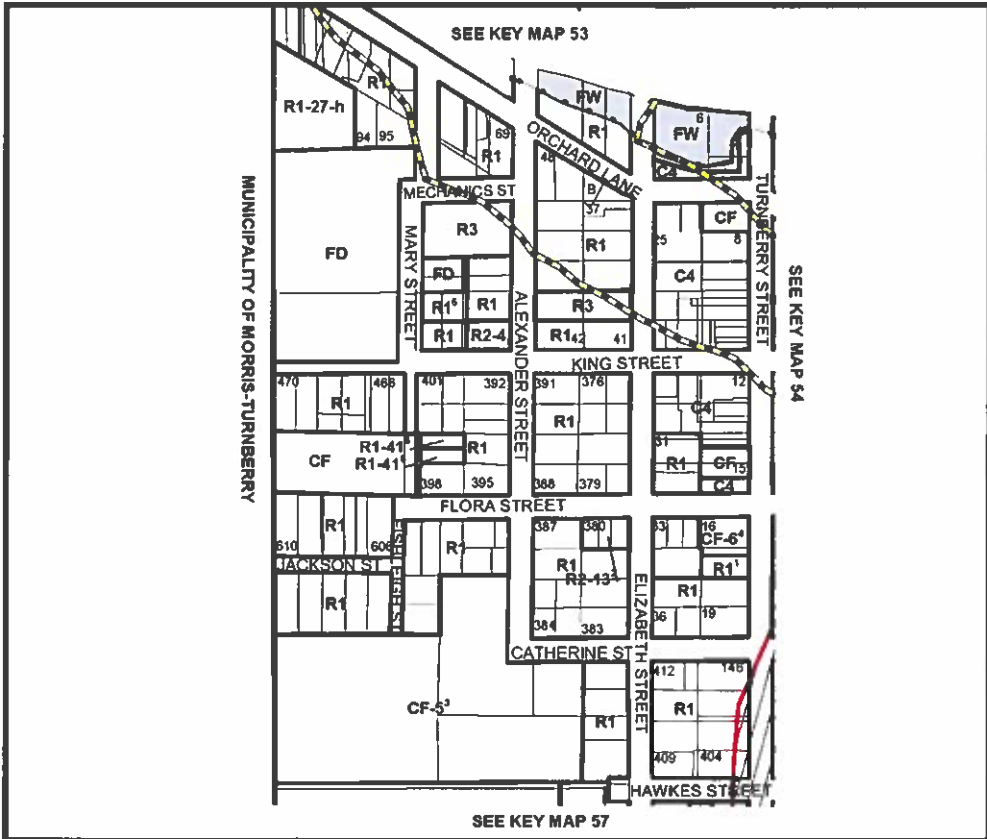
	Zone		Rivers
	Roads		Flood Fringe
	Floodway		Floodway Zone
	Municipal Well		
	Zone A, B and C 5 Year Time of Travel (See Section 3.50)		

Amendments
 1 Amended by By-law 85-2009 (Adding the Identification of Municipal Wells and 2 year time of travel)
 2 Amended by By-law 97-2017

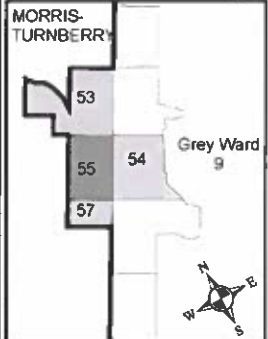


1:4,000

REVISION
 DATE September 23, 2022



**SCHEDULE 'A'
KEY MAP 55
HURON EAST
BRUSSELS WARD**



Zone Zone A, B and C
 5 Year Time of Travel
 (See Section 3.50)

Rivers

Roads

Floodway

Floodway Zone

Flood Fringe

- Amendments**
- 1 Amended by By-law 85-2009
 - 2 Amended by By-law 29-2011
 - 3 Amended by By-law 48-2012
 - 4 Amended by By-law 25-2014
 - 5 Amended by By-law 18-2020
 - 6 Amended by By-law 66-2021

