

The Corporation of the Municipality of Huron East

BY-LAW XX -2025

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. This Bylaw replaces all Key Maps of Bylaw 52-2006 with the attached Key Maps (No. 1 through 30).

2. Section 4.11. (AG1 Special Zones) is hereby amended by the deletion of the following zones:

AG1-1

AG1-3

AG1-4

AG1-7

AG1-8

AG1-9

AG1-10

AG1-12

AG1-13

AG1-15

AG1-17- Check 85-2009

AG1-18

AG1-19

AG1-20

AG1-21

AG1-35

AG2-4

3. Section 4.11 is hereby amended by the deletion of the following in strikethrough:

AG1-2

~~No barns shall be constructed that, in total, house more than 90 animal units on lands zoned AG1-2. (Grey, West Part Lot 3, Conc. 16, Key Map 17, ZBLA 19-1996)~~

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 17, ZBLA 80-2011)

4. Section 4.11 is hereby amended by the deletion of the following in strikethrough:

AG1-6

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

- ~~Notwithstanding the provisions of Section 4.5 (agricultural separation distance) to the contrary, in the area zoned AG1-6, new livestock buildings and manure storage structures may be established to accommodate a maximum annual capacity of 325 animal units provided that the livestock buildings and manure storage structures maintain a minimum separation distance of 312 metres from any neighbouring residence.~~
- ~~The existing barn may be used to its existing maximum annual capacity of 200 animal units.~~

- ~~Additional animal units may be established subject to the standard separation distance provisions of section 4.5.~~
- 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 36, ZBLA 10-1993*)

5. Section 7.8 (Agricultural Small Holding Special Zone) is hereby amended by the deletion of the following zone text:

AG4-1
 AG4-2
 AG4-8
 AG4-10
 AG4-14
 AG4-24
 AG4-27

6. Section 12.5 is hereby amended by the deletion of Section 12A and 12B (Protected Extractive Resources Zones) in its entirety.

7. Section 4.7 is amended by the addition of the text in bold as follows:

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 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.

8. Section 32 'Industrial Zone (IND)' is hereby renamed Section 32A 'General Industrial (M2)'.

9. Bylaw 52-2006 is hereby amended by the addition of Section 32B 'Light Industrial (M1)' as follows:
 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:

32.1 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

32.2 PERMITTED STRUCTURES

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

32.3 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.

32.4 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 setbacks 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.

32.5 SPECIAL ZONES

M1-1

The permitted uses on the property zoned M1-1 shall be limited to a contractors shop or yard.

10. Section 34.1 is hereby amended by the addition of the permitted use: "dwelling with supports".

11. This by-law affects all Key Maps of By-law 52-2006, as replaced with the attached.

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

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

14. 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 XXth DAY OF MARCH, 2025.

Bernie McLellan, Mayor

Jessica Rudy, Clerk

PURPOSE AND EFFECT of the Zone Map Update is primarily to replace all of the Zone Maps with more modern, accessible and user-friendly zone maps. The corresponding changes have been made to special zone text where necessary.

A summary of additional proposed changes is as follows:

1. To remove Agricultural Special Zones applied historically where the provisions are no longer necessary nor permitted by law.
2. To limit the number of units for on-farm labour housing to four (4).
3. To modernize the industrial zones by implementing a two-zone approach to differentiate between general industrial and light industrial zones.