Zoning By-Law

(Consolidated Copy September 2026)

Prepared by
County Of Huron, Department of Planning and Development
for the
Township of Howick

Township of Howick Zoning By-Law Consolidation

This document is a consolidation of the Township of Howick Zoning By-law 23-1984 and subsequent amendments made thereto. This compilation is for convenience for administrative purposes and does not represent true copies of the by-laws it contains. Any legal interpretation of this document should be verified with the Township Clerk.

This Consolidated Zoning By-law contains:

Zoning By-law 23-1984;
plus the following amendments to By-law 23-1984:

By-laws:	12-1985	23-1992
	16-1985	24-1992 (expires June 2, 1995-
Klingenberg)		
	25-1985	25-1992
	32-1985	45-1992
	06-1986	03-1993
	07-1986	16-1993
	24-1986	17-1993
	35-1986	35-1993
	21-1987	03-1994
	22-1987	27-1994 (as ordered by OMB-Sep.19/90)
	53-1987	42-1994
	17-1988	14-1995 (expires March 21, 1998 -
		Doerksen)
	19-1988	15-1995
	15-1989	22-1995
	16-1989	33-1995
	17-1989	Z900089 (Wernham/Kuepher-dismissed
		1995)
	18-1989	04-1996
	19-1989	Z940120 (Miller-as ordered by OMB-July
		31, 1995)
	20-1989	20-1996 (expires June 11, 1999-
		Klingenberg)
	33-1989	04-1997
	34-1989	07-1997
	37-1989	11-1997
	42-1989	25-1997
	43-1989	04-1998 (expires Jan. 20, 2008)
	49-1989	05-1998
	51-1989	17-1998
	16-1990	22-1998
	17-1990	37-1998
	26-1990	42-1998 (expires Nov. 17, 2001)
	27-1990	31-1999
	35-1990	33-1999
	47-1990	02-2000
	48-1990	03-2000

	52-1990	25-2000
	17-1991	28-2000
	30-1991	33-2000
	34-1991	33A-2000
	04-1992 (expires Feb. 11, 1995-replaced by 14-1995)	
	22-1992	33A-2000
By-laws:	14-2001	37-2014
	15-2001	55-2014
	19-2001	10-2015
	28-2001	
	29-2001	
	02-2002	14-2015
	19-2002	15-2015
	20-2002	16-2015
	32-2002	28-2015
	02-2003	32-2015
	11-2003	39-2015
	12-2003	41-2015
	13-2003	04-2016
	19-2003	15-2016
	32-2003	38-2016
	06-2004	40-2016
	07-2004	41-2016
	11-2004	42-2016
	20-2004	39-2017
	21-2004	45-2017 (expires Sept.5/2037)
	31-2004	49-2017
	32-2004	Consent File B21-2017
	37-2004	Consent File B45-2017
	21-2005	06-2018
	13-2006	11-2018
	28-2006	12-2018
	20-2007	21-2018
	22-2007	22-2018
	26-2007	Consent File C11-2018
	20-2008	27-2018
	16-2009	28-2018
	20-2009	29-2018
	24-2010	30-2018
	25-2010	34-2018
	26-2010	36-2018
	27-2010	41-2018
	29-2010	42-2018
	20-2011	43-2018 (expires March 2, 2020)
	23-2011	44-2018 (Deeming By-law)
	43-2011	Consent File C63-2018
	44-2011	Consent File B31-2017
	58-2011	Consent File C09-2019
	08-2012	Consent File C69-2019
	34-2012	12-2019

42-2012
43-2012
54-2012
15-2013
18-2013
24-2013
34-2013
43-2013
58-2013
04-2014
05-2014
13-2014
14-2014
19-2014
24-2014
13-2019
31-2019
Consent File C43-2019
Consent File C65-2019
10-2020
Consent File C53-2019
Consent File C93-2019
Consent File C02-2020
Consent File C32-2020
Consent File C60-2020
07-2021
08-2021
15-2021
34-2021
3-2022
Consent File C47-2025
19-2022
Consent File C76-2021
36-2022
37-2022
40-2022
51-2022
65-2022
Consent File C87-2022
05-2023
Consent File C45-2022
06-2023
11-2023
Consent File C71-2022
17-2023
34-2024
52-2024
11-2025
20-2025
14-2026
Consent File C06-2026

Explanatory Note Restricted Area By-Law No. 23-1984
of The Corporation of the Township of Howick

Preamb

The Zoning By-law was passed under Section 34 of The Planning Act, 1983.

It implements the Official Plan for the Township of Howick, which was adopted by the Council of the Township of Howick in May 2010.

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

Purpose

The purpose of this By-law is to provide the Corporation of the Township of Howick with regulations which will affect control over all forms of land use or other related matters within the municipality.

Basis

Such regulations have been deemed necessary and in the public interest by local Council in order that possible conflicts between existing and proposed land uses can be minimized or reduced in the future. Prior to the preparation of this By-law, the Township of Howick operated under the Howick Township Secondary Plan which provided limited control of land use.

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 Township of Howick.

Existing By-laws

From the coming into force of this by-law, all previous By-laws of the Township, 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 the 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 of 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 Howick Township Secondary 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 Council of the local municipality 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.

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The Zoning By-Law of The Corporation of The Township Of Howick By-Law No. 23 -1984

Being a by-law, under the provisions of Section 34 of the planning act, 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 Township of Howick.

WHEREAS the Municipal Council of the Corporation of the Township of Howick 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 Township of Howick ENACTS as follows:

Section 1- Title and Scope

1.1 Title

This By-law shall be known as the Zoning By-law of the Corporation of the Township of Howick.

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 Township of Howick.

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 Township of Howick 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 lots 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 Township of Howick 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 an 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 by the person designated by the Council of the Township of Howick as the "Zoning Administrator", and no permit for the use of any land, building or structure or approval of any application for any municipal licence 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.

1.4.1 Technical Revisions to the Zoning By-law

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

1.4.1.1 Correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision;

1.4.1.2 Adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating or correcting lot line information; updating and correcting infrastructure information;conservation authority regulated lands and top of bank features; keys, legends or title blocks; and

1.4.1.3 Changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers which do not form a part of this by-law and are editorially inserted for convenience of reference only.

1.5 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 provisions 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 66 of the Planning Act (1983) 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 Ontario Court, Provincial Division, as amended from time to time. (By-law 30-1991)

1.6 Remedies

Where any building or structure is, or is proposed to be erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of the provisions of this By-law, the same may be restrained by action at the instance of any ratepayer, or of the Township pursuant to the provisions of The Planning Act, The Municipal Act, or The Judicature Act, as amended from time to time.

1.7 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.

1.8 Scope

No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged or demolished within the limits of the Township except in conformity with the provisions of this By-law. Nothing in this by-law shall prevent the repair of a building.

1.9 Meaning of 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.

1.10 Idem

Unless the contrary intention appears in this By-law, words importing the singular number or the masculine gender only shall include more persons, parties or things of the same kind than one, and females as well as males, and the converse. For the purpose of this By-law, words used in the present tense include the future.

1.11 Shall to be Mandatory

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

1.12 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.

1.13 Applications For Building Permits

In addition to all the requirements of the Ontario Building Code every application for a building permit shall include:

1.13.1 Applications for buildings, except farm buildings, livestock buildings, and manure storage structures shall include:

1.13.1.1 dimensions of the lot;

1.13.1.2 the location and dimensions of all existing and proposed buildings and storage facilities; (By-law 30-1991)

1.13.1.3 the dimensions of all yards, drives, and parking areas;

1.13.1.4 any proposed changes in contours of the lot;

1.13.1.5 the distance to any livestock building within 610 metres;

1.13.1.6 information concerning curbing, retaining wall or alteration to natural drainage, if applicable;

1.13.1.7 a statement signed by the owner of the property giving the exact nature of the proposed use of all buildings and lands;

1.13.1.8 the location of all easements which may be located on the property; (By-law 30-1991).

1.13.1.9 the location of any municipal or private tile drain which may drain any neighbouring property; (By-law 30-1991).

1.13.1.10 the location of any municipal services which are available on this property (water, sewage, telephone and gas). (By-law 30-1991)

1.13.2 Applicants for all buildings for livestock, and all structures for manure storage will provide the following information:

1.13.2.1 dimension of the lot;

1.13.2.2 the location, and dimensions of all existing and proposed building and/or storage facilities;

1.13.2.3 distances to all lot lines from proposed buildings and/or storage facilities;

1.13.2.4 the location, distance and use of all buildings within 1000 metres of the proposed building and/or storage facility

1.13.2.5 type of livestock and the type of manure disposal;

1.13.2.6 a statement signed by the owner of the property giving the exact nature of the proposed use of all buildings and land;

1.14 Licenses and Permits

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

1.15 Buildings to be Moved

No building, over 10 sq. metres, residential or otherwise, shall be moved within the limits of the Township or shall be moved into the Township from outside, without a permit from the Chief Building Official. Approval of the Township Road Superintendent, County Engineer's Office or Ministry of Transportation, as applicable, shall also be required. (By-law 30-1991)

1.16 Building Inspection

The Zoning Administrator, Building Inspector, or any employee of the Township acting under the direction of the Zoning Administrator or any peace officer having jurisdiction in the Township is hereby authorized to enter with prior notification 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 being 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. (By-law 30-1991)

1.17 Repeals

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

1.18 Zones, Symbols, Section Numbers

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

Class	Zone	Symbol	Section Number
Agricultural	General Agriculture	AG1	4
	Agricultural Dwelling Prohibited	AG2	5
	Agricultural Commercial-Industrial	AG3	6
	Agricultural Small Holding	AG4	7
Natural Environment	Natural Environment	NE1	8
	Natural Environment	NE2	9
Extractive Resources	Extractive Resources	ER1	10
	Extractive Industrial	ER2	11
Recreational	Recreational Residential	RC1	12
	Recreational Trailer Park and Campground	RC2	13
	Recreational Commercial	RC3	14
Urban	Village Residential (Low Density)	VR1	15
Class	**Zone**	**Symbol**	**Section Number**
	Village Residential (Medium Density)	VR2	16
	Residential Mobile Home Park	R4	17
	Open Space – Hazard Land	OS1	18
	Open Space – Parkland	OS2	19
	Village Industrial	VM1	20
	Village Commercial	VC1	21

	Highway Commercial	HC1	22
Special	Salvage Yard	C4	23
Class	**Zone**	**Symbol**	**Section Number**
	Community Facility	CF	24
	Disposal	DS	25
	Communication & Utilities	U	26
	Developmental	D	27
	Holding	-H	28
	Flood	F	29

1.19 Zoning Map

The Zones set out in 1.17 and the boundaries of such zones are shown upon the maps attached hereto, marked Schedules designated as the Zoning Maps which zones, boundaries and maps form part of this By-law.

1.19.1 Natural Environment Adjacent Lands and/or Conservation Authority Regulated Lands

The Provincial Policy Statement and Conservation Authorities Act require that development on lands adjacent to natural environment areas, and land which may be subject to natural environment hazards, such as erosion or flooding, be reviewed by the Conservation Authority. In some cases an Environmental Impact Study or Conservation Authority permit is required. This area is shown on the map schedules and identified as “Conservation Authority Notification Areas” for information only. It is not a zone.
Updates to the “Conservation Authority Notification Area” are considered administrative changes and are permitted without public notice or approval by the Council of the Township of Howick. (Amended by By-law 14-2015)

1.20 Boundaries of Zones

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

1.20.1 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;

1.20.2 Lot Lines

Where the Zone boundaries are not shown to be 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;

1.20.3 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;

1.20.4 Symbol of Zones

a) Where one symbol is used on the Zoning Maps to indicate the zone classification of an area divided by a road or lane, the said symbol shall establish the classification of the whole of such area;

b) Where both zone shading (e.g. NE1, NE2) and alpha-numeric zone symbols (e.g. AG4) are used to indicate the zone classification of an area the alpha-numeric zone symbol shall be deemed to be the applicable zone except this does not apply to alpha-numeric

zones AG1, C4, ER1. (Amended by By-law 14-2015)

1.20.5 Closed Road or Lane

In the event a dedicated road, lane or railway, shown on the maps is closed, the property formerly in said road, lane or railway shall be included within the zone of the adjoining property on either side of the said closed road, lane or railway. In the event the said road, lane or railway 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 railway;

1.20.6 Boundaries other than Roads or Lot Lines

Where a zone boundary is not a 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 of the zone line shall be determined by the scale of the zone map and a site inspection;

1.20.7 Zone Abuts Lakeshore or Natural Watercourse

Where any zone on the Schedules abuts a lakeshore, such zone shall be deemed to extend into the lake and to apply to any water lots or to any land created by changing lake levels, land fill operations or by any other means. 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;

1.20.8 Minor Lot Enlargement

The following provision applies only where 1) a severance is granted for the purpose of a minor lot enlargement and/or 2) where lands are closed and conveyed by the Township (e.g. in the event of a road closure): Where lands are severed and merged on title with abutting lands, the zoning on the existing the zoning on the existing property shall automatically apply to the lands to be merged on title.

As an administrative amendment, the appropriate Zone Map shall be amended to reflect this zone change with such changes being permitted from time to time without further public notice or Council approval. The resulting lot area of the retained parcel is deemed to comply with the provisions of this Zoning By-law.

1.21 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. (Amended by By-law 14-2015)

1.22 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 Township. (Amended by By-law 14-2015)

1.23 Uses Not Listed as Permitted

Uses not listed as permitted in a zone or otherwise provided for in this By-law shall be prohibited in such zone except as provided for under the Non-Conforming Use Section of this By-law. (Amended by By-law 14-2015)

1.24 Use of Examples

Where examples are provided to explain a By-law provision, these examples are illustrative only. (Amended by By-law 14-2015)

1.25 References to Provincial Legislation

Where a Provincial statute or regulation is referenced, the reference includes all amendments to the statute/regulation that may have occurred since the By-law was passed as well as any successor statutes/regulations to the referenced statute/regulation. (Amended by By-law 14-2015)

Section 2-Definitions

For the purpose 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, means a use, 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.

Additional Residential Unit
Means an additional residential unit shall be an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area. (As amended by By-law 40-2022)

Adjacent Lands
Shall mean 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.

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 buildings or structures for the manufacturing and wholesale and/or retail sales of goods that are necessary to support agricultural uses. These include such goods as farm machinery and equipment used for tillage of soil, the planting, spraying, harvesting, transporting, treatment, processing and storage of grain, forage, feed, or forest products, products used for the housing and husbandry of livestock, poultry and fur-bearing animals, and the storage, handling and processing of milk, eggs, and manure and the manufacture of sub-surface drainage materials and equipment.

Agricultural Processing Establishment
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, livestock and poultry assembly, sales and transport, a cheese factory, an egg grading station, a saw mill, an abattoir and a dead stock removal facility.

Agricultural Service Establishment
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, farm drainage and excavation, well-drilling, contracting and trades related to farm buildings and structures, and custom spray, tillage, planting and harvesting services.

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, fertilizer and chemical products, farm machinery and equipment sales and service, and animal and poultry health and breeding services.

Agricultural Use, General
Means general farming and without limiting the generality of the foregoing shall include such uses as the general cultivation of land and the associated production, conditioning, processing and storing 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.

Agricultural Use, Intensive
Means the raising of livestock and includes a farm dwelling and accessory buildings and uses.

Agricultural Use, Limited
Means the raising and harvesting of field, bush, vine, forest or tree crops, grazing and trapping, and does not include a farm dwelling and accessory buildings and uses.

Airport
Shall mean any land, lot or buildings used for the purpose of landing, storing, taxiing or taking-off of private or commercial aircraft, pursuant to the regulations of the Ministry of Transport.

Air Treatment Control
Shall mean the functional use of properly maintained 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 services as designed by a qualified person.

Alter (By-law 30-1991)
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 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.

Amenity Area
Means an area or areas within the boundaries of a lot intended for use for recreation, aesthetic purposes for a multiple dwelling project and may include landscaped open areas, patios, balconies, communal lounges, swimming pools, recreation facilities and any other

areas which may be used for recreational or aesthetic purposes, but shall not include any driveway or parking area. (By-law 30-1991)

Animal and Poultry Health and Breeding Service
Shall mean the premises of a veterinary surgeon where animals, birds or other livestock are treated or kept, or the facility used for the insemination of livestock or poultry.