SEE KEY MAP 53

SEE KEY MAP 54

SEE KEY MAP 57

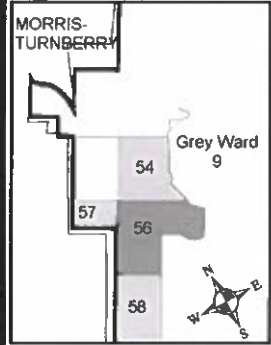
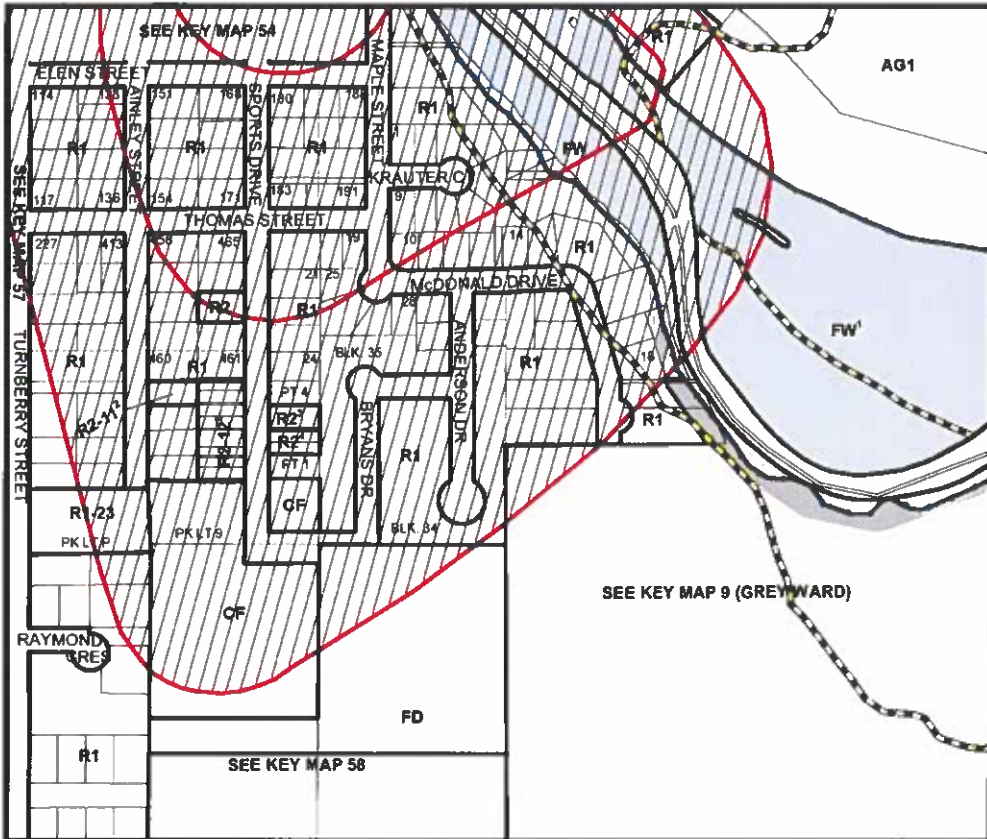
MUNICIPALITY OF MORRIS-TURNBERRY

0 50 100 200 Meters

1:4,000

REVISION
DATE September 23, 2022

**SCHEDULE 'A'
KEY MAP 56
HURON EAST
BRUSSELS WARD**



	Zone		Rivers
	Roads		Flood Fringe
	Floodway		
	Floodway Zone		
	Municipal Well		
	5 Year Time of Travel (See Section 3.50)		

Amendments

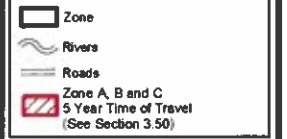
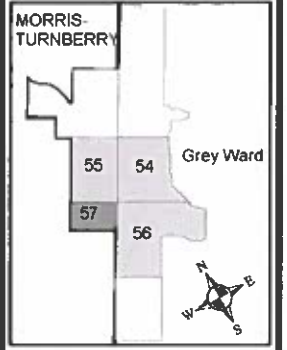
- 1 Amended by By-law 85-2009 (Adding the identification of Municipal Wells and 2 year time of travel)
- 2 Amended by By-law 11-2011
- 3 Amended by By-law 60-2020
- 4 Amended by By-law 14-2020