Assembly Hall
Means a building, or part of a building, in which facilities are provided for such purposes as meetings for charitable, civic, cultural, educational, political, religious or social purposes and shall include a banquet hall, private club or fraternal organization, or community centre.

Attached (By-law 30-1991)
Means a building otherwise complete in itself, which depends for structural support or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings.

Automotive Repair Establishment
Means a building and/or lot where the rebuilding, repair, or reconditioning of motor vehicles or parts thereof, including collision service, painting and steam cleaning, is carried on but does not include an automobile service station or wrecking yard. (By-law 30-1991)

Automotive Sales and Service Establishment
Shall mean a building and/or lot used for the display and sale of new or used motor vehicles, motorized recreational vehicles, light construction and lawn care equipment, 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, the retail sales of automotive lubricants and fuels, but shall not include any other automotive use as defined by this By-law.

Automotive Washing Establishment
Shall mean a building and lot used for the washing or cleaning of motor vehicles by automobile washing equipment with a capacity greater than five cars per hour, and may include the sale of fuels to motor vehicles, but shall not include any other automotive use defined in this By-law.

Automotive Wrecking Establishment
Shall mean a "Salvage Yard" as defined in this By-law, in which three (3) or more unlicensed derelict vehicles are stored outdoors.

Basement
Shall mean that portion of a building between two floor levels which is partly below finished grade level but which has at lease fifty percent of its height from finished floor to finished ceiling above adjacent finished grade level and in which the height from adjacent finished grade level to the ceiling is less than two (2) metres.

Bed and Breakfast Establishment
Means a single detached dwelling, in which the proprietor resides, where no more than 3 guest rooms are made available by the residents of the dwelling to travelers or vacationers for temporary accommodation and their guest’s meals. A Bed and Breakfast establishment does

not include a hotel, motel, boarding or lodging house or restaurant.

Boarding or Lodging House
Means any house or building in which the proprietor resides and occupies at least 10 percent of the floor space used for the purposes of the boarding house as his residence, and supplies for hire or gain to persons other than members of the proprietor's family, lodging with or without meals in rooms furnished by the proprietor with necessary furnishings, but does not include a hotel, motel, apartment dwelling or nursing home.

Brewery
Shall mean a building or structure or part thereof used for the small-scale manufacturing, processing, retail sale, and distribution of beverages and alcoholic substances. A microbrewery may include a brewery, cidery, distillery, meadery, or winery. A microbrewery may also include the preparation, offering for sale, and consumption of food or drinks including alcoholic drinks; entertainment and hosting of events; and tours of the facility.

Brewing Establishment
Shall mean 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 Height
Shall mean the vertical distance from the finished grade level to:

- in the case of a flat roof, the highest point of the roof surface or parapet, whichever is the higher;
- in the case of a mansard roof, the roof deckline, or
- 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 4 for further information)

Building Inspector
Means the Chief Building Official or other employees of the Township 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 Township 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, as defined in Street Line of this By-law, a distance equal to the minimum front yard dimension. (Amended by By-law 14-2015)

Building, Main
Shall mean the building or buildings designed and/or intended to accommodate the principal use(s) permitted by this By-law.

Building Setback
Shall mean the minimum horizontal distance between the front lot line and the nearest part of any building, structure or open storage use on the lot.

Bulk Sales Establishment
Means the use of land, a structure or a building for the purposes of buying and selling fuel, oil, wood, coal, nursery stock, but does not include manufacturing, assembling or processing uses.

Business Office
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.

Cabin
Means a "Recreational Residence" as defined in this by-law.

Campground
Shall mean a recreational establishment operated by a private or public organization where children or adults are temporarily accommodated in tents, cabins, cottages or lodges and shall include a day camp or scout camp, but does not include a tent or trailer campground or a mobile home park.

Cannabis
Shall mean the plants hemp and marijuana in the family Cannabaceae.

Cannabis Production Facility
Shall mean 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.

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 enclosed or partially enclosed and has a roof, and is for the purpose of storing one or more private vehicles.

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. (Amended by By-law 20-2007)

Cellar
Shall mean that portion of a building between two floor levels which has more than fifty percent of its height from finished floor to finished ceiling below adjacent finished grade level.

Cemetery
Means a cemetery or columbarium within the meaning of *The Cemetery Act* of Ontario.

Church or Place of Worship
Means 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 by physicians, dentists, registered professionals, their staff, and their patients for the purpose of consultation, diagnosis and office treatment, provide nutritional consulting and training, including the sale of nutritional supplements, products and equipment. The production and sale of therapy products such as arch supports, heat wraps and ear wax candles is included. Without limiting the generality of the foregoing, a clinic may include reflexology, health counselling, massage and deep muscle therapy, administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care.

Commercial, Grouped
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, ancillary grouped commercial uses include an administrative office, used exclusively for the grouped commercial development, private loading, service, refuse disposal, mechanical, electrical, maintenance and storage areas. (By-law 30-1991)

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 Motor Vehicle
Means any motor vehicle having permanently attached thereto a truck or delivery body and without limiting the generality of the foregoing includes: ambulances, hearses, motor buses and tractors used for hauling purposes.

Commercial Storage Warehouse
Shall mean an enclosed building used for the storage of household, business and recreational goods, typically on a rental basis: the rental units may be singular or multiple.

Commercial Use
Shall mean the use of land, structure or building for the purposes of buying or selling commodities and/or supplying services, but does not include an industrial use.

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.

Conservation
Shall mean the use of land and/or water for the purpose of planned management of natural resources and includes forestry.

Conservation Area

Means an area of land owned or leased by a public authority and used for flood and erosion control purposes and/or day use recreational purposes.

Conservation Authority Notification Areas (CANA)
Shall mean lands within and/or adjacent to a Significant Natural Environment Area which may be regulated by the Conservation Authority. Development or alteration within the CANA may require the permission/approval of the Conservation Authority.

Contractors Yard or Shop
Shall mean land or buildings used for the non-offensive performance of shop or assembly work or the non-offensive storage of heavy machinery, plant or equipment such as cranes, ploughs, tractors and road making equipment and building and construction materials.

Corporation
Means the Corporation of the Township of Howick.

Council
Means the Council of the Corporation of the Township of Howick.

County
Means the Corporation of the County of Huron.

Coverage
Means "Lot Coverage" as defined by this By-law.

Dangerous Trades
Shall mean 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 premises that receives more than 5 children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for a continuous period not exceeding 24 hours, where the children are:

a) Under 18 years of age in the case of a day nursery for children with a development disability; and

b) 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*.

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.

Development, Interference with Wetlands and Alterations to Shorelines and Watercourses
Shall mean the regulations as defined by the Maitland Valley Conservation Authority or the Saugeen Valley Conservation Authority.

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 Cleaner's Establishment
Shall mean a building used for the purpose of receiving articles or goods of fabric to be subjected to the process of dry cleaning, dry dyeing or cleaning elsewhere and for the distribution of any such articles or goods which have been subjected to any such process.

Dry Industry
Shall mean an industry which by nature of its operation, process, or fabrication of raw materials or service rendered does not require a water supply other than that available from within the limits of the lot upon which the use is located, does not discharge effluent from the limits of the lot upon which the use is located or from which the only sewage effluent to be dispersed of within the limits of the said lot will be that produced from normal sanitary and eating facilities required for the employees.

Dwelling
Means a building, or part thereof, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, constructed on-site, or off-site, in parts designed to be transported to a lot and where they are joined as integral units and placed on a permanent foundation over a cellar or basement, but shall not include travel trailers, mobile homes, double-wide mobile homes, tourist trailer, camper and motor vehicles, hotels or boarding or rooming houses, motels, institutions or living quarters for a caretaker, watchman or other persons or persons using living quarters which are accessory to a non-residential building or structure.

Dwelling, Accessory
Means a dwelling which is accessory to a building or use as permitted by this By-law.

Dwelling, Apartment
See, ‘Dwelling, Multiple Unit.’

Dwelling, Converted
Means a dwelling unit constructed for permanent use which has been converted so as to provide therein up to three additional dwelling units provided the main dwelling unit was erected prior to the passing of this By-law and further that any changes or alterations to convert the dwelling do not increase its area, height or volume or extend beyond the exterior limit of the existing building, with the exception that a stairwell, entrance, vestibule or porch may be established provided that the addition does not increase the total ground floor area by more than 5% and does not change the single detached residential character of the building. (By-law 30-1991)

Dwelling, Duplex
Means the whole of a dwelling that is divided horizontally into two separate dwelling units, each of which has an independent entrance, either directly from the outside or through a common vestibule.

Dwelling, Farm
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 therewith.

Dwelling, 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, and connected or designed to be connected to public utilities, but shall not include a travel trailer, tent trailer or a trailer otherwise designed.

Dwelling, Modular Home
Shall mean a pre-fabricated single detached dwelling designed to be transported once only to a final location.

Dwelling, Multiple Unit
Shall mean a residential building divided horizontally and/or vertically into two (2) 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 row-house dwelling, semi-detached dwelling, or another dwelling with an additional residential unit for the purpose of this by-law.

Dwelling, Long-Term Care Home
Shall mean a nursing home as defined under *applicable provincial legislation,* as amended from time to time.

Dwelling, Rowhouse (As amended by By-law 40-2022)
Means a separate building that is divided vertically into three or more dwelling units each of which has a separate and independent entrance at finished grade and separated from the adjoining unit or units by a common unpierced wall with no interior access between each dwelling unit and includes a row house, or townhouse. (By-law 30-1991)

Dwelling, Seasonal
Means a "Recreational Residence" as defined in this By-law.

Dwelling, Semi-Detached
Means a building that is completely divided vertically into two dwelling units by a party wall of masonry construction, each dwelling unit having independent entrance, either directly from the outside or through a common vestibule.

Dwelling, Single Detached
Means a completely detached permanent dwelling to which entrance is gained only by a private entrance outside the building.

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

Dwelling with Supports
Means a residence for the short or long term accommodation of persons who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being. This shall include, for example, a group home, transitional housing, hospice, respite care, crisis care facility but shall not include a hotel or motel. (As amended by By-law 40-2022)

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.

Equipment Sales and Rental
Means a building or structure in which heavy machinery equipment is offered 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 reconstruct, alter, enlarge and relocate and without limiting the generality of the foregoing, shall be taken to include any associated physical operation such as excavating, grading, berming, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

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 or other similar substance for construction, industrial or manufacturing purposes; and includes accessory uses.

Farm Produce Sales Outlet
Means a fruit, vegetable, flower, or farm produce stand set up as an accessory use to an agricultural use on a farm, used for the sale of produce from that same agricultural use.

Farmers Market
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, metal or plastic posts, wire mesh or hedge, for example, used as a boundary or means of enclosure. For the purpose of this By-law, a fence shall not be considered as a structure.

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, 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 Township, based on a storm centred event equivalent to Hurricane Hazel of 1954.

Floor Area
Means the sum total area of a floor or floors in the building or buildings on a lot measured from the exterior faces of the exterior walls or from the centre line of the common walls separating two buildings, provided that where a floor area is within a roof structure without external walls, the floor area shall be measured from the exterior face of the vertical perimeter wall. The floor area does not include basements, cellars, attics, garages, verandahs, porches or other similar appurtenant structures and excludes any floor area with a ceiling height less than 2 metres. Where the terrain permits a walkout basement, twenty-five percent (25%) of the floor area of the walkout basement may be considered as habitable floor area.

Floor Area, Gross
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, a breezeway, unenclosed sunroom, porch and/or verandah, attic, or cellar. In the case of a building other than a dwelling, the aggregate of the area of all floors devoted to retail sales, customer service and/or office use measured from the outside face of exterior walls but excluding storage, mezzanine areas, mechanical rooms, common halls, stairwells, garbage and electrical rooms, parking structures and similar uses ancillary to the main use. The gross 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:

- excludes car parking areas within the building; and
- for the purpose of this paragraph the walls of an inner court are and shall be deemed to be exterior walls.

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.

Floor Area, Retail
Shall mean the gross floor area of a commercial building devoted to retail purposes.

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 in which there are no facilities for repairing or servicing such vehicles for remuneration or commercial use and is fully enclosed and excludes a carport or other open shelter; provided however, 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 forty percent (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 in which there are no facilities for repairing, or servicing such vehicles for remuneration or commercial use, and is fully enclosed and excludes a carport or other open shelter.

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

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 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
Shall mean one or more pump islands, each consisting of one or more gasoline pumps, and shelter having a floor area of not more than 10 square metres, excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes, or greasing.

Golf Course
Means a public or private area operated for the purposes of playing golf and includes a par 3 golf course, driving ranges, miniature courses and associated recreational uses such as a club house, swimming pool and tennis courts.

Grade
Shall mean the crown of the road fronting the lot that it serves.

Grade, Finished
Means the average elevation of the finished surface of the ground at ground level of a building or structure.

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

Greenhouse, Commercial
Means a building or structure used for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such building or structure,kenbut are sold directly from such lot at wholesale or retail.

Guest Room
Means 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 cellar or any portion thereof, 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.

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:

- in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater;
- in the case of a pitched roof, the point mid-way between the eaves and the ridge.

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
See 'Dwelling, Nursing Home'

Home Industry
Shall mean a gainful occupation including an animal kennel, carpentry, electrical, woodworking, window framing, welding, plumbing, machine or auto repair shop, or blacksmith, conducted in whole or in part in an accessory building to a single detached dwelling by the residents, provided that:

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

Home Occupation
Shall mean any occupation which is carried on as an accessory use and only by members of that one family residing in a dwelling or dwelling unit provided that:

- no person, other than a member of the family is engaged in canvassing, delivering or as a go-between in distributing merchandise to customers;
- there is no display, other than a legal sign, to indicate to persons outside that any part of

the dwelling, dwelling unit or lot is being used for a purpose other than residential.

- such home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling or dwelling unit nor create or become a public nuisance, particularly in regard to noise, noxious odours or emission of smoke, traffic or parking;
- such home occupation does not interfere with television or radio reception;
- not more than twenty-five percent (25%) of the gross floor area of the dwelling unit is used for the purposes of home occupation uses; or, in the case of a Bed and Breakfast establishment, shall meet -
- such home occupation uses may include a service or repair shop, a personal service shop, a bed and breakfast establishment, the office of a doctor, dentist, lawyer, or a real estate agent, insurance agent, planner, architect, or engineer, but not including a clinic, a hospital, a nursing home, a tea room and a day nursery (As amended by By-law 40-2022.)
- An animal kennel shall not be deemed to be a home occupation.
- A woodworking operation established in an accessory garage, or garage as part of the main residential use, may be considered a home occupation subject to the provisions of this section and the corresponding use zone. (By-law 30-1991)

Hospital
Shall mean a hospital as defined under the Public Hospitals Act, or under the Private Hospitals Act, as amended from time to time.

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; does not include boarding houses.

Industrial Use
Shall mean the use of land, structure or building for each or any of the following operations:

- the carrying on of any process or manufacture whether or not a finished article results therefrom;
- the dismantling and separating into parts of any article, machinery or vehicle;
- the breaking up of any articles, goods, machinery or vehicles;
- the treatment of waste materials of all descriptions;
- the repairing and servicing of vehicles, machinery and buildings; and may include:
- the storage of goods used in connection with or resulting from any of the above operations;
- the provision of amenities for persons engaged solely in such operations;
- the sale of goods resulting from such operations and provided that the sales area does not occupy more than 30% of the total floor area;
- any work of administration or accounting in connection with the undertaking;
- and without limiting the generality of the foregoing, includes any industry particularly defined in this By-law, but does not include industrial uses from which the emission of any air, water or noise pollution creates a nuisance outside of the building or beyond the lot

lines or any other use which consumes large quantities of water or discharges large quantities of effluent or "Home Industry" or "Home Occupation" as defined by this By-law.

Institutional Use
'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.

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

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, rabbits, fur-bearing animals, deer and elk, game animals, birds, and other animals identified in Table 1 of the Minimum Distance Separation formulae. (Amended by By-law 20-2007)

Livestock Facilities
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. (Amended by By-law 20-2007)

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. (Amended by By-law 20-2007)

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. (Amended by By-law 20-2007)

Livestock Housing Capacity
Maximum livestock capacity for all facilities on a lot at any time, even if currently empty but able to house livestock. (Amended by By-law 20-2007)

Loading Space
Means an off-street space on the same lot as the building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, lane or other appropriate means of access.

Lot
Shall mean a parcel of land, described in a registered deed or shown on a registered plan of subdivision, including any of its parts which are subject to right-of-way or easement that is capable of being legally conveyed. *(See appendix 5 for illustration)*

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

Lot, Corner
Means a lot situated at the intersection of, or abutting upon, two or more public roads, provided that the angle of intersection of such streets is not more than 135 degrees.

Lot, Coverage
Shall mean the percentage of the lot area, covered by all buildings above ground level, and shall not include that portion of such lot area which is occupied by a building or portion thereof which is completely below ground level, and for the purpose of this definition the lot coverage in each zone shall be deemed to apply only to that portion of such lot which is located within said zone.

Lot, Depth
Means the horizontal distance between the front and rear lot lines. Where these lines are not parallel, it shall be the length of a line joining the mid-points of the front and rear lot lines; for lots with curved front lot lines, the measurement shall be taken from a line drawn parallel to the chord of the arc of the curve constituting the front lot line, lying midway between said chord and a line drawn parallel to said chord and tangent to said arc.

Lot Frontage
Shall mean the horizontal distance between the side lot lines measured at right angles. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured by a line seven and one-half (7.5) metres back from and parallel to the chord of the lot frontage. (For the purpose of this By-law the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot lines.)

Lot, Interior
Means a lot other than a corner lot.

Lot, Through
Shall mean a lot bounded on two opposite sides by a street. If any lot qualifies as being both a "Lot, Corner" and a "Lot, Through", as hereinbefore defined, such lot shall be deemed a "Lot, Corner" for the purpose of this By-law.

Lot, Width
Means the shortest horizontal distance between the side lot lines.

Lot Line
Means any boundary of a lot or a vertical projection thereof.

Lot Line, Exterior
Means the side lot line which abuts the street on a corner lot.

Lot Line, Front
Means the lot line that abuts the street except that, in the case of a corner lot, the shorter lot line that abuts the street shall be deemed the front lot line and the longer lot line that abuts the street shall be deemed the flankage lot line. In addition:

- in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the Municipality may designate either street line as the front lot line;
- in the case of a corner lot abutting a 0.3 metre reserve the lot so abutting the 0.3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line;
- in the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length the Municipality may designate either street line as the front lot line.

Lot Line, Rear
Means the lot line furthest from or opposite the front lot line.

Lot Line, Side
Means a lot line other than a front or rear lot line.

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 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, 1983.

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 (where such members are nearer to a lot line than the said exterior wall).

Manure, Liquid Facility
Means a building or structure in which animal waste is stored in a liquid state.

Manure, Solid Facility
Means a building or structure in which animal waste is stored in a solid state.

Mineral Aggregate Operation
Shall mean:

a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*, or successors thereto;
b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of this by-law including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources.

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) (Amended by By-law 20-2007).

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) (Amended by By-law 20-2007).

Mobile Home
See ‘DWELLING MOBILE’.

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

Mobile Home Site
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
Means a separate building of two or more connected or detached buildings designed and used for the purpose of catering to the needs of the traveling public by furnishing sleeping accommodation with or without supplying food and/or other refreshments, and without limiting the generality of the foregoing shall include a motor court, auto court and tourist home, within the meaning of the Tourist Establishment Act.

Motor Home
Shall mean a self-propelled dwelling unit.

Motor Vehicle
Shall mean an automobile, truck, motorcycle or motorized snow 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 instrument of husbandry or road building machine.

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.

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 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.

Municipality
Shall mean the Corporation of the Township of Howick.

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).

Navigable Waterway
Shall mean a navigable body of water or stream as deemed under the *Beds of Navigable Waters Act*.

Non-Complying
Means a use, building or structure, permitted by the provisions for the zone in which such use, building or structure is located, which does not meet the zone provisions with respect to yards, lot area, frontage, parking, setback, or any other provision of this By-law applicable to that zone.

Non-Conforming
Means a use, building or structure not permitted by the permitted use provisions of this By-law for the zone in which such use, building or structure is located, as of the date of passing of this By-law.

Noxious Use / Contaminent
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
See 'Dwelling, Nursing Home'.

Nutrient Unit
An amount of nutrients that give a fertilizer replacement value of the lower of 43 kilograms of nitrogen, or 55 kilograms of phosphate as nutrient (as defined on Ontario Regulation 267/03 made under the Nutrient Management Act, 2002) and as provided by the Minimum Distance Separation (MDS) Formulae approved by the Province of Ontario (as amended from time to time). (Amended by By-law 20-2007)

Office
Means any building or part of a building in which business may be transacted, a service performed or consultation given, but excludes such uses as retail sale, repair, manufacture, assembly or storage of goods, or places of assembly and amusement.

Official Plan
Shall mean the Official Plan for the Township of Howick, 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 50 km radius to a limited scale. (As amended by By-law 40-2022)

Open Space, Usable (By-Law 30-1991)
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 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.

Outside Amenity Area
Means an outdoor rear yard amenity area within the boundaries of a lot for aesthetic and recreational use and may include landscaped open areas, patios and swimming pools but shall not include driveway or parking area. (By-law 30-1991)

Outside Storage
Means the storage of goods, merchandise or equipment in the open air and in unenclosed portions of buildings, which are open to the air on the sides.

Park, Private
Means a non-commercial recreational area other than a public park used by the owner and his guests, and may include therein one or more swimming pools, wading pools, picnic areas, refreshment rooms, tent camping areas, boating facilities (including storage of recreational boats, beach equipment and gasoline), tennis courts, bowling greens, or 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 statute of the Province of Ontario, or any religious, charitable or philanthropic organizations.

Parking Lot Or Parking Area
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, but shall not include any part of a highway, street or road; and
b) is provided and maintained in accordance with all applicable provisions of this By-law.

Parking Space
Means an area of land which is provided and maintained for parking and which area:

a) is provided for the temporary parking or storage of one motor vehicle other than for the purpose of offering commodities for sale or display;
b) is adequate for the temporary parking or storage of one motor vehicle and may be located within a private garage, building, carport or open area;
c) is not less than 2.7 metres in width nor less than 6 metres in length, exclusive of any land used for access, maneuvering, driveway or a similar purpose except as noted elsewhere in this by-law; and (By-law 30-1991)
d) has adequate access to permit ingress and egress of a motor vehicle from a street by means of driveways, aisles, maneuvering areas or similar areas, no part of which access is to be used for the temporary parking or storage of any motor vehicle.

Permitted
Shall mean permitted by this By-law.

Person
Includes 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 according to law.

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.

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

Plant, Hot Mix
Means a building or structure used for the manufacturing of asphalt in a form suitable for the immediate use in the paving of roads or driveways and the dampproofing of buildings and structures.

Plant, Ready Mix
Means a building or structure used for the manufacturing of concrete in a form suitable for the immediate use in the construction of buildings, structures, roads or driveways.

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.

Professional Office
Shall mean 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 foregoing, professional office uses may include: business providing qualified professional services such as physicians, lawyers, drugless practitioners, and planners; and any other use of a similar nature which conforms to the criteria above; but shall not include the uses of a Personal Service Shop or Service Shop.

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, Planning Committee or other board or commission or committee of the Township of Howick 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.

Public Building
Shall mean any building or structure owned or leased by a municipal corporation, the County of Huron, 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.

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 an arena, a golf course and a sports field, and motorized vehicle trails.

Recreation, Passive
Shall mean the use of land and/or water for the purpose of passive leisure activity and shall include a park, a garden, a picnic area and the like, equestrian and hiking trails, as well as a playlot with activity equipment for children.

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

Redevelopment
Means development subsequent to the total or partial removal of buildings from land.

Regulated Area
See 'Conservation Authority Notification Area (CANA)

Regulatory Flood
See 'Flood, Regulatory'

Regulatory Floodline
See 'Floodline, Regulatory'

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

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.

Residence
See 'Dwelling'.

Residential Use
Means the use of a building or structure or parts thereof as a private dwelling.

Recreational Residence
Means a dwelling used for recreational purposes and/or seasonal occupancy, but which is not used for permanent habitation, and is not supplied with the full complement of available municipal services.

Restaurant
Shall mean a building or part thereof where food is offered for sale or sold to the public for immediate consumption and includes such uses as a cafe, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop or snack bar, but does not include a drive-in restaurant.

Restaurant, Drive-In
Shall mean premises consisting of a building or structure, together with a parking lot, from which food, refreshments, dairy products or beverages are offered for sale or sold to the public for consumption either in automobiles parked on the parking lot or for consumption elsewhere but not necessarily within such building or structure on the premises, and does not include a building or structure where food, refreshments, dairy products or beverages are offered for sale or sold to the public only for consumption within the building or structure.

Retail Store
Means a building or part of a building in which goods, wares, merchandise, substances or articles are kept for sale, but does not include any manufacturing, processing or construction uses.

Retail Sales or Service Area
Shall mean floor area where goods and services are made available for sale but shall not include storage areas.

Retirement Home
See Section “Dwelling, Nursing Home”.

Right-Of-Way
Shall mean a private road, which affords access to abutting lots and does not include a lane, road or street.

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

Road, Street or Highway (Public)
Means a road, which has been assumed by the Ministry of Transportation, the County of Huron or the Township of Howick and shall mean such public highway, street or road as affords the main means of access to any lots abutting thereon. For the purpose of set backs, an unopened or unassumed road allowance shall also be considered a road, street or highway (public). (Amended by By-law 7-1997)

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 and an automotive wrecking establishment including ancillary automotive sales and service establishment and premises.

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.

Commercial School means a school operated by one or more persons for gain or profit.

Private School means a school other than a public school or commercial school under the jurisdiction of a private nonprofit board of trustees or governors, a religious organization, or a charitable institution.

Public School means a public school under the jurisdiction of a public agency

Seniors Home
See ‘Dwelling, Nursing Home”

Separation Distance
Shall mean the horizontal distance between buildings or structures measured from the closest point on the exterior wall of such buildings or structures.

Separation Distance, Minimum
See ‘Minimum Distance Separation I (MDS I)’ and ‘Minimum Distance Separation II (MDS II)’

Service Industry
Means an establishment set up to perform cleaning, maintenance, renovation or repair on an existing product, but does not include any automotive uses as defined by this By-law.

Service Shop
Means a building or part of a building not otherwise defined or classified herein, for the performance of personal services such as health studios, a barber shop, beauty parlor, or laundromat or for the servicing or repairing of articles, goods or materials, and in which no product is manufactured and includes radio, television and appliance repair shops, but does not include any automotive uses as defined by this By-law.

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 Disposal Facilities
Shall mean a system of underground pipes or conduits and related pumping and treatment appurtenances operated by the Township of Howick and/or the Ontario Ministry of the Environment for public use for the treatment and disposal of storm and/or sanitary sewage and also includes a septic tank and tile bed disposal system. (OMB Decision R860561)

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.

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.

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 areas, driveways, walkways, landscaped areas, building areas, minimum yards, building heights, floor areas, densities and areas for special uses.

Sports 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.

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 one and eight-tenths (1.8) metres above average grade and provided also that any portion of a storey exceeding four (4.0) metres in height shall be deemed an additional storey for each four (4.0) 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 two-thirds of the floor area of the storey next below, sidewalls not less than 1.2 metres in height and a ceiling with a minimum height of 2.3 metres over an area equal to at least fifty percent (50%) of its floor area.

Street Line
Means 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 including manure storage facilities. For the purposes of this By-law "structure" does not include a fence, retaining wall, hedge, light standards, signs or a swimming pool.

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 two years as set out in a building permit.

Temporary Use
Means the use of land, building or structure for a construction office, toolshed, 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. A temporary use, when referring to a temporary hot mix or asphalt plant shall mean no more than a two month period.

Tillable Hectares
Means the total area of land including pasture that can be cultivated. (Amended by By-law 7-1997)

Top-of-Bank
Means a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

Township
Means the Corporation of the Township of Howick, or land included within the Township of Howick as appropriate.

Trailer Camp or Park
Means any land upon which overnight, short term or seasonal accommodation for two or more travel trailers used or intended to be used for human occupation is provided and includes ancillary laundry, social, local commercial and recreational facilities.

Transport Truck Terminal
Shall mean a building or structure, or lot used for the parking, repairing, washing, inspecting or dispatching of Commercial motor Vehicles or trailers, as defined by the Highway Traffic Act, as amended from time to time, and where goods are stored temporarily for further shipment. (Amended by By-law 14-2014)

Travel Trailer
Shall mean a structure or vehicle designed, intended and used exclusively for the temporary or seasonal living, sleeping or eating accommodation of persons therein, during travel, recreation and vacation and which is either capable of being drawn by a passenger vehicle or is self propelled and shall include tent trailers, vans, motor homes and similar transportable accommodation excepting a mobile home.

Travel Trailer Sales Establishment
Shall mean a building, structure or lot used for the display and sale of travel trailers and includes the servicing or repair of said travel trailers.

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, institutional or developmental within a recognized Town, Village, Hamlet or other recognized urban area. (Amended by By-law 7-1997)

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).

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

Water Supply
Shall mean a distribution system of underground piping and related storage, including pumping and purification appurtenances owned and operated by the Township of Howick and/or the Ontario Ministry of the Environment for public use.

Water System, Communal
Shall mean a private water distribution supply system in which water is piped to more than one dwelling or business operation.

Watercourse
Shall mean a natural channel for a stream and, for the purpose of this By-law, includes a natural channel for an intermittent stream and all watercourses shown on Schedule "B" of the Township of Howick Secondary Plan.

Wholesale Use
Means any establishment which sells merchandise to others for resale and/or to industrial or commercial users.

Wind Energy Facility
Defined in accordance with provincial legislation and regulation.

Yard
Means an open area of land, unoccupied and unobstructed except as otherwise provided for or required by this By-law, located on the same lot or zone within a lot with a main building or structure. (See Appendix 6 For Illustration)

Yard, Front
Means a yard extending across the full width of the lot or zone within the lot between the front line of the lot and the nearest part of any main building or structure on the lot, or the nearest open storage use on the lot. "Front Yard Depth" means the least horizontal dimension between the front lot line of the lot and the nearest part of any main building or structure on the lot, or the nearest open storage use on the lot. (Amended by By-law 14-2015)

Yard, Rear
Means a yard extending across the full width of the lot or zone within the lot between the rear lot line of the lot or rear zone boundary and the nearest part of any main building or structure on the lot, or the nearest open storage use on the lot. "Rear yard Depth" means the least horizontal dimension between the rear lot line of the lot or rear zone boundary and the nearest part of any main building or structure on the lot or zone, or the nearest open storage use on the lot or zone. (Amended by By-law 14-2015)

Yard, Side
Means a yard extending from the front yard to the rear yard and from the side lot line of the lot or side zone boundary to the nearest part of any main building or structure on the lot, or the nearest open storage use on the lot. "Side Yard Depth" means the least horizontal dimension between the side lot line of the lot or side zone boundary and the nearest part of any main building or structure on the lot or zone, or the nearest open storage use on the lot or zone. (Amended by By-law 14-2015)

Yard, Side, Exterior
Means a side yard immediately adjoining a public street.

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

Zoning Administrator
Means the Officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

Section 3 - General Provisions

3.1 Accessibility

All new buildings, except for 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.

3.2 Addition To Building or Structure

When a building or structure has insufficient parking or loading area at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition may be built, however, and no change of use may occur the effect of which would be to increase that deficiency.

3.3 Application

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

3.4 Application of Other By-Laws, Regulations, Legislation

Nothing in this By-law shall operate to relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act or any other By-law of the Municipality in force from time to time or the obligation to obtain any other license, permit, authority or approval lawfully required by a governmental authority having jurisdiction to make such restrictions. This includes, where appropriate, regulations and permits as administered by the Maitland Valley Conservation Authority or the Saugeen Valley Conservation Authority. (By-law 30-1991)

3.5 Bed and Breakfast Special Provisions

A tearoom or dining room in conjunction with an approved Bed and Breakfast shall be allowed in any zone permitting a Bed and Breakfast, provided:

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

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

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

3.5.4 The required parking for a tearoom or dining room shall be the same as for a ‘Bed and Breakfast’ 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. 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 this parking regulation shall be complied with.

3.5.5 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 Township

prior to installation. No exterior signs with interior lighting shall be allowed.