REVISION
DATE September 23, 2022

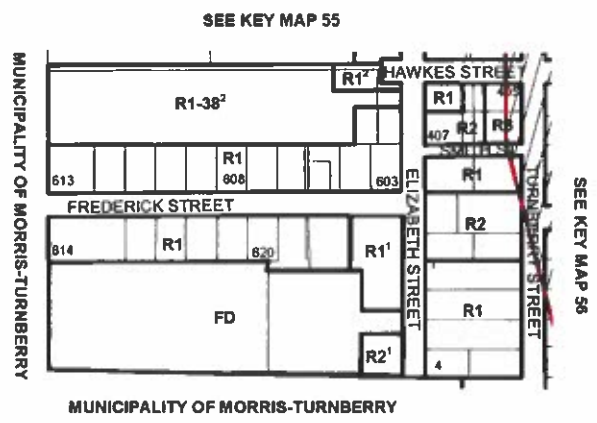
1:4,000

**SCHEDULE 'A'
KEY MAP 57
HURON EAST
BRUSSELS WARD**

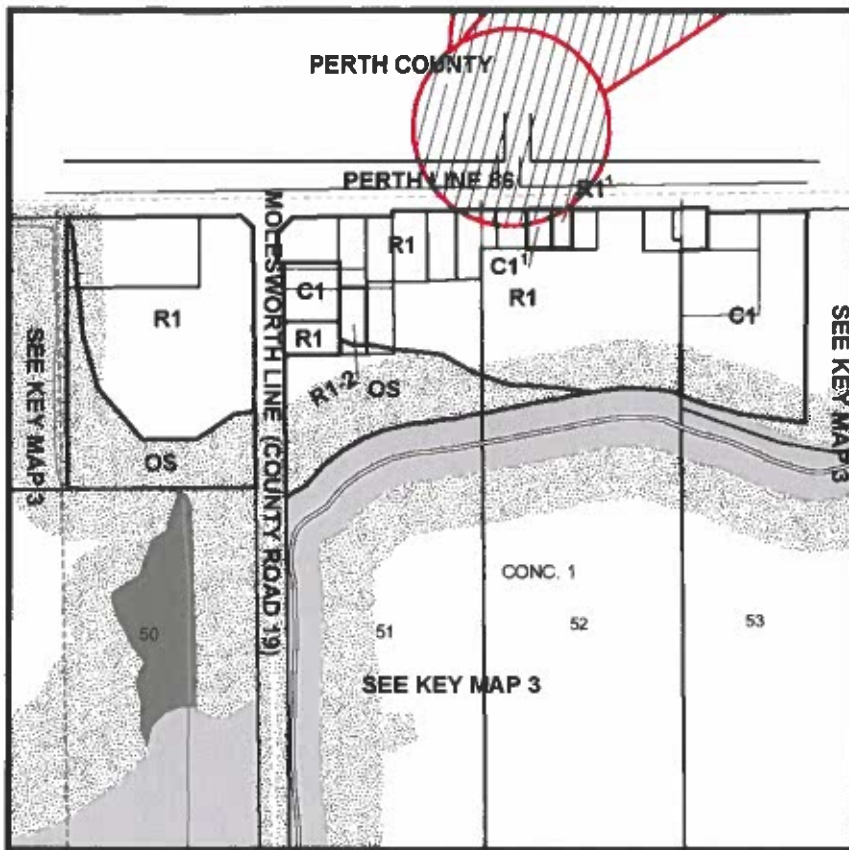


Amendments
 1 Amended by By-law 23-2018
 2 Amended by By-law 04-2019

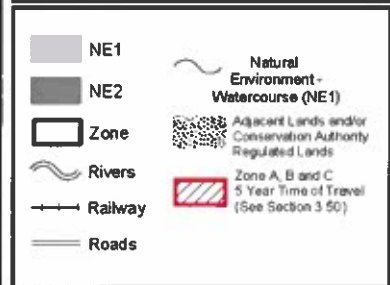
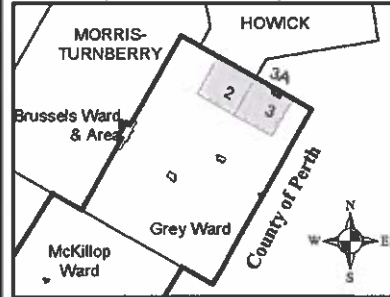
REVISION
 DATE September 23, 2022



1:4,000



SCHEDULE 'A'
KEY MAP 3A
HURON EAST
GREY WARD
(MOLESWORTH)