3.5.6 Building Code Act requirements for the septic system have been satisfied.

3.6 Buildings Per Lot

No person shall erect more than one main building on a lot or establish more than one main use on a lot unless otherwise specified within this By-law except:

3.6.1 Permitted buildings and uses in a General Agricultural Zone (AG1), Agricultural Commercial Industrial (AG3), Village Industrial (VM1), or Community Facility (CF) Zone.

3.7 Cannabis Production Facility

Notwithstanding any other provision of this By-law, any Cannabis Production Facility shall be subject to the following provisions:

a) Lands, buildings or structures or portion(s) thereof used for Cannabis Production Facility purposes that are equipped with air treatment control shall not be located any closer than 150 m to a Residential Zone, Community Facility Zone, park or similar recreational use, dwelling, public school, private school, place of worship, or a day care.

b) Lands, buildings or structures or portion(s) thereof used for Cannabis Production Facility purposes that are not equipped with air treatment control shall not be located any closer than 300 m to a Residential Zone, Community Facility Zone, park or similar recreational use, dwelling, public school, private school, place of worship, or day care.

c) Accessory buildings or structures used for security purposes for a Cannabis Production Facility may be located in any yard. The minimum setback for an accessory building used for security purposes from a front, side, or rear lot line shall be 1 metre, but it shall not be located in the sight triangle.

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

e) Cannabis Production Facilities 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.

3.8 Daylight or Sight Triangle

Notwithstanding any other provisions of this By-law no building, shrub, foliage, or fence above the grade of the road with a height exceeding three-quarters (.75) metres shall be erected or planted within the triangular space:

3.8.1 formed by lot lines, or the straight line projections of lot lines where such lot lines are connected by a curved line closer than seven and one-half (7.5) metres from their point of intersection;

3.8.2 included between a street line and a railway right-of-way for a distance of thirty (30) metres from their point of intersection.
This provision does not apply to the planting of field crops.

3.9 Encroachment in Yards, Permitted

3.9.1 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 and hedges in accordance with the provisions of Section 3.25 (Planting Strip Requirements) 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 permitted from main wall
Sills, belt courses, cornices, eaves, gutters, chimneys or pilasters	All yards	0.75 metres
Fire escapes and exterior staircases	Rear yard or side yard	1.5 metres
Window bays	Front, rear and exterior side yards only	1 metre over a width of 3 metres
Balconies	Front, rear and exterior side yards only for single-detached dwellings	1.5 metres
Open, roofed porches not exceeding one storey in height, uncovered terraces	All yards	2.5 metres including eaves and cornices provided that no porch or terrace extends closer than within 1.0 metres of any lot line or prevents access to any rear yard
Retaining Walls	All yards	No maximum or minimum requirements
Accessibility Ramps and Infrastructure	All yards	No maximum or minimum requirements

3.9.2 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 0.25 metres is permitted into any yard.

3.10 Established Front Yard

Where this By-law requires a front yard for the main building of greater than 6 metres, and where on the day of passing of this By-law, more than one-half of the frontage on any side of any one block is built upon, there shall be established a minimum required front yard as being the average of the front yards of all existing main buildings in that block; provided, however, that in no case shall the established front yard be less than six (6) metres. (By-law 30-1991)

3.11 Exceptions to Height Limitations

The height limitations of this By-law shall not apply to church spires, clock towers, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators, sky-lights, chimneys, windmills, or grain elevators or silos. Notwithstanding these provisions, the height restrictions apply to windmills in all Urban zoning categories.

3.12 Garden Suites

Garden Suites are permitted in accordance with the provisions of the *Planning Act, R.S.O. 1990*, Section 39.1. Garden suites may be converted to permanent additional residential units where they conform to the additional residential unit policies and provisions of the Howick Official Plan and Zoning By-law (As amended by By-law 40-2022)

As a condition to passing a by-law authorizing the temporary use of a garden suite under the Planning Act, R.S.O. 1990, Council may require the owner of the suite or any other person to enter into an agreement with the Township 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 Township related to the garden suite

3.13 Hazard Land Requirements

3.13.1 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 hazards.

3.13.2 No development shall be permitted on hazard lands or adjacent to hazard lands until a required Environmental Impact Study or other required study has been completed to the satisfaction of and approved by the Township of Howick and the applicable Conservation Authority. All hazard lands are subject to this general provision.

3.14 Lighting, Exterior

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 and dark sky guidelines should be considered to ensure the site is not illuminated more than necessary.

3.15 Loading Space Requirements

3.15.1 The owner or occupant of any lot, building or structure in a Highway 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 on the premises, on the lot occupied by the building or structure and not forming part of a street or lane, within the zone in which such use is located, loading or unloading facilities comprising one or

more loading or unloading spaces 9 metres long, 3.5 metres wide and having a vertical clearance of at least 4 metres, and in accordance with the following schedule:

Total Floor Area of Building or Structure	Minimum Number of Loading Spaces
0 to 200 sq. m	0
Exceeding 200 sq. m	1

3.15.2 Access

Access to loading or unloading spaces shall be by means of a driveway at least 4.0 metres wide contained within the lot on which the spaces are located and leading to a street or lane located within or adjoining the Highway Commercial, Community Facility or Industrial Zone.

3.15.3 Location

The loading space or spaces required shall be located in the interior side or rear yard unless set back from the street line a minimum of 21 metres.

3.15.4 Additions to Buildings

The loading space requirements referred to herein shall not apply to any buildings in existence at the date of passing of this By-law so long as the floor area as it existed on such date is not increased. If an addition is made to the building or structure which increases the floor area, then additional loading spaces shall be provided for each addition or change of use as required by Section 3.38.1 of this By-law for such addition or change of use.

3.16 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 this By-law (Section 4). This provision pertains to both the severed and retained lot area.

3.17 Lots to Front on Public Road

Unless otherwise specified by this by-law, a building or structure shall not be erected nor any land, building, or structure used unless the property abuts or fronts on an open public road and such public road is of satisfactory construction and maintenance as to permit the reasonable and safe passage of motor vehicles.

3.17.1 Plan of Subdivision

Lots in a registered plan of subdivision are deemed to meet the requirement to front on a street where the agreement registered on title between the Township and the subdivision developer provides for the use and development of lots in the subdivision prior to the Municipality's assumption of the roads in the subdivision.

3.17.2 Plan of Condominium

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

3.18 Non-Complying Buildings and Structures

Where a building or structure was legally established prior to the date of the passing of this By-law, and is permitted by the provisions of the zone in which such use, 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, repaired, reconstructed or renovated provided that:
(By-law 30-1991) (Amended by By-law 34-2024)

3.18.1 Measurement

The enlargement, extension, repair, reconstruction or renovation does not further reduce the compliance of that use, building or structure, with the provision(s) of the By-law to which it does not comply; and, (By-law 30-1991)

3.18.2 Applicability

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

3.18.3 Continuance of Legal 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 continue to comply with any applicable zoning provisions, except parking requirement resulting from such rezoning. (Amended by By-law 7-1997)

3.18.4 MDS and Catastrophe

3.18.4.1 Notwithstanding any other provisions of this By-law to the contrary, where a building or structure is destroyed in whole or in part, by a catastrophe, MDS I will not be applied when the building or structure is rebuilt provided that it is built no closer to livestock facilities than before the catastrophe

3.18.4.2 Notwithstanding any provisions of this By-law to the contrary, where a livestock facility is destroyed in whole or in part, by a catastrophe, MDS II will not be applied when the livestock facility is rebuilt, provided it is built no closer to surrounding land uses and lot lines than before the catastrophe, and the value of Factor A, B and/or D have not been increased for the livestock facility. (By-law 20-2007)

3.18.5 Location of Reconstructed Building

Where a non-complying building is removed or destroyed, such building may be reconstructed in a different location than the original building, 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.

3.18.6 Time Limit

Where a non-complying building is removed or destroyed, such a building may only be re-established or 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.

3.19 Non-Conforming Uses (By-law 30-1991)

3.19.1 Continuation of Existing Uses

The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully established and used for such purpose on the date of passing of this By-law, and provided that it continues to be used for that purpose. (By-law 30-1991)

3.19.2 Building Permit Issued

The provisions of this By-law shall not apply to prevent the erection or use for a purpose prohibited by this By-law of any building or structure, the plans for which have prior to the date of passing of this By-law been approved by the Building Inspector, so long as the building or structure when erected is used and continues to be used for the purpose for which is was erected and provided the erection of such building or structure is commenced within 1 year 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. (By-law 30-1991)

3.19.3 Strengthening, Repair, 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 such building or structure, which use does not conform with the provisions of this By-law, provided such strengthening, repair or renovation:

3.19.3.1 Does not further reduce the compliance with the provisions of this By-law to which the building or structure does not comply, if any; and

3.19.3.2 Does not involve any alteration of use and the building or structure continues to be used for the same purpose; and

3.19.3.3 All other applicable provisions of this By-law are complied with. (By-law 30-1991)

3.19.4 Replacement of Buildings or Structures for Non-Conforming Uses

If a building or structure used for a non-conforming use is removed or destroyed, it may be replaced provided the non-conforming use has continued and the replacement building or structure does not further reduce the compliance with the provisions of the By-law to which the removed or destroyed building or structure did not comply, if any.

3.19.5 Change of Non-Conforming Use

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.

3.20 Number of Parking Spaces Required

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

Type of Use	Minimum Parking Requirements
Assembly Hall, Auditorium, Arena, Auction Sale Facility, Church, Community Centre, Flea Market, Funeral Home, Sports Field, Theatre	1 per 4 persons of maximum designed capacity of the facility
Automotive Washing Establishment	2 per washing bay for self service 5 spaces for automatic
Bowling Alley; Curling Rink; Driving Range; Social, Service or Golf Country Club	1 per 10 square metres of total floor area devoted to public use of all club buildings, plus: • 2 per golfing green, • 2 per lawn bowling green, • 2 per tennis or racquetball court, • 4 per curling ice sheet, • 3 per indoor bowling lane, • 1 per every driving range tee box. Where any one club provides seasonal recreational facilities such as golf (summer), or curling (winter), parking spaces for these activities shall only be provided for the season requiring the greatest number of parking spaces.
Clinic or Veterinary Clinic	6 per practitioner
Dwelling: Bed & Breakfast establishment	1 per dwelling unit plus 1 per guest room
Dwelling: Detached, semi-detached, duplex, converted, modular	1 space for each dwelling unit
Dwelling: Apartment, rowhouse, and other multiple unit dwellings	1 space for each dwelling unit
Dwelling: Dwelling with Supports	1 per dwelling unit plus 1 per 4 residents
Dwelling: Home for the aged, nursing homes, retirement home	1 per 3 beds
Dwelling: Lodging house, boarding or	1 per dwelling unit and 1 per room for rent

Type of Use	Minimum Parking Requirements
rooming house	
Restaurant, restaurant drive-in, tavern	1 per 4 persons of maximum designed capacity, plus 10 for drive-in establishments
Fire hall	5 per bay
Furniture store, wholesale establishment	1 per 90 square metres of retail floor area
Grouped Commercial	6 spaces for each 100 sq. m of gross floor area
Hospital	1 parking space for each 2 beds
Hotel or Motel	3 plus 1 per guest room
Industrial Establishments and Warehouses	1 parking space for each 90 sq. m of gross floor area
Motor Vehicle Repair Shop, Service Station, Sales & Service Establishment	4 plus 1 per repair bay
Offices (including Business and Professional) and Government Buildings	1 parking space for each 40 sq. m or fraction thereof of floor space in the building
Public Building, except where specifically identified	1 space for each 30 sq. m of gross floor area Minimum of 3 spaces for a library
Retail Store, Department Store, Personal Service Shop	1 per 20 sq. m of retail and/or customer service floor area
School, Daycare	1 space per 6 children who may be legally accommodated
School, Elementary	The greater of 1.5 per classroom or 1 per 10 square metres of auditorium assembly area
School, Secondary	The greater of 5 per classroom or 1 per 7.5 square metres of auditorium assembly area.
Supermarket, Grocery Store	1 space for each 10 sq. m of gross floor area
Uses permitted by this By-law other than those referred to above	1 per 40 square metres of total floor area

3.20.1 Calculation of Spaces

3.20.1.1 When a building or lot accommodates more than one use or purpose the required parking spaces shall be the sum of the required parking spaces for the separate uses or purposes.

3.20.1.2 If calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next higher whole number.

3.20.1.3 No parking lot area shall be located on a septic tank and tile bed disposal area.

3.20.1.4 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.

3.20.2 Special Parking Provisions

3.20.2.1 Core Area Exemption

The provisions of Section 3.20. shall not apply to require the establishment of parking spaces for a non-residential use, other than a hotel or motel, in the Village Commercial (VC1) zone.

3.20.2.2 Existing Buildings

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.

3.20.2.3 Additions to an Existing Building

If an addition or change of use 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 detached single-detached dwelling.

3.20.2.4 Parking Spaces for Individuals with Special Needs

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

Accessible parking spaces shall be provided in the following zones: Village Commercial, Highway Commercial, Village Industrial, and Community Facility Zones, as well as for the following uses: apartment buildings, hotel, motel, nursing home, retirement home.

Number of Automobile Parking Spaces	Number of Accessible Parking Spaces*	Number of Limited Mobility Parking Spaces*
1-50	1	**1**
51-100	2	**2**
101-200	4	**2**
201-300	5	**3**

*The number of parking spaces required may not be sufficient for some facilities (e.g. senior's centres) where increased numbers of persons with disabilities may be expected.

Designated accessible parking spaces shall:

- Be located on an accessible route that provides a safe path of travel from the parking area

to the accessible entrance of the building. Where possible, the parking area should be located within 30m of the accessible entrance;

- Have a level and firm surface;
- Have a minimum vertical clearance of 2.75m;
- Have a minimum width of 2.7m and a length of 5.5m;
- Have an adjacent access aisle of a minimum of 2m, clearly indicated by markings;
- Be designated in accordance with the *Accessibility for Ontarians with Disabilities Act,* as amended from time to time.
- Be designated by painting a sign on the pavement and erecting a post mounted sign that displays the international symbol for accessibility

Designated limited mobility & caregiver only parking spaces shall:

- Have a minimum width of 3.4m wide and a length of 5.5m
- Be designated by erecting a post mounted sign that displays the international symbol for accessibility

3.20.3 Parking Area Design Standards

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

Angle of Parking	**In perpendicular width, the parking aisle shall not be less than**
30 degrees	3.4 metres
45 degrees	3.7 metres
55 degrees	4.3 metres
60 degrees	4.9 metres
65 degrees	5.2 metres
70 degrees	5.5 metres
90 degrees	6.7 metres
Parallel parking	3 metres for one-way traffic 6 metres for two-way traffic
Parking at an angle other than those listed above	The requirements for the angle of parking which is next greater than the angle of parking being provided

3.20.4 Parking Space Width

For cars parked:
Side by side: 2.7 metres
With wall or fence adjacent: 3.0 metres

3.20.5 Parking Space Depth

Angle of Parking	In perpendicular width, the parking aisle shall not be less than
30 degrees	4.6 metres
45 degrees	5.5 metres
70 degrees	5.8 metres
90 degrees	5.5 metres
Parallel parking	6.5 metres
Parking at an angle other than those listed above	The requirements for the angle of parking which is next greater than the angle of parking being provided

(Amended by By-law 14-2015)

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

3.20.6.1 Outdoor

No person shall within any Residential zone use any lot for the outdoor parking or outdoor storage of more than a total of 2 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

3.20.6.2 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.

3.20.7 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 annually.

3.21 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 shall be limited to a size of 2 hectares or 2% of the total farm area, whichever is smaller.
- 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 calculated area.
- Buildings for agri-tourism uses & value added agricultural uses shall be clustered together with buildings for the principle agricultural use of the property.
- MDS shall apply not apply to on-farm diversified uses and thus are encouraged to cluster with the on-farm dwelling.
- Site Plan Control will apply to all agri-tourism on-farm diversified uses. (As amended by By-law 40-2022)

3.22 Outdoor Solid Fuel Combustion Appliances

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

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

3.24.1.3 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 Township Building By-law. All outdoor solid fuel combustion appliances shall have a CSA or UL approval rating and be installed in accordance with the manufacturer's 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.

3.23 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.

3.24 Parking Area Location on Lot

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface 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
Agricultural	All yards provided that no part of any parking area, other than a driveway, is located closer than one (1) metre to any street line;
Residential	Driveway, interior side yard, and rear yard.
Commercial/Institutional	All yards provided that no part of any parking area, other than a driveway, is located closer than one (1) metre to any street line;
Industrial	Interior side and rear yards only except for visitor parking provided that no part of any parking area, other than a driveway, is located closer than one (1) metre to any street line.

3.25 Pits and Quarries

As from the date of passing of the By-law no land within the Township shall be used for pits or quarries, unless the land is within an Extractive Resources (ER1) or (ER2) Zone, with the exception of wayside pits or quarries, as defined in the applicable legislation.

3.26 Planting Strip Requirements

3.26.1 Planting Strip shall be provided:

3.26.1.1 On lands zoned or used for multiple dwellings where they abut lands zoned or used for one- or two-unit dwellings;

3.26.1.2 On lands zoned or used for any general 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, recreational residential or open space (OS2) purposes;

3.26.1.3 On lands upon which a residential use or institutional use is being newly established where such lands abut an existing non-residential use, which is not maintaining a plant strip in accordance with Section 3.25.1.2. above;

3.26.1.4 Around the perimeter of outside storage areas that may be established in the Industrial Zone, where such areas are adjacent to a building line or can be viewed from a public street.

3.26.2 Such planting strip shall have a width throughout of not less than one and a half (1.5) metres and shall be in addition to any other required yard.

3.26.3 Such planting strip shall be contained within the zone or on the lands for which it is a requirement, and shall run the entire length of the zone or property line or lines separating it from the abutting zone or use except that no planting strip shall be located between the street line and the building line in such a manner or of such a height as to obscure the vision of the operator of a motor vehicle traveling on a public street.

3.26.4 Such planting strip shall consist of a continuous unpierced planting of trees or

shrubs, and shall be maintained at an ultimate height of not less than 1.75 metres.

3.26.5 Such planting strip shall be planted and maintained by the owner or owners of the land on which the planting strips are required.

3.26.6 Subject to the site plan approval, a solid fence or wall, of equivalent height, may be considered as an alternative to a planting strip. In any site plan agreement under Section 40 of The Planning Act using a fence or wall as an alternative to a buffer strip, the following aspects relating to the fence or wall shall be considered: location, height, porosity, materials and finishing.

3.27 Prohibited Uses

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

3.27.1 Dangerous Uses

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

3.27.2 Derelict Automobiles

No land shall be used for keeping of derelict motor vehicles that are in a wrecked, discarded, dismantled, unlicensed, inoperative or abandoned condition except as provided for in the 'Salvage Yard' (C4) Zone.

3.27.3 Livestock in Settlement Areas

It shall be prohibited to keep livestock in Settlement Areas unless specifically permitted as in Section 3.27.4. (Exceptions to Keeping Livestock). The regulations, restrictions and prohibitions of all the other applicable By-laws continue to apply.

3.27.4 Exceptions to Keeping Livestock

3.27.4.1 Notwithstanding subsection 3.27.3. (Livestock in Settlement Area) above and any other provision of this By-law to the contrary, any property containing a dwelling unit may be used for the keeping 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; and
- The Minimum Distance Separation (MDS II) requirements shall not apply in Settlement areas.

3.27.5 Mobile Home

It shall be prohibited to locate and use a mobile home in any zone for the purposes of residential, business, industrial or institutional uses, temporarily or permanently, unless the use of a mobile home for such purpose is listed specifically in this By-law as a permitted use with a particular use zone. The prohibition on mobile homes does not apply to mobile homes utilized as Additional Residential Units (ARU) in any zone where ARUs are otherwise permitted, as primary residences in the AG1 and AG4 Zones, or utilized for farm labour

subject to the provisions in Section 4.5.5. (As amended by By-law 40-2022)

3.27.6 Noxious Uses/Contaminants

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

3.27.7 Reptiles, Exotic, or Wild Animals

It shall be prohibited within all zones to keep, exhibit, or transport exotic, wild, and non-domestic animals and reptiles which are by their nature dangerous to human health.

3.27.8 Salvage Yards/Sanitary Landfill Sites

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

3.27.9 Stinging Insects in Settlement Areas

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

3.27.10 Vending from a Vehicle

No lands, streets or lanes of the Township shall be used for the sale of food, goods or wares from the confines of a motor vehicle unless the necessary permit has been issues by the Township.

3.27.11 Adult Live Entertainment Parlour

No land shall be used in pursuance of any trade, calling, business or occupation, for the purpose of a live performance, exhibition or activity designed to appeal to erotic or sexual appetites or inclinations, of which a principal feature or characteristic is the nudity or partial nudity of a person, and in respect of which the word “nude”, “naked”, “topless”, “bottomless”, “sexy” or any other word, 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.

3.27.12 Road Widening

Where a lot, building or structure complied with the required zone regulations of the appropriate zone on the date of passage of the zoning by-law, but subsequently the lot was subject to a road widening which removed the compliance; the original compliance is deemed to continue as it was on the day prior to the conveyance of the road widening. (Amended by By-law 7-1997)

3.28 Property Size from an Agricultural Severance

Where a new agricultural lot is created by severance, conforms with the Official Plan, and has a minimum lot area between 18 and 30 hectares, the said lot is deemed to comply with the minimum lot area and lot frontage provisions of this By-law. This provision applies to both the severed and retained parcels. Setback From Lanes and Easements

Where a property abuts a lane or easement, all buildings and structures shall be set back a minimum distance equal to the smallest required side yard stipulated for the zone in which the building or structure is to be located.

3.29 Setback of Buildings and Structures Along Municipal Drains, Mutual Agreement Drains & Natural Watercourses (Amended By By-Law 30-1991 & By-Law 7-1997)

3.29.1 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, a mutual agreement drain or open municipal drain having a top width of less than 4.5 metres from top-of-bank to top-of-bank; (By-law 30-1991)

3.29.2 No building or structure shall be erected closer than 15 metres from the top-of-bank of a natural watercourse, a mutual agreement drain or open municipal drain having a width of between 4.5 metres and 7.5 metres from top-of-bank to top-of-bank; (By-law 30-1991)

3.29.3 No building or structure shall be erected closer than 30 metres from the top-of-bank of a natural watercourse, a mutual agreement drain or open watercourse or open municipal drain which is more than 7.5 metres in width from top-of-bank to top-of-bank. This Section does not apply to structures in the urban categories. (By-law 30-1991)

3.29.4 This provision shall not prevent any structures allowed in an NE 1 zone.

3.30 Surplus Farm Residence Severance

Where the County of Huron or its delegate has approved the severance of a surplus farm residence property the appropriate Zone Map in this By-law shall be amended to change the AG1 Zone to AG2-3 for the farm parcel and AG4-19 for the residential parcel, as applicable. These administrative amendments are permitted from time to time without further public notice or Council approval.

3.31 Truck Bodies and Storage Containers

3.31.1 No truck, bus, coach, or streetcar body, railway car caboose, or storage container shall be used for temporary or permanent human habitation.

3.31.2 Storage containers and similar structures may be used as an accessory use where permitted by the respective zone.

3.31.3 Storage containers associated with construction work shall be permitted in any zone while the main building is under construction. A storage container associated with construction work shall be removed within a period of 6 months following the issuance of an occupancy permit and any associated securities by the Chief Building Official.

3.32 Two or More Lots

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.

3.33 Use of Parking Spaces and Areas

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 purposes of this subsection "commercial motor vehicle" shall mean any commercial vehicles as defined in the Highway Traffic Act.

Notwithstanding the foregoing, no person shall within any Residential Zone use any part of any front yard except the driveway for the parking or temporary storage of tent trailers, motor homes, land cruisers, truck campers, boats or motorized snow vehicles and no person shall use any part of a front yard in a Village for the parking or storage of a house trailer.

No person shall, in any Zone other than Recreational Trailer Park and Campground (RC2) use any tourist or travel trailer for the purpose of providing temporary or permanent living or eating accommodation. Sleeping accommodation may be provided in a tourist or travel trailer, for a period not exceeding fourteen (14) days, notwithstanding that such trailer is jacked up or that its running gear is removed.

3.34 Utility Services for the Public

3.34.1 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:

3.34.1.1 The approval of the Municipality has been obtained;

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

3.34.1.3 Utility service buildings in a residential area will require a rezoning to a Community Facility (CF) Zone;

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

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

3.34.1.6 Any microwave communication tower must only be established in a General Agricultural (AG1) zone and Restricted Agriculture (AG2) zone. The setback from any property line shall be equal to the height of the tower.

3.34.1.7 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 Section 3.X.1 (Utility Services for the Public).

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

3.35 Waste Disposal Sites, Restrictions Around Active and Closed

3.35.1 No new building or structure (amended by By-law 40-2022) should be erected within 500 metres from the perimeter of the fill area of any licensed waste disposal site or any closed waste disposal site until it has been determined by a qualified professional to the satisfaction of the Township 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.

3.35.2 If there is a licensed disposal site or a closed landfill site located in an adjacent Municipality, similar provisions shall apply. (Amended by By-law 14-2015)

3.36 Wind Energy Facilities

No new buildings or structures shall be established except in accordance with the following provisions:

3.36.1 Setbacks from Commercial Scale Turbines for Separately Titled Lots

a) No new dwelling, recreational residence, hotel, motel, nursing home, retirement home, hospital, campground, school or place of worship on a separately titled lot shall be established within 550 metres of a commercial scale wind energy facility or within the distance established in the Ministry of Environment's Certificate of Approval for Noise.

b) No new building or structure on a separately titled lot shall be established within 1 times the height of an existing commercial scale wind energy facility including the height of any rotor blades.

3.36.2 Setbacks from Commercial Scale Turbines on the Same Lot

No new building or structure on the same lot shall be established within the distance of 1 times the height of a commercial scale wind energy facility including the height of any rotor blades.

3.36.3 Setbacks from Small Scale Wind Turbines for Separately Titled Lots

No new dwelling, recreational residence, hotel, motel, nursing home, retirement home, hospital, campground, school, or place of worship on a separately titled lot shall be established closer to a small-scale wind energy facility than 3 times the height, including the blades, of the small-scale wind energy facility

Section 4-General Agriculture (AG1)

4.1 Permitted Uses:

4.1.1 agricultural use;

4.1.2 conservation;

4.1.3 exploration, drilling for and production of oil and natural gas;

4.1.4 forestry use;

4.1.5 a farm produce sales outlet;

4.1.6 a wayside pit or quarry;

4.1.7 uses accessory to the permitted uses;

4.1.8 cannabis production facility.

4.2 Accessory Uses:

4.2.1 Converted dwelling

4.2.2 Dwelling with Support

4.2.3 On Farm Diversified Use

4.2.4 Additional Residential Unit(s) (total of 2) with one (1) within the main dwelling and/or one (1) within a detached structure.

4.2.5 Residential units for farm labour, accessory to agriculture (As amended by By-law 40-2022)

4.3 Permitted Structures

4.3.1 single detached dwelling, converted dwelling units and/or a mobile home accessory to an agricultural use;

4.3.2 more than one main building per lot is allowed;

4.3.3 buildings and structures for the permitted uses;

4.3.4 other buildings and structures, not including residences, accessory to the permitted uses;

4.3.5 Additional Residential Unit within a detached structure including but not limited to a mobile home;

4.3.6 One multi-unit residential building for farm labour including a rowhouse to a maximum of 4 residential units. (As amended by By-law14-2026)

4.4 Zone Regulations

4.4.1 Lot Area (minimum) - 30 hectares. Areas of the lot zoned "Natural Environment" may be included in the calculation of the lot area.

4.4.2 Lot Frontage (minimum) - 150 m.

4.4.3 Yard Requirements (minimum):

4.4.3.1 for buildings and structures used for livestock, poultry and fur bearing animal housing and waste storage:

4.4.3.1.1 front yard depth -30 metres;

4.4.3.1.2 rear yard depth -30 metres;

4.4.3.1.3 side yard depth -30 metres;

4.4.3.1.4 exterior side yard depth -30 m.

4.4.3.2 Other permitted buildings and structures, and accessory structures:

4.4.3.2.1 front yard depth -17 metres or 25 metres from a County of Provincial Highway measured from the lot line;

4.4.3.2.2 rear yard depth -7.5 metres;

4.4.3.2.3 side yard depth -7.5 metres;

4.4.3.2.4 exterior side yard depth -17 m or 25 metres from a County of Provincial Highway measured from the lot line;

4.4.4 Additional Residential Unit in Accessory Structure

- permitted with a maximum separation of 60 metres measured from the main dwelling;
- utilize the same laneway as the main dwelling;
- comply with setbacks as listed in 4.4.3.2.;
- Comply with Minimum Distance Separation Formulae to barns on separately titled lots. (As amended by By-law 40-2022)

4.4.5 Farm Labour Housing

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

- The farm labour housing will be considered the main dwelling.
- Utilize the same laneways as the dwelling or in the case of new dwelling, the facility served by the on-farm labour (eg. Greenhouse or barn);
- Comply with setbacks as listed in 4.4.3.2.; and
- Comply with Minimum Separation Formulae to barns on separately titled lots. (As amended by By-law 40-2022)

4.5 Separation Distance (Agricultural)

Notwithstanding any yard 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.

Minimum Distance Separation is not applied to or from On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses. (As amended by By-law 40-2022)

4.5.1 Application of MDS to Cemeteries

All cemeteries located outside of the settlement areas of the Municipality are considered Low Visitation Cemeteries. Low Visitation Cemeteries (whether Closed or Open) shall be classified as Type A Land Use for purposes of MDS. (As amended by By-law 40-2022)

4.6 Separation Distance (Residential)

Notwithstanding any other provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. (Amended by By-law 20-2007)

4.7 Existing Agricultural Uses

Notwithstanding the provisions for Section 4.4., where an existing lot is developed for an agricultural use, and contains existing farm buildings and accessory structures, additional farm buildings and structures may be erected, or existing farm structures may be altered in accordance with the following minimum requirements, and all other provisions of this By-law.

4.7.1 Minimum lot area - 4 hectares;

(Areas of the lot zoned "Natural Environment" may be included in the calculation of lot area.)

4.7.2 Minimum frontage - 100 metres.

4.8 Existing Farm Holdings

Where an existing lot developed for agricultural uses, exists on the date of passage of this By-law, but does not meet the zone provisions with respect to minimum lot area and minimum lot frontage, 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 Special Zones

(Amended by By-law 21-1983)

4.9.1 AG1-1

Notwithstanding the provisions of Section 4.1. to the contrary, the area zoned AG1-1 may be used for an existing restaurant and accessory residence.

4.9.2 AG1-2

Notwithstanding the provisions of Section 4.1. to the contrary, the area zoned AG1-2 may be used for a vehicle sales and service establishment and an accessory residence.

4.9.3 AG1-3

Notwithstanding the provisions of Section 4.1. to the contrary, the area zoned AG1-3 may be used for a vehicle sales and service establishment and an accessory residence.AG1-4

4.9.4 AG1-4

Deleted by By-law 26-2010.

4.9.5 AG1-5

Rezoned NE2-2 by By-law 06-2010 (Amended by By-law 14-2015)

4.9.6 AG1-6

Notwithstanding the provisions of Section 4.3 to the contrary, the lands zoned AG1-6 shall permit up to three detached Additional Residential Units accessory to the main dwelling provided two of the ARUs are a maximum distance of 60 metres from the main dwelling and the third is a maximum of 60 metres from the first or second ARU.

Where an Additional Residential Unit exists on the day of the passing of the By-law and is in excess of 60 metres of the main dwelling and/or does not share the same laneway, it is deemed to comply and an Additional Residential Unit can be stablished accessory to that ARU provided it is within 60 metres.

Within the AG1-6 zone as it applies to Concession 13, Part Lots 11 and 12 & Concession 14, Lot 11 (90050 McIntosh Line), one of the ARUs is permitted to be a maximum of 60 metres from the CF zone for the purpose of providing accommodation for the school teacher.