Amendments

1 Amended by By-law 81-2011

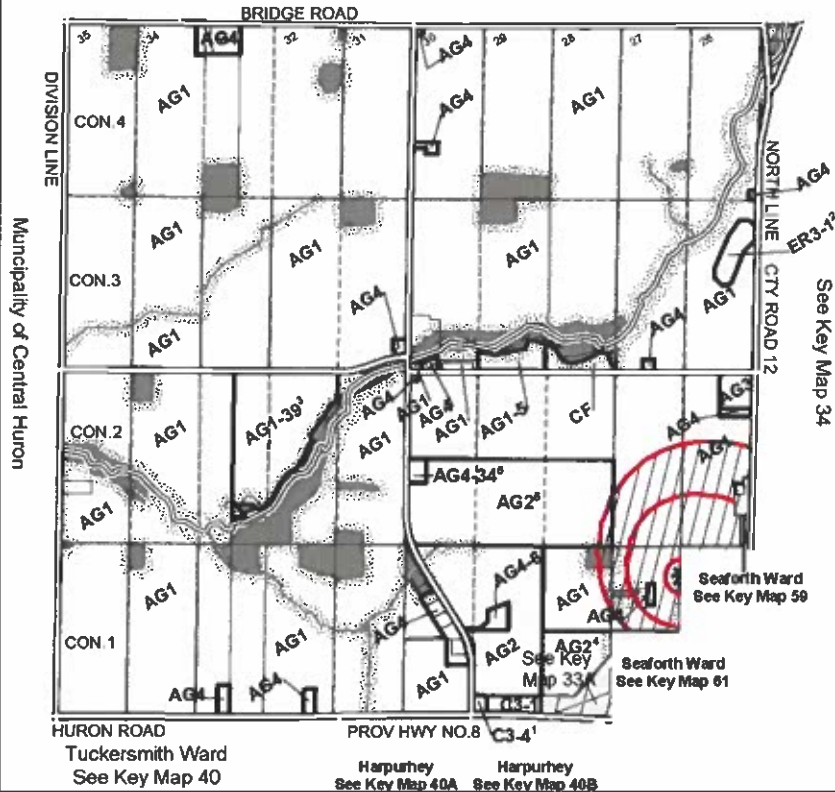


0 50 100 Meters

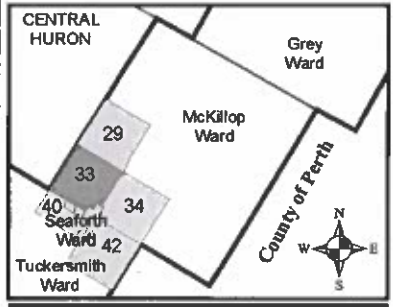
1:4,800

REVISION DATE September 23, 2022

See Key Map 29



SCHEDULE 'A'
KEY MAP 33
HURON EAST
McKILLOP WARD

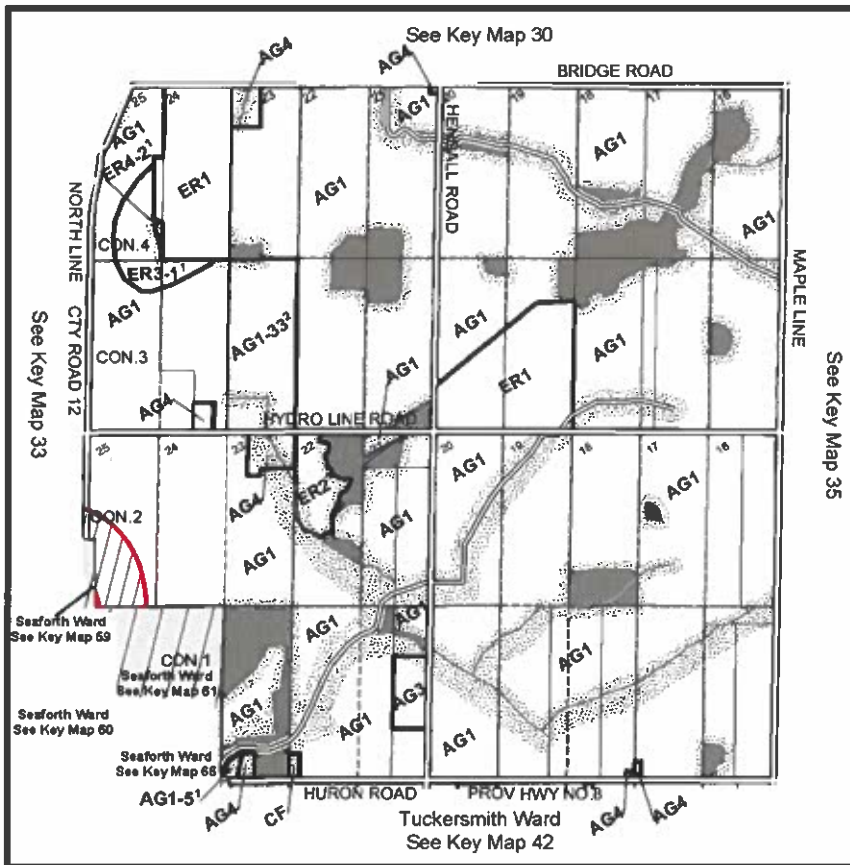


	NE1		Natural Environment - Watercourse (NE1)
	NE2		Adjacent Lands and/or Conservation Authority Regulated Lands
	Zone		Zone A, B and C 5 Year Time of Travel (See Section 3.50)
	Rivers		Railway
	Roads		

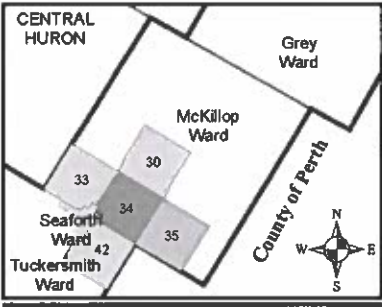
- Amendments**
- 1 Amended by By-law 39-2009
 - 2 Amended by By-law 85-2009 (Identification of Municipal Walls and 2 year time of travel)
 - 3 Amended by By-law 43-2014
 - 4 Amended by By-law 20-2018
 - 5 Amendment condition of consent file C26-2019



REVISION DATE September 23, 2022



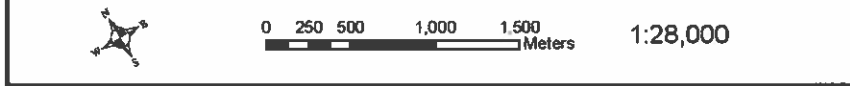
SCHEDULE 'A'
KEY MAP 34
HURON EAST
 McKILLOP WARD



NE1	Natural Environment - Watercourse (NE1)
NE2	
Zone	
Rivers	Adjacent Lands and/or Conservation Authority Regulated Lands
Railway	Zone A, B and C 5 Year Time of Travel (See Section 3.50)
Roads	

Amendments
 1 Amended by By-law 85-2009
 2 Amended by By-law 25-2013

REVISION DATE September 23, 2022



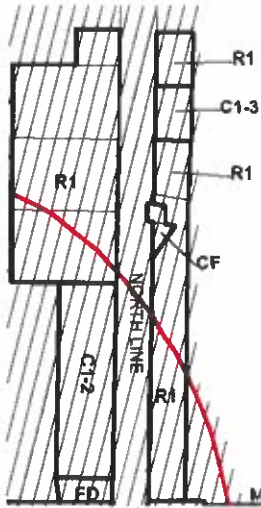
McKILLOP WARD
SEE KEY MAP 33

McKILLOP WARD
SEE KEY MAP 34

SCHEDULE 'A'
KEY MAP 59
HURON EAST
SEAFORTH WARD

Lot 28 Con 2

AG1

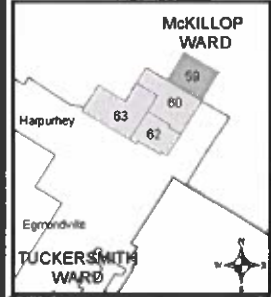


AG1

Lot 25 Con 2

McKILLOP WARD
SEAFORTH WARD

SEE KEY MAP 60



- Rivers
- Roads
- Municipal Well
- Zone A, B and C
5 Year Time of Travel
(See Section 3.50)
- Zone