(As amended by By-law 40-2022)

4.9.7 AG1-7

Notwithstanding the provisions of Section 4.1. to the contrary, the area zoned AG1-7 may be used for as a recreational trailer park in conformity with the regulations of the RC2 zone. (Amended by By-law 14-2015)

4.9.8 AG1-6

Notwithstanding the provisions of Section 4.3. to the contrary, the lands zoned AG1-6 shall permit a second single family dwelling unit accessory to an agricultural use. All other provisions of By-law 23-1984 continue to apply. (Amended by By-law 33-1989, By-law 22-1995, By-law 4-1997, By-law 37-1998, By-law 2-2003).

4.9.9 AG1-8

Notwithstanding the provisions of Section 4.3. to the contrary, the lands zoned AG1-8 shall permit a second single family dwelling unit accessory to an agricultural use. Notwithstanding the provision of Section 4.4.3.2.1. this second single-family dwelling shall have a minimum front yard setback of 220 metres, to be setback similar to the existing residence. Further, in accordance with the policies of the Township of Howick Secondary Plan, the second dwelling unit shall not be severed from the existing farm unit. All other provisions of By-law 23-1984 continue to apply. (Amended by By-law 17-1993)

4.9.10 AG1-9

Notwithstanding the provisions of Section 4.1. to the contrary, the lands zoned AG1-9 shall permit a single-family residence, detached garage/workshop and as a small barn for housing livestock. It is recognized that due to the limited agricultural potential on the subject lands that the agricultural operation will be accessory to the residential use. (Amended by By-law 20-1993)

4.9.11 AG1-10

Notwithstanding Section 4.4. to the contrary the area zoned ER1 shall be included in the calculation for lot area for lands zoned AG1-10. The provisions of Section 3.15 (non-complying uses) shall apply except that the date for the purpose of Section 3.15 shall be the date of the passing of the amending by-law which establishes the AG1-10 zone. (Amended by By-law 3-1994)

4.9.12 AG1-11

Notwithstanding the provisions of Section 4.4.1. to the contrary on the lands zoned AG1-11, the minimum lot area shall be 37.5 hectares and shall, include the lands zoned NE1.

All other provisions of By-law 23-1984, as amended, shall apply to the lands zoned AG1-11 (Amended by By-law 28-2001)

4.9.13 AG1-12

Notwithstanding the provisions of Section 4 to the contrary, in the area zoned AG1-12 the livestock barn will be a minimum of 28 metres (93 feet) from the adjacent provincially significant wetland (Lakelet wetland complex). A livestock fence will be erected a minimum of 5 metres (16.4 feet) from the tree line, will be a minimum of 90 metres (295 feet) long, and will be between the barn and the wetland. The area between the wetland and the livestock fence will be maintained as a natural buffer. The livestock fence will be erected and maintained to the satisfaction of the municipality. All other provisions of the AG1 zone apply. (Amended by By-law 7-2004)

4.9.14 AG1-13
Notwithstanding Section 4.4.1. to the contrary, the area zoned AG1-13 shall have a minimum lot size of 19.8 hectares, and may be used for one single detached dwelling and accessory buildings and structures. All other applicable provisions of this By-Law, as amended, shall apply.

4.9.15 AG1-14
Notwithstanding the provisions of Sections 4.2.4 and 4.3.1 to the contrary, the lands zoned AG1-14 shall permit two single detached dwellings which are both accessory to an agricultural use. All other provisions of By-law 23-1984 continue to apply (Amended by By-law 16/09).

4.9.16 AG1-15 (formerly AG2-1)
Notwithstanding the provisions of Section 4.1 to the contrary, the area zoned AG1-15 may be used for a terminal building for telephone communications.

4.9.17 AG1-16 (formerly AG2-4)
Deleted by By-law 14-2015.

4.9.18 AG1-20
Notwithstanding the provisions of Section 2.98 and Section 4.2 to the contrary, in the area zoned AG1-20, the combined maximum floor area of all buildings related to the home industry shall not exceed 12,000 ft² (1115m²). A maximum of seven full-time or full-time equivalent employees plus the owner are permitted. All other applicable provisions of By-law 23-1984 shall apply. (Amended by By-law 36-2018)

4.9.19 AG1-21
Notwithstanding the provisions to the contrary, on the lands zoned AG1-21, a Parochial School is a permitted use, subject to the setback requirements of the AG1 (General Agriculture) zone. For the purposes of calculating Minimum distance Separation requirements, the school shall be treated as Type A land use. There shall be no requirement for Minimum distance Separation from the school on the subject property to a barn on the subject property. (Amended by By-law 10-2020)

Section 5-Restricted Agriculture (AG2)

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

5.1 Permitted Uses

5.1.1 Agricultural use, general

5.1.2 Conservation

5.1.3 Exploration, drilling for and production of oil and natural gas

5.1.4 Forestry uses, not including commercial forestry processing uses

5.1.5 Wayside pit required by road authority

5.1.6 Uses accessory to the permitted uses

5.1.7 Cannabis production facility

5.2 Accessory Uses

5.2.1 Greenhouse

5.2.2 Farm produce sales outlet

5.3 Permitted Structures

5.3.1 Buildings and structures for the permitted uses, not including a residence

5.3.2 Buildings and structures, not including residences, accessory to the permitted uses

5.3.3 More than one main agricultural building per lot is allowed

5.4 Zone Provisions

5.4.1 Frontage (minimum) - 150 metres;

5.4.2 Front Yard Depth (minimum) - 30 metres;

5.4.3 Side Yard Depth – 30 metres;

5.4.4 Exterior Side Yard Depth (minimum) - 30 metres;

5.4.5 Rear Yard Depth - 30 metres;

5.5 Accessory Buildings And Accessory Uses

5.5.1 Use of Accessory Buildings

The following uses shall not be permitted in accessory buildings;

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

5.5.2 Establishment of an Accessory Building or Use

No accessory building or use shall be established in an AG2 zone until the main building or use to which it is accessory is established.

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

5.5.3 Location of Accessory Buildings

Accessory buildings are permitted in all yards.

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

5.5.4.1 Front Yard Depth (minimum) - 17 metres or 25 metres from a County of Provincial Highway measured from the lot line;

5.5.4.2 Side Yard Depth – 7.5 metres;

5.5.4.3 Exterior Side Yard Depth- 17 metres from a municipal road measured from the lot line or 25 metres from a County of Provincial Highway measured from the lot line;

5.5.4.4 Rear Yard Depth – 7.5 metres;

5.5.4.5 Distance between main and accessory buildings – 2 metres

5.6 Minimum Distance Separation (Livestock Housing)

Notwithstanding any yard and setback provisions of this by-law to the contrary, no livestock housing facility shall be established or enlarged unless it complies with the minimum distance separation (MDS II) Formulae.

Minimum Distance Separation is not applied to or from On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses. (As amended by By-law 40-2022)

Application of MDS to Cemeteries
All cemeteries located outside of the settlement areas of the Municipality are considered Low Visitation Cemeteries. Low Visitation Cemeteries (whether Closed or Open) shall be classified as Type A Land Use for purposes of MDS. (As amended by By-law 40-2022)

5.7 Minimum Distance Separation (Residential)

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

5.8 Existing Agricultural Holdings

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

5.9 Special Zones

5.9.1 AG2-1

Notwithstanding the provisions of Section 5.5.4 to the contrary, on the lands zoned AG2-1the existing grain storage bins and storage shed shall have a side yard setback of 0.24m. The bins or shed may be repaired, enlarged or altered so long as the deficiency is not worsened. Upon removal or destruction of these structures any reconstruction or replacement must comply with Section 5.5.4. (Amended by By-law 24-2013)

5.9.2 AG2-2
Notwithstanding the provisions of Section 5.5.4 to the contrary, on the lands zoned AG2-2 the existing implement storage shed shall have a side yard setback of 3.0m. The shed may be repaired, enlarged or altered so long as the deficiency is not worsened. Upon removal or destruction of the shed any reconstruction or replacement must comply with Section 5.5.4. (Amended by By-law 34-2013)

5.9.3 AG2-3 Farmland from a Surplus Farm Residence Severance
Notwithstanding any provisions to the contrary, in the area zoned AG2-3 the lot is deemed to comply with the AG2 zone provisions and any buildings/structures that do not comply with the AG2 zone provisions and/or the Minimum Distance Separation requirements shall be considered legal non-complying under Section 3.15 of this By-law. (Amended by By-law 14-2015)

Section 6-Agricultural Commercial-Industrial (AG3)

6.1 Permitted Uses

6.1.1 an agricultural industrial establishment;

6.1.2 an agricultural processing establishment;

6.1.3 an agricultural service establishment;

6.1.4 an agricultural supply establishment;

6.1.5 commercial greenhouse operation under 2 acres covered by greenhouse

6.1.6 cannabis production facility

6.2 Permitted Structures

6.2.1 an accessory dwelling unit or a mobile home detached from or part of the non-residential structure subject to the AG1 zone provisions;

6.2.2 buildings and structures for the permitted uses;

6.2.3 buildings and structures accessory to the permitted uses;

6.3 Zone Regulations

6.3.1 Lot Area (minimum) - 8000 square metres

6.3.2 Frontage (minimum) - 30 metres;

6.3.3 Front Yard Depth (minimum) - 20 metres;

6.3.4 Side Yard Depth - 7.5 metres or 1/2 of the building height, whichever is greater;

6.3.5 Notwithstanding the provisions of Section 6.3.4. to the contrary, all 'Agricultural Processing' uses will require a minimum side yard of 15 metres;

6.3.6 Exterior Side Yard Depth (minimum) - 20 metres;

6.3.7 Rear Yard Depth - 7.5 metres;

6.3.8 Lot Coverage shall not exceed 30%;

6.3.9 All lighting and illuminating signs shall be arranged so as to deflect light away from adjacent properties.

6.4 Separation Distance (Residential)

Notwithstanding any other provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae (Amended by By-law 20-2007).

Minimum Distance Separation is not applied to or from On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses. (As amended by By-law 40-2022)

6.4.1 Application of MDS to Cemeteries

All cemeteries located outside of the settlement areas of the Municipality are considered Low Visitation Cemeteries. Low Visitation Cemeteries (whether Closed or Open) shall be classified as Type A Land Use for purposes of MDS. (As amended by By-law 40-2022)

6.5 Buffer Strip

Notwithstanding the provisions of Section 6.3., a buffer strip of landscaped open space, five (5) metres wide shall be provided between storage and/or display area and side and/or rear lot lines. Where an AG3 zone abuts an AG1 or AG2 zone, the required buffer strip need not be landscaped.

6.6 Loading Spaces

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

6.7 Parking

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

6.8 Zone Provisions for Accessory Buildings and Structures

6.8.4.1 shall not be used for human habitation except where a dwelling is a permitted accessory use;

6.8.4.2 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

6.8.4.3 shall not exceed 6 metres in height nor contain more than two storeys;

6.8.4.4 shall not exceed 10 percent coverage of the total lot area;

6.8.4.5 shall not be built closer than 1.25 metres to a lot line;

6.8.6 shall not be built closer than 2 metres to a main building;

6.8.4.7 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established.

6.9 Status Zoning

6.9.1 AG3-1

Notwithstanding the provisions of Section 6.1 to the contrary, the area zoned as AG3-1 may be used for vehicular sales and service but not an accessory house.

6.10 Special Provisions

6.10.1 AG3-2

The provisions of Section 3.15. (non-complying uses) shall apply except that the operative date for the purpose of Section 3.15. shall be the date of passing of the amending by-law which establishes the AG3-2 zone. All other applicable sections shall apply. (Amended by By-law 16-1989 & 14-2015)

6.10.2 AG3-3

Notwithstanding the provisions of Section 6.3.1 of this By-law to the contrary, the area zoned AG3-3 shall not be separated from the remainder of the parcel (West Part Lot 22 south of the railway, Concession 7). The area zoned AG3-3 shall be used in the calculation of lot area for the subject property. Notwithstanding the provisions of Section 6.1 to the contrary, the area zoned AG3-3 may be used for a maximum of two permitted uses. All other applicable provisions of this By-law, as amended, shall apply. (Amended by By-law 28-2006)

6.10.3 AG3-4

Notwithstanding the provisions to the contrary, in the area zoned AG3-4 the size and location

of the existing buildings and structures are deemed to comply with the zoning by-law. (Amended by By-law 42-2016)

Within the zone area, two residential units are permitted accessory to the agricultural commercial industrial use.

(As amended by By-law 40-2022)

Section 7-Agricultural Small Holding (AG4)

7.1 Permitted Uses

7.1.1 agricultural use, limited;

7.1.2 a home industrial use;

7.1.3 a home occupation use;

7.1.4 one single detached dwelling;

7.1.5 uses accessory to the permitted uses.

7.1.6 One (1) Additional Residential Unit

7.2 Permitted Structures

7.2.1 single detached dwelling;

7.2.2 A single Additional Residential Unit is permitted either attached or detached.

7.2.3 buildings and structures for the permitted uses;

7.2.4 buildings and structures accessory to the permitted uses.

7.3 Zone Regulations

7.3.1 Lot Area (minimum) - 4000 square metres (1.0 acres);

7.3.2 Lot Area (maximum) - 4 hectares;

7.3.3 Lot Frontage (minimum) - 23 metres;

7.3.4 Front Yard (minimum) - 17 metres;

7.3.5 Side Yard (minimum) - 5.0 metres;

7.3.6 Exterior Side Yard (min) - 17 metres;

7.3.7 Rear Yard (minimum) - 7.6 metres;

7.3.8 Lot Coverage (maximum) - 30 percent.

7.4 Accessory Buildings and Structures Not Containing Livestock or Additional Residential Unit (ARU)

Accessory buildings not containing livestock or an ARU are required to meet the following interior side and rear yard minimum setbacks:

- Must be located in the rear or interior side yard;
- No accessory building or accessory use shall be established until and unless the main buildingor use to which is it accessory is established;
- For buildings 10 square metres or less: 1.25 metres;
- For buildings greater than 10 square metres but less than 100 square metres: 3 metres;
- For buildings 100 square meters or greater: 5 metres. (As amended by By-law 40-2022)

7.5 Accessory Buildings and Structures Containing Additional Residential Unit (ARU)

Accessory buildings and structures containing an additional residential unit are required to meet the following zone provisions:

7.5.1 A single additional residential unit is permitted within an accessory building.

7.5.2 Must be located a maximum of 60 metres measured from the main dwelling.

7.5.3 Must utilize the same laneway as the main dwelling.

7.5.4 Must comply with the setbacks contained in Section 7.3

7.5.5 Must locate in the rear or interior side yard.

7.5.6 Must comply with the Minimum Distance Setback Formulae to barns on separately titled lots

7.5.7 Where the setbacks as required by Minimum Distance Separation (MDS) are not the same as above, the greater of the two setbacks applies.

7.6 Accessory Building and Structures 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
- Must be located in rear or interior side yard
- Compliance with Minimum Distance Separation Formula. Where the yard setbacks as required by MDS are not the same as above, the larger of the two setbacks applies. (As amended by By-law 40-2022)

7.7 Special Provisions – Existing Livestock Barns

Deleted by By-law 20-2007.

7.8 Separation Distance (Residential)

Notwithstanding any other provisions of this By-law to the contrary, no residential building or structure, located on a separate lot shall be established unless it complies with minimum Distance Separation (MDS) Formulae. (Amended by By-law 20-2007 & 14-2015)

7.9 Special Provisions

7.9.1 AG4-1

Notwithstanding the provisions of Section 7.3.5. to the contrary a single detached residence may be established on lands zoned AG4-1 with a south side yard of 4.8 metres.
(Amended by By-law 22-1987)

7.9.2 AG4-2

Notwithstanding the provisions of Section 7.9. to the contrary on the lands zoned AG4-2, an existing structure may be converted to a single detached residence subject to a Minimum Distance Separation requirement of 90 metres from the nearest barn. (Amended by By-law 21-l987)

7.9.3 AG4-3

Notwithstanding the provisions of By-law 23-l984 to the contrary the following special provisions apply to the property zoned AG4-3;

i) Maximum lot area - 5.5 hectares (OMB Decision R860561)

ii) Whereas a home industry is a permitted use in a AG4 zone and whereas an Automobile repair shop is a permitted home industry, the property zoned AG4-3 may also include the retail of automobiles accessory to the permitted home industry subject to the total number of automobiles being stored on the property at any one time for retail purposes not exceeding a total of 2.

iii) All other applicable provisions of By-law 23-l984 shall apply. (Amended by By-law 18-1988)

7.9.4 AG4-4

Notwithstanding the provisions of Sections 7.3.1. and 7.3.2. to the contrary, the minimum lot area shall be 7 hectares and the maximum lot area shall be 9 hectares. Areas of the lot zoned NE1 shall be included in the calculation of the lot area. (Amended by By-law 49-1989)

7.9.5 AG4-5

The provisions of Section 3.4 (non-complying uses) shall apply except that the operative date for the purpose of Section 3.4 shall be the date of passing the amending by-law which establishes the AG4-5 zone. All other applicable sections shall apply. (Amended by By-law 37-1989 and By-law 16-1993)

7.9.6 AG4-6

Notwithstanding the provisions of Section 7.9 to the contrary, in the area zoned AG4-6, the separation distance required for the single detached residence shall be 367 metres. All other provisions shall apply. (Amended by By-laws 42-1989 & 20-2007)

7.9.7 AG4-7

Notwithstanding the provisions of Section 7.9 to the contrary, on the lands zoned AG4-7, the separation distance required shall be 244 metres. The minimum lot size of the land zoned AG4-7 shall be two hectares. Areas of the lot zoned AG1 and NE1 shall be included in the calculation of lot area. (Amended by By-laws 47-1990 & 20-2007)

7.9.8 AG4-8

Notwithstanding the provisions to the contrary, on the lands zoned AG4-8:

7.9.8.1 Both the sale of motor vehicles and related accessories as a secondary component to a motor vehicle repair shop and the sale of firearms, ammunition and related accessories are permitted as a home industry.