Amendments

Amended by By-law 85-2009 (Adding the Identification of Municipal Wells and 2 year time of travel)



0 50 100 200 Meters

1:4,000

REVISION DATE
September 23, 2022

McKILLOP WARD
SEE KEY MAP 33

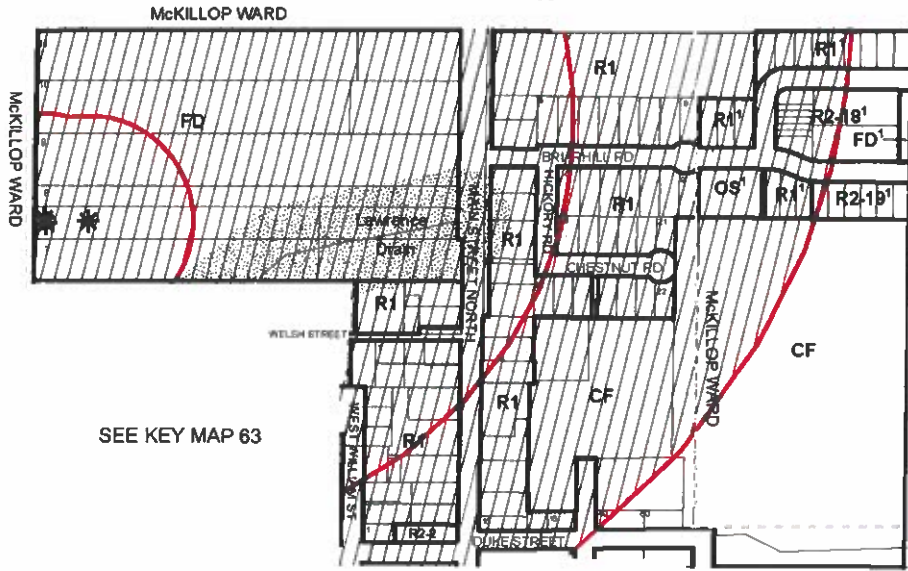
McKILLOP WARD
SEE KEY MAP 34

Lot 26 Con 2

SEE KEY MAP 59

Lot 25 Con 2

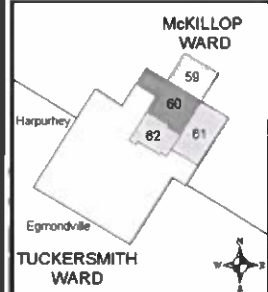
SCHEDULE 'A' KEY MAP 60 HURON EAST SEAFORTH WARD



SEE KEY MAP 63

SEE KEY MAP 62

McKILLOP WARD SEE KEY MAP 61



- Rivers
- Roads
- Zone
- Adjacent Lands and/or Conservation Authority Regulated Lands
- Municipal Well
- Zone A, B and C
5 Year Time of Travel
(See Section 3.50)

Amendments

Amended by By-law 85-2009 (Adding the Identification of Municipal Wells and 2 year time of travel)
1 Amended by By-law 48-2019

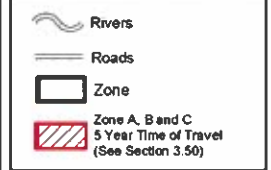
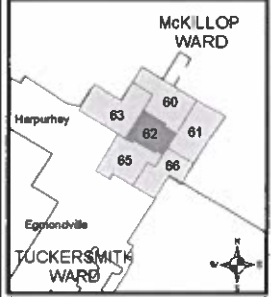
REVISION DATE