7.9.8.2 The maximum floor area for retail space related to all home industries on the property is a total of 546 square metres.

7.9.8.3 The combined total employment for all home industries on the property shall not exceed the equivalent of 3 full-time employees, other than the owner.

7.9.8.4 Not more than 5 motor vehicles are permitted to be displayed for sale outside at one time.

As amended by By-law 7-2021)

7.9.9 AG4-9

7.9.9.1 Notwithstanding the provisions of Section 7.1. and 7.2. to the contrary, the area zoned AG4-9 may have a mobile home sited on the property for the residential use of the owners of the lands. An accessory home occupation or home industry shall be permitted.

7.9.9.2 Notwithstanding the provisions of Home Industry and Home Occupation definitions to the contrary, the area zoned AG4-9 may allow the retailing and wholesaling of nursery stock and related garden centre products. The majority of the nursery stock available for sale shall be grown on site. (Amended by By-law 20-2007).

7.9.9.3 All other provisions of By-law 23-1984, as amended, shall apply to the lands zoned AG4-9. (Amended by By-law 22-1992)

7.9.10 AG4-10

7.9.10.1 Notwithstanding the provisions of Section 7.1. and 7.2. to the contrary, the lands zoned AG4-10 may have a mobile home sited on the property for the residential use of the owner(s) of the lands.

7.9.10.2 Notwithstanding the provisions of Section 7.9 to the contrary, in the area zoned AG4-10, the separation distance required, shall be the separation distance as it exists as of the date of the passing of the amending By-law which establishes the AG4-10 zone.

7.9.10.3 For the purpose of this by-law, the front yard shall be the south lot boundary and the existing storage building is recognized in its current location in the front yard.

7.9.10.4 Notwithstanding the provision of Section 7.3 to the contrary, the area zoned AG4-10 shall have a minimum rear yard of 4 metres.

7.9.10.5 All other provisions of By-law 23-1984, as amended, shall apply to the lands zoned AG4-10. (Amended by By-law 31-1999)

7.9.11 AG4-11

7.9.11.1 Notwithstanding the provisions of Section 7.4 to the contrary, the existing accessory building on lands zoned AG4-11 shall have a minimum rear yard depth of 1.07 metres;

7.9.11.2 Notwithstanding the provisions of Section 7.9 to the contrary, the existing dwelling on lands zoned AG4-11, shall have a minimum separation distance of 70.44 metres from the nearest barn;

7.9.11.3 All other provisions of By-law 23-1984, as amended, shall apply to the lands zoned AG4-11. (Amended by By-law 14-2001)

7.9.12 AG4-12

7.9.12.1 Notwithstanding the provisions of Section 7.9 to the contrary, on lands zoned AG4-12, a single detached dwelling, shall have a minimum separation distance of 270 metres to the nearest barn;

7.9.12.2 All other provisions of By-law 23-1984, as amended, shall apply to the lands zoned AG4-12. (Amended by By-law 29-2001)

7.9.13 AG4-13

7.9.13.1 The provisions of Section 7.3.2. (Maximum Lot Area) shall apply except that the operative date for the purpose of Section 7.3.2. shall be the date of passing the amending by-law which establishes the AG4-13 zone;

7.9.13.2 All other provisions of By-law 23-1984, as amended, shall apply to the lands zoned AG4-13. (Amended by By-law12-2003)

7.9.14 AG4-14

7.9.14.1 Notwithstanding the provisions of Section 7.9 to the contrary, on lands zoned AG4-14, a single detached dwelling, shall have a minimum separation distance of 225 metres to the nearest existing barn.

7.9.14.2 On lands zoned AG4-14, the front of the subject lot shall be deemed to be River Road

7.9.14.3 Notwithstanding the provisions of Section 7.3.7 to the contrary, the lands zoned

- AG4-14 shall have a minimum rear yard of 17 metres.

7.9.14.4 All other provisions of By-law 23-1984, as amended, shall apply to the lands zoned AG4-14. (Amended by By-law 20-2004)

7.9.15 AG4-15

7.9.15.1 Notwithstanding the provisions of Section 2.98. of this By-law to the contrary, on the lands zoned AG4-15, a cabinetry-building industry shall be permitted to have a total of 4 persons, other than the owner, employed therein on a full-time basis. (Amended by By-law 24-2010 & 14-2015)

7.9.16 AG4-16

7.9.16.1 Notwithstanding the provisions of Section 7.9 to the contrary, on the lands zoned AG4-16 the Minimum Distance Separation (MDS) required for the dwelling shall be 220m. All other provisions shall apply. (Amended by By-law 34-2012)

7.9.17 AG4-17

7.9.17.1 Notwithstanding the provisions of Section 7.9 to the contrary, on the lands zoned AG4-17 the dwelling shall have a minimum separation distance of 235 metres to the nearest existing livestock facility.

7.9.17.2 Notwithstanding the provisions of Section 7.3 to the contrary, on the lands zoned AG4-17 the existing shed shall have a rear yard setback of 2.27m. The shed may be repaired, enlarged or altered so long as the deficiency is not worsened. Upon removal or destruction of the shed any reconstruction or replacement must comply with Section 7.3.

7.9.17.3 All other provisions of By-law 23-1984 as amended shall apply. (Amended by By-law 24-2013)

7.9.17 AG4-18

7.9.18.1 Notwithstanding the provisions of Section 7.9 to the contrary, on the lands zoned AG4-18 the Minimum Distance Separation (MDS) required for the dwelling shall be 230m. All other provisions shall apply. (Amended by By-law 24-2014)

7.9.18 AG4-19 Residential Parcel from a Surplus Farm Residence Severance

Notwithstanding any provisions to the contrary, in the area zoned AG4-19 the lot is deemed to comply with the AG4 zone provisions and any buildings/structures that do not comply with the AG4 zone provisions and/or the Minimum Distance Separation requirements shall be considered legal non-complying under Section 3.15 of this By-law. (Amended by By-law 14-2015)

7.9.19 AG4-20

Notwithstanding the provisions of Sections 7.3, 7.5 and 7.9 to the contrary, on the lands zoned AG4-20, all existing buildings and structures are deemed to comply with the AG4 zone and Minimum Distance Separation requirements. All other provisions of By-law 23-1984, as amended, shall apply. (Amended by By-law 15-2015)

7.9.20 AG4-21

Notwithstanding the provisions to the contrary, in the area zoned AG4-21:

i) The size and location of the existing buildings and structures are deemed to comply with the zoning by-law,

ii) A school is a permitted use subject to the CF (Community Facility) provisions, and

iii) An Additional Residential Unit accessory to the school is permitted. (As amended by By-law 40-2022)

7.9.21 AG4-22

Notwithstanding any provisions to the contrary, in the area zoned AG4-22 the maximum lot area is 4.9 hectares. All other applicable provisions of By-law 23-1984 shall apply. (Amended by By-law 30-2018)

7.9.22 AG4-23

Notwithstanding the provisions to the contrary, the following provisions apply to the lands zoned AG4-23:

i) The Minimum Distance Separation (MDS) for the dwelling shall be 225m to the hog barn on the abutting property which existed on the date of the passing of this by-law.

ii) For the purposes of Section 3.14, the property fronts on to an unopen road allowance (West Street) and is deemed to comply with the provisions of the by-law. (Amended by By-law 19-2022)

7.9.23 AG-24

Notwithstanding the provisions to the contrary, any residential use within the AG4-24 Zone must be setback a minimum of 30 meters to the east property line. All other provisions of the AG4 Zone shall apply.

7.9.24 AG4-25

Notwithstanding any provisions to the contrary, the lands zoned AG4-25 shall permit a minimum side yard setback of 3 metres for the primary dwelling and 1.5 metres for any accessory structures, including Additional Residential Units (ARUs), subject to approval from the Maitland Valley Conservation Authority (MVCA). (By-law 11-2025)

Section 8-Natural Environment, Full Protection (NE1)

8.1 Permitted Uses

8.1.1 agricultural uses as existed on the date of passing of this zoning by-law

8.1.2 forestry

8.1.3 conservation

8.1.4 natural environment

8.1.5 passive recreation

8.1.6 uses accessory to the permitted uses

8.2 Permitted Structures

8.2.1 Buildings and structures existing on the date of the passing of this By-law

8.2.2 Accessory buildings and structures for the maintenance of the permitted uses as well as trails and footpaths, such as stiles, stairways, bridges and benches subject to the consent of the Maitland Valley Conservation Authority to a maximum of 40 square metres.

8.2.3 Buildings and structures necessary for flood and/or erosion control prevention subject to the consent of the Maitland Valley Conservation Authority and/or the Saugeen Valley Conservation Authority.

8.3 Special Provisions

8.3.1 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 and/or the Saugeen Valley Conservation Authority.

8.3.2 Clearing of areas is prohibited except as permitted in accordance with the County of Huron Forestry Conservation By-law No. 10-2006 or amendments thereto.

8.3.3 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

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

8.4.2 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.

8.4.3 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 Township require an Environmental Impact Study be completed.

8.4.4 New buildings and structures are subject to Site Plan Control

8.5 Special Zones

8.5.1 NE1-1

Notwithstanding the provisions of Section 8.1. and 8.2. to the contrary, the area zoned as NE1-1 may be used for one existing single detached residence.

8.5.2 NE1-2

Notwithstanding the provisions of Section 8.1. and 8.2. to the contrary, the area zoned as NE1-2 may be used for one recreational residence.

8.5.3 NE1-4 (By-law 30-1991)

One single detached residence is permitted on the property zoned NE1-4 subject to compliance with the AG4 zone provisions (Section 7) of By-law 23-l984, notwithstanding, that the establishment of structures shall be subject to compliance with the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulation of the Conservation Authority and a minimum lot area of 20 hectares. (Amended by By-law 19-l988)

8.5.4 NE1-5

Notwithstanding the provisions of Section 8.1. to the contrary, the area zoned NE1-5 shall permit one single detached residence subject to the provisions of the AG4 Zone (Section 7 of By-law 23-1984). The minimum lot area shall be 4,650 square metres. The establishment of all structures on the land zoned NE1-5 shall be subject to compliance with the Fill and Construction Regulations of the Conservation Authority. (By-law 17-1991)

8.5.5 NE1-6

Notwithstanding the provisions of Section 8.1 to the contrary, the area zoned NE1-6 shall permit one single detached residence subject to the provisions of the AG4 Zone (Section 7 of By-law 23-1984 as amended). The minimum lot area of the subject property, including lands zoned Natural Environment (NE1) shall be 8.4 hectares. All other relevant provisions of By-law 23-1984, including the Special Provisions of Section 8.3 continue to apply. (Amended by By-law 33-1995)

8.5.6 NE1-7

Notwithstanding Sections 8.1 and 8.2 to the contrary, on the lands zoned NE1-7, one guest cabin is permitted subject to compliance with Section 2.92 of By-law 23-1984. This cabin accessory to the uses permitted by AG4-8 zone on the same property. (Amended by By-law 54-2012)

Section 9- Natural Environment (NE2)

9.1 Permitted Uses

9.1.1 all NE1 permitted uses

9.1.2 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

9.1.3 passive recreation

9.1.4 a private park;

9.1.5 a public park;

9.1.6 uses accessory to the permitted uses.

9.2 Permitted Structures

9.2.1 maple syrup evaporating facility;

9.2.2 accessory buildings and structures for trails and footpaths, such as stiles, stairways, bridges, benches;

9.2.3 buildings and structures accessory to use as a public park;

9.2.4 buildings and structures necessary for flood and/or erosion control or prevention;

9.2.5 buildings and structures accessory to the permitted uses.

9.3 Zone Provisions for Accessory Buildings and Structures

9.3.1 shall not be used for human habitation except where a dwelling is a permitted accessory use;

9.3.2 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

9.3.3 shall not exceed 6 metres in height nor contain more than two storeys;

9.3.4 shall not exceed a total floor area maximum of 115 square metres;

9.3.5 shall not be built closer than 1.25 metres to a lot line;

9.3.6 shall not be built closer than 2 metres to a main building;

9.3.7 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established.

9.4 Special Provisions

9.4.1 The placing or removal of fill or the alteration of water courses will not be permitted without the consent of the Maitland Valley Conservation Authority and/or the Saugeen Valley Conservation Authority.

9.4.2 Clearing of areas within the Natural Environment Zone will be prohibited. Selective cutting will be permitted in accordance with County Forest Conservation By-law.

Drainage of Areas within the Natural Environment Zone will be prohibited with the exception of those drains constructed in accordance with the Drainage Act and Tile Drainage Act. (By-law 30-1991)

9.5 Special Zones

9.5.1 NE2-1 (Amended by By-law 14-2015)

Notwithstanding the provisions of Section 9.1. and 9.2. to the contrary, the area zoned as NE2-1 may be used for one existing single detached residence

9.5.2 NE2-2 (formerly AG1-5)

Notwithstanding the provisions of Section 9.1. to the contrary, the area zoned NE2-2 may be used for a trout pond and clubhouse.

9.5.3 NE2-3 (formerly NE1-3)

Notwithstanding the provisions of Section 9.1 and 8.2 to the contrary, the area zoned as NE2-3 may be used for one existing single detached residence and a home industry. (Amended by By-law 32-1985)

9.5.4 NE2-4

Notwithstanding the provisions of Section 9.1 and 9.2 to the contrary, in addition to those uses currently permitted in the NE2 zone, the NE2-4 zone also allows for one mobile home or one single detached residence and a building accessory to the residential use, subject to the AG4 zone provisions. All other provisions of By-law 23-1984 shall apply. (Amended by By-law 34-2021)

Section 10- Extractive Resource Zone (ER1)

10.1 Permitted Uses

10.1.1 agricultural use, limited;

10.1.2 all classes of pits and quarries as defined and licensed by the Aggregate Resources Act;

10.1.3 the processing of extracted materials from the site including crushing, screening, washing, sorting and storing of materials, and a temporary hot mix plant, but not including a permanent hot mix plant or a ready-mix plant;

10.1.4 mineral aggregate operation

10.1.5 accessory uses.

10.2 Permitted Structures

10.2.1 an office and service building or structure;

10.2.2 storage and maintenance building or structure;

10.2.3 other buildings and structures accessory to the permitted uses, but not including a permanent dwelling unit.

10.3 Zone Regulations

10.3.1 Lot Area - (minimum) No minimum lot area.

10.3.2 For permanent buildings and structures, the following minimum yards apply:

10.3.2.1 Front Yard - 17 metres;

10.3.2.2 Side Yard - 17 metres;

10.3.2.3 Rear Yard - 17 metres;

10.3.3 Lot Coverage (max.) - 10 percent.

10.4 Provisions for Accessory Buildings and Structures

10.4.1 shall not be used for human habitation except where a dwelling is a permitted accessory use;

10.4.2 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

10.4.3 shall not exceed 6 metres in height nor contain more than two storeys;

10.4.4 shall not exceed 10 percent coverage of the total lot area;

10.4.5 shall not be built closer than 1.25 metres to a lot line;

10.4.6 shall not be built closer than 2 metres to a main building;

10.4.7 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established.