September 23, 2022



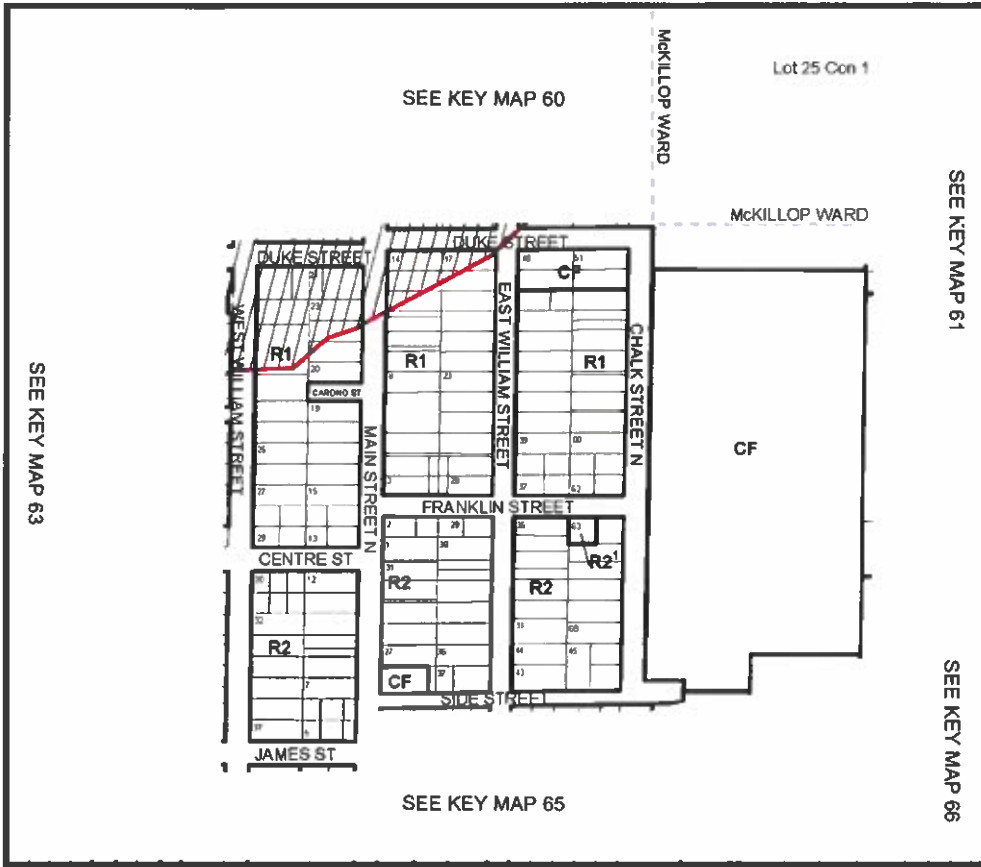
1:4,500

SCHEDULE 'A'
KEY MAP 62
HURON EAST
 SEAFORTH WARD



Amendments
 * Minor Variance A1-09

REVISION DATE
 September 23, 2022



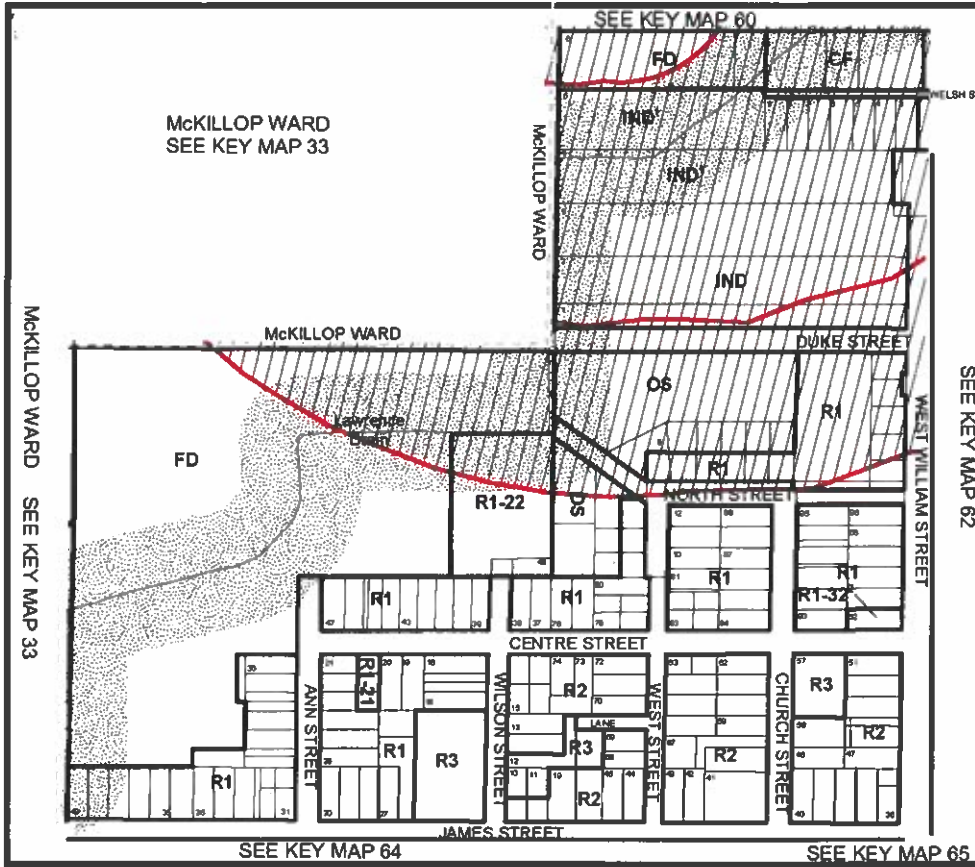
SEE KEY MAP 63

SEE KEY MAP 61

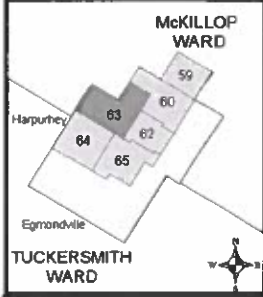
SEE KEY MAP 66



1:4,000



SCHEDULE 'A'
KEY MAP 63
HURON EAST
SEAFORTH WARD



- Rivers
- Roads
- Zone
- Adjacent Lands and/or Conservation Authority Regulated Lands
- Municipal Well
- Zone A, B and C 5 Year Time of Travel (See Section 3.50)

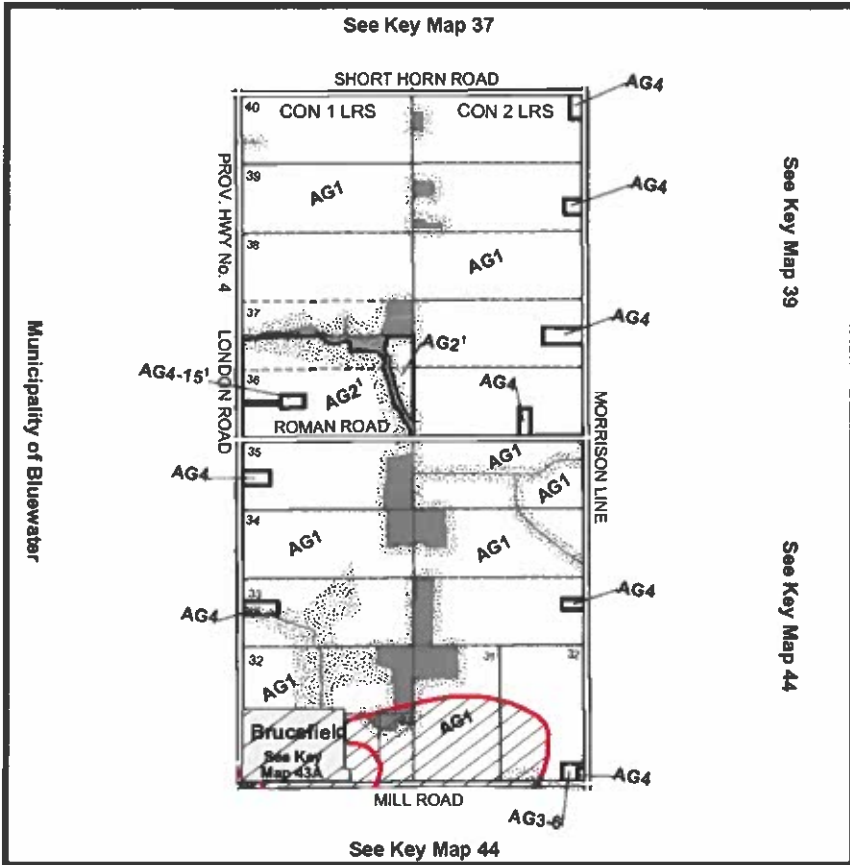
Amendments

1 Amended by By-law 19-2008
 Amended by By-law 85-2009 (Adding the Identification of Municipal Wells and 2 year time of travel)
 2 Amended by By-law 9-2013



1:4,000

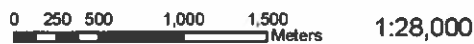
REVISION DATE
September 23, 2022



Municipality of Bluewater

See Key Map 39

See Key Map 44



SCHEDULE 'A'

KEY MAP 43 HURON EAST TUCKERSMITH WARD

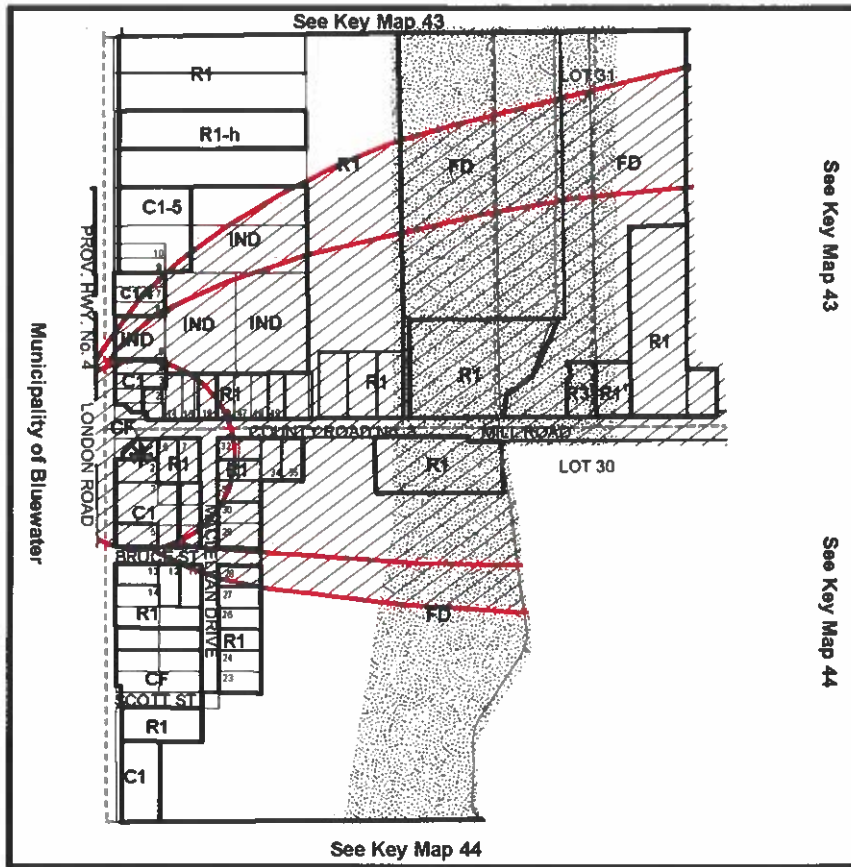
	NE1		Natural Environment - Watercourse (NE1)
	NE2		Adjacent Lands and/or Conservation Authority Regulated Lands
	Zone		Municipal Well
	Rivers		Zone A, B and C 5 Year Time of Travel (See Section 3.50)
	Railway		
	Roads		

Amendments

Amended by By-law 85-2009 (Identification of Municipal Wells and 2 year time of travel)

1 Amended by By-law 08-2010

REVISION DATE September 23, 2022



0 50 100
Meters

1:5,000

SCHEDULE 'A' KEY MAP 43A HURON EAST TUCKERSMITH WARD BRUCEFIELD

See Key Map 43

See Key Map 44

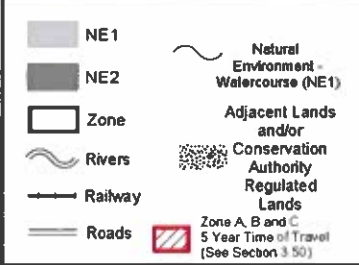
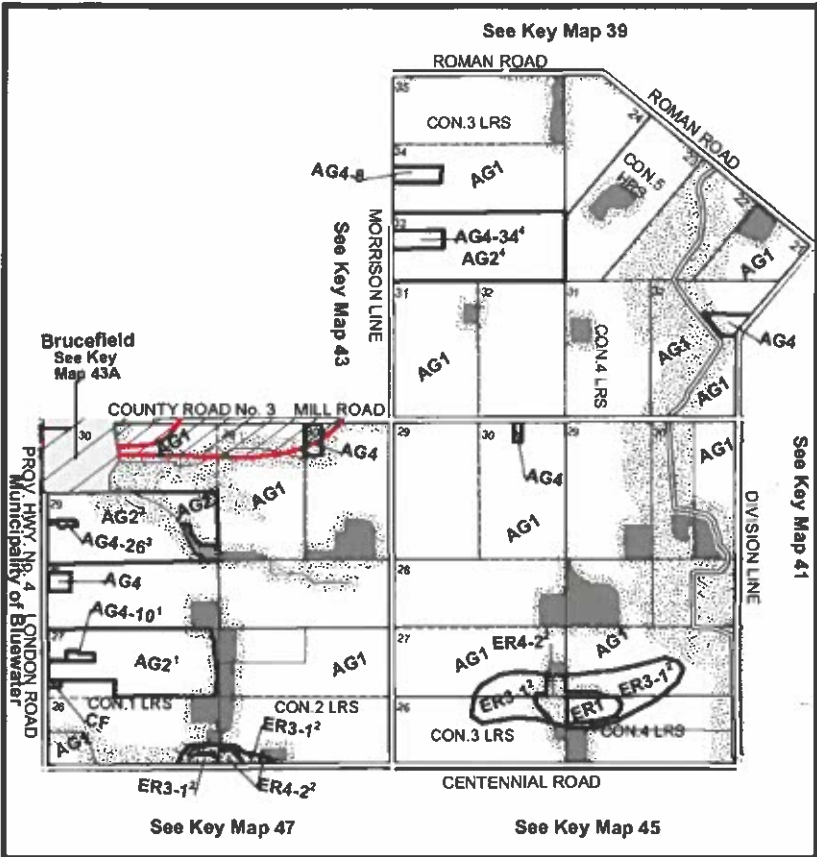
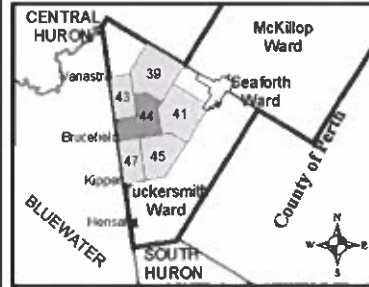
	NE1		Natural Environment - Watercourse (NE1)
	NE2		Adjacent Lands and/or Conservation Authority Regulated Lands
	Zone		Municipal Well
	Rivers		Zone A, B and C 5 Year Time of Travel (See Section 3.50)
	Railway		
	Roads		

Amendments

Amended by By-law 85-2009 (adding the identification of Municipal Wells and 2 year time of travel)
1 Amended by By-law 25-2014

REVISION DATE September 23, 2022

SCHEDULE 'A'
KEY MAP 44
HURON EAST
 TUCKERSMITH WARD



Amendments
 1 Amended by By-law 76-2006
 2 Amended by By-law 85-2009 (Identification of Municipal Wells and 2 year time of travel)
 3 Amended by By-law 65-2012
 4 Amendment condition of consent file B03-2017



REVISION DATE September 23, 2022