10.5 Building Regulations

10.5.1 Building Height (Max.) - 12 metres

10.6 Special Provisions

10.6.1 Setback of Pit or Quarry

No pit or quarry shall be extracted or expanded within thirty (30) metres of any road limit, top of bank of stream, pond, lake or other body of water, (except those bodies of water created by the extractive operation itself), or within one hundred and fifty (150) metres of any dwelling (excluding a dwelling within a licensed pit), or within fifteen (15) metres of any property line, or within thirty (30) metres of any Natural Environment Zone. Where two extractive operations abut, this property line restriction may be waived conditional upon a signed agreement being registered against the deeds of both properties and upon Ministry of Natural Resources approval.

10.6.2 Following rehabilitation, agricultural uses and accessory buildings and structures, as permitted by the AG1, AG2 or NE1 zones are permitted, subject to the provisions of the respective zones. (Amended by By-law 7-1997)

10.6.3 Repair, Renovation, Expansion of Existing Buildings

Where a residence, accessory storage structure or barn was erected prior to the date of passing this By-law, the said building or structure may be repaired, renovated, or expanded in accordance with the provisions of the General Agriculture AG1 Zone.

10.7 Special Zones

10.7.1 ER1-1 (Amended by By-law 7-1997)

Notwithstanding the provisions of Section 10.5.2. to the contrary, the extractive area of the pit may be a distance of 90 metres from the existing mobile home located on Part Lot 1, Concession 10, Township of Howick. All other applicable provisions apply. (Amended by by-law 3-1994)

10.7.2 ER1-2

Notwithstanding the provision of Section 10.5.2 to the contrary, the extractive area of the pit may be a distance of 15m from the NE2 zones located on Lots 19 and 20 Concession C, Township of Howick. All other applicable provisions apply. (Amended by By-law 18-2013)

10.7.3 ER1-3

Notwithstanding the provisions of Section 10.5.2 to the contrary, on the lands zoned ER1-3 no pit or quarry shall be extracted or expanded within 65m of the existing dwelling across Johnston line to the west (Part Lot 20, Concession C, Howick Township) as mitigated by measures identified in the operations plan of the pit and enforced by the Ontario Ministry of Natural Resources. All other provisions applicable continue to apply. (Amended by By-law 43-2013)

10.7.4 ER1-4

Notwithstanding the provisions to the contrary, in the area zoned ER1-4 no pit or quarry shall be extracted or expanded with in sixty (60) metres of any dwelling (excluding a dwelling within a licensed pit). (Amended by By-law 38-2016)

Section 11-Extractive Industrial (ER2)

11.1 Permitted Uses

11.1.1 a hot mix asphalt plant;

11.1.2 a ready-mix concrete plant;

11.1.3 uses permitted in an ER1 Zone.

11.2 Permitted Structures

11.2.1 buildings and structures for the permitted uses;

11.2.2 buildings and structures accessory to the permitted uses, not including a dwelling unit.

11.3 Zone Regulations

11.3.1 Lot Area (min.) - 2 hectares;

11.3.2 Yards (minimum)

11.3.2.1 Front Yard - 17 metres;

11.3.2.2 Side Yard - 17 metres;

11.3.2.3 Rear Yard - 17 metres;

11.3.2.4 Lot Coverage (max.) - 20 percent.

11.4 Zone Provisions for Accessory Buildings and Structures

11.4.1 shall not be used for human habitation except where a dwelling is a permitted accessory use;

11.4.2 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

11.4.3 shall not exceed 6 metres in height nor contain more than two storeys;

11.4.4 shall not exceed 10 percent coverage of the total lot area;

11.4.5 shall not be built closer than 1.25 metres to a lot line;

11.4.6 shall not be built closer than 2 metres to a main building;

11.4.7 No accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established;

11.5 Special Provisions

11.5.1 Location

An extractive industrial zone is only permitted within an area licensed as a pit or quarry in accordance with the Regulations of the Pits and Quarries Control Act, as amended.

11.5.2 Setback for Industrial Building or Structure

An extractive industrial (ER2) building or structure shall be located a minimum distance of three hundred (300) metres from any permanent dwelling unit, excluding a dwelling unit, within a licensed pit

Section 12-Recreational Residential (RC1)

12.1 Permitted Uses

12.1.1 conservation;

12.1.2 forestry uses;

12.1.3 recreation, passive;

12.1.4 private park;

12.1.5 public park;

12.1.6 recreational residence;

12.1.7 uses accessory to the permitted uses

12.2 Permitted Structures

12.2.1 a recreational residential dwelling unit;

12.2.2 buildings and structures for the permitted uses;

12.2.3 buildings and structures accessory to the permitted uses.

12.3 Prohibited Structures

12.3.1 mobile home

12.4 Zone Regulations

12.4.1 Lot Area (minimum) - 8000 square metres

12.4.2 Lot Frontage (min.) - 23 metres

12.4.3 Front Yard (min.) - 7.5 metres

12.4.4 Side Yard (min.) - 3.0 metres

12.4.5 Exterior Side Yard (min) - 3.0 metres

12.4.6 Rear Yard (min.) - 7.5 metres

12.4.7 Lot Coverage (max.) - 25 percent

12.5 Building Regulations

12.5.1 Building Height (max.) - 9 metres.

12.6 Zone Provisions for Accessory Buildings and Structures

12.6.1 shall not be used for human habitation except where a dwelling is a permitted accessory use;

12.6.2 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

12.6.3 shall not exceed 6 metres in height nor contain more than two storeys;

12.6.4 shall not exceed 10 percent coverage of the total lot area;

12.6.5 shall not be built closer than 1.25 metres to a lot line;

12.6.6 shall not be built closer than 2 metres to a main building;

12.6.7 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established

12.7 Special Provisions

12.7.1 Existing Undeveloped Lots

Where a lot having an area and/or frontage less than the minimum requirement stated in Section 12.4. is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry Office, at the date of the passing of the By-law, such lot may be used and a single detached dwelling erected on the lot provided:

12.7.1.1 the minimum lot frontage is 18 metres;

12.7.1.2 the minimum lot area is 4000 sq. metres;

12.7.1.3 all relevant regulations made under The Public Health Act and all relevant requirements of the relevant Health Authority are fulfilled

Section 13 Recreational Trailer Park & Campground (RC2)

13.1 Permitted Uses

13.1.1 a campground;

13.1.2 conservation;

13.1.3 forestry;

13.1.4 recreation, passive;

13.1.5 a private park;

13.1.6 a trailer park;

13.1.7 uses accessory to the trailer camp use including recreational vehicle sales and service.

13.2 Permitted Structures

13.2.1 one accessory dwelling unit for the owner or manager of the trailer park or camp;

13.2.2 buildings and structures for the permitted uses, including travel trailers;

13.2.3 buildings and structures accessory to the permitted uses.

13.3 Prohibited Structures

13.3.1 mobile home

13.4 Zone Regulations

13.4.1 Lot Area (min.) - 4 hectares;

13.4.2 Lot Frontage (min.) - 40 metres;

13.4.3 Front Yard (min.) - 17 metres;

13.4.4 Side Yard (min.) - 7.5 metres;

13.4.5 Rear Yard (min.) - 7.5 metres;

13.4.6 Coverage (max.) - 10 percent;

13.4.7 Trailer site area (min.) - 150 sq. metres

13.5 Building Regulations

13.5.1 Building Height (max.) - 9 metres.

13.6 Regulations for Accessory Residential Uses

13.6.1 Location - other than in basement or cellar;

13.6.2 Minimum floor area per dwelling unit shall be in accordance with the following:

13.6.2.1 fully detached residence - 84.0 sq. metres;

13.6.2.2 a residence as part of the non-residential building or structure - 70.0 sq. metres;

13.6.3 Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling units.

13.7 Zone Provisions for Accessory Buildings and Structures

13.7.1 shall not be used for human habitation except where a dwelling is a permitted accessory use;

13.7.2 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

13.7.3 shall not exceed 6 metres in height nor contain more than two storeys;

13.7.4 shall not exceed 10 percent coverage of the total lot area;

13.7.5 shall not be built closer than 1.25 metres to a lot line;

13.7.6 shall not be built closer than 2 metres to a main building;

13.7.7 no accessory building or accessory use shall be established until and unless the main

building or use to which is it accessory is established.

13.8 Special Provisions

13.8.1 Development Ratio

The development ratio for trailer parks shall be 1:2. That is, for each hectare of area to be developed for trailer sites, two hectares shall be maintained in natural area or recreational space.

13.8.2 Recreational Space

Not less than 20 percent of the gross area of the lot shall be used as communal recreational area. Natural areas such as ravines, marshes, or lake banks shall not be included in the calculation of recreational space.

13.8.3 Site Area

A minimum individual trailer park site area of 150 sq. metres shall be provided.

13.8.4 Buffer

Where a (RC2) Zone abuts a (RC1) Zone, a buffer strip of landscaped open space or natural vegetation of 10 metres shall be required.

13.8.5 Water Access

Where a recreational trailer park is located within three hundred (300) metres of a navigable body of water or a lake, access to the water shall be provided as part of the lot or holding. The width of this access shall be a minimum of 30 m.

13.8.6 Density of Development

Overall density of development will not exceed fourteen (14) recreational vehicle lots or camp sites per gross hectare.

Section 14-Recreational Commercial (RC3)

14.1 Permitted Uses

14.1.1 a boating supply store;
14.1.2 a golf course;
14.1.3 a guest cabin;
14.1.4 a hotel;
14.1.5 a marina;
14.1.6 a motel;
14.1.7 a recreational park;
14.1.8 a recreational vehicle sales facility;
14.1.9 a restaurant;
14.1.10 a retail facility for the sale of premanufactured recreational residences;
14.1.11 a retail store for the sale of personal convenience goods and foodstuffs, and recreational equipment;
14.1.12 a riding school;
14.1.13 a tourist home;
14.1.14 one (1) accessory dwelling unit;
14.1.15 uses accessory to the permitted uses.

14.2 Permitted Structures

14.2.1 one (1) dwelling unit accessory to the permitted use;
14.2.2 buildings and structures for the permitted uses;
14.2.3 buildings and structures accessory to the permitted uses.

14.3 Prohibited Structures

14.3.1 mobile home

14.4 Zone Regulations

14.4.1 Lot Area (min.) - 4000 square metres
14.4.2 Lot Frontage (min.) - 22 metres;
14.4.3 Front Yard (min.) - 17 metres;
14.4.4 Side Yard (min.) - 7.5 metres;
14.4.5 Rear Yard (min.) - 7.5 metres;
14.4.6 Lot Coverage (max.) - 30 percent.

14.5 Building Regulations

14.5.1 Building Height (max.) - 12 metres.

14.6 Regulations for Accessory Residential Uses

14.6.1 Location - other than in basement or cellar.
14.6.2 Minimum floor area per dwelling unit shall be in accordance with the following:
14.6.3 fully detached residence - 84.0 sq. metres;

14.6.4 a residence as part of the non-residential building or structure - 70.0 sq. metres;

14.6.5 Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling units.

14.7 Zone Provisions for Accessory Buildings and Structures

14.7.1 shall not be used for human habitation except where a dwelling is a permitted accessory use;

14.7.2 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

14.7.3 shall not exceed 6 metres in height nor contain more than two storeys;

14.7.4 shall not exceed 10 percent coverage of the total lot area;

14.7.5 shall not be built closer than 1.25 metres to a lot line;

14.7.6 shall not be built closer than 2 metres to a main building;

14.7.7 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established

14.8 Regulations for Golf Course and Associated Uses

14.8.1 Lot Area (minimum) - 4.0 hectares

14.8.2 Frontage (minimum) - 75.0 metres

14.8.3 Setbacks for buildings or structures (minimum):

14.8.3.1 Front Yard - 30 metres

14.8.3.2 Side Yard - 8.0 metres

14.8.3.3 Rear Yard - 8.0 metres

14.8.4 Lot Coverage (max.) - 10 percent

14.8.5 Parking - See Section 3

Section 15-Village Residential (Low Density) (VR1)

15.1 Permitted Uses

15.1.1 single residential dwelling

15.1.2 uses accessory to the permitted uses

15.1.3 home occupation

(As amended by By-law 40-2022)

15.2 Permitted Structures

15.2.1 single detached dwelling

15.2.2 detached accessory building

15.2.3 Additional Residential Unit provided lot size is a minimum of 8000 square metres (2.0 acres).(As amended by By-law014-2026)

15.3 Zone Regulations

15.3.1 Lot Area (minimum) - 4000 square metres (1.0 acres) (As amended by By-law 40-2022)

15.3.2 Lot Frontage (minimum) - 23 metres

15.3.3 Lot Depth (minimum) - 46 metres

15.3.4 Front Yard Depth (minimum) -7.5 metres

15.3.5 Side Yard Depth (minimum) - 3 metres

15.3.6 Exterior Side Yard (minimum) - 6 metres

15.3.7 Rear Yard Depth (minimum) - 7.5 metres

15.3.8 Lot Coverage (maximum) - 25 percent (By-law 30-1991)

15.3.9 Landscaped Open Space (minimum) - 30 percent

15.4 Building Regulation

15.4.1 Building Height (maximum) - 9 metres;

15.5 Zone Provisions for Accessory Buildings and Structures

15.5.1 shall not be used for human habitation except where a dwelling is a permitted accessory use;

15.5.2 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

15.5.3 shall not exceed 6 metres in height nor contain more than two storeys;

15.5.4 shall not be built closer than 1.25 metres to a lot line;

15.5.5 shall not be built closer than 2 metres to a main building;

15.5.6 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established

15.5.7 Total Accessory Building Floor Area (maximum)

15.5.7.1For lots less than 1 acre - 75 square metres

15.5.7.2For lots 1 acre and greater - 115 square metres (As amended by By-law 40-2022)

15.6 Zone Provisions for Additional Residential Units

Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply to permit the construction of an additional residential unit as an accessory use to a single detached dwelling in the VR1 zone:

15.6.1 Maximum one (1) ARU per property

15.6.2 The additional residential unit is permitted within the main dwelling or within a detached structure

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

15.6.4 An exterior stairway provided for the ARU shall not be located in the front yard

15.6.5 The ARU shall utilize the same laneway as the main dwelling

15.6.6 When detached, the structure containing the ARU shall be 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;

15.6.7 An additional residential unit located in an accessory structure is subject to the VR1 Zone Provisions for Accessory Buildings and Structures

15.6.8 Not to be permitted where hazardous lands have been identified and is subject to approval from the conservation authority in areas of conservation authority regulated lands.

15.7 Special Provisions

15.7.1 Existing Buildings, Structures and Developed Lots

The lot area, lot frontage, all yards, gross floor area of the main building, lot coverage and building height of existing permitted buildings, structures and lots, where lower than the foregoing minimum or higher than the foregoing maximum requirements, shall apply as they lawfully exist on the day of passing of this By-law.

15.7.2 Existing Undersized, Developed Lots

Where a lot having an area, frontage and/or depth less than the minimum requirements stated in Section 15.4 contains a single detached dwelling and is held in distinct and separate ownership at the date of passing of this By-law, the building may be enlarged, extended, repaired or renovated, and new accessory buildings may be constructed provided:

15.7.2.1.1 Landscaped Open Space (minimum) – 40%

15.7.2.1.2 Lot Coverage (maximum) – 25%

15.7.2.1.3 All other provisions of Section 15.4. and 15.6. are complied with.

15.7.3 Existing Undeveloped Lots

Where a lot having an area and/or frontage or depth less than the minimum requirement stated in Section 15.4. is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry Office, at the date of the passing of this amending By-law, such lot may be used and a single- detached dwelling erected on the lot provided:

15.7.3.1 minimum lot frontage - 18 metres;

15.7.3.2 minimum lot area 1000 sq. metres;

15.7.3.3 minimum lot depth - 37 metres

15.7.3.4 maximum lot coverage - 25 percent

15.7.3.5 minimum landscaped open space – 40 percent

15.7.4 Vacant Lots Since Date of Passage

Where a lot having an area and/or frontage or depth less than the minimum requirement stated in Section 15.3. is held under distinct and separate ownership from abutting lots as shown in the records of the Registry Office, and was developed for a permitted use on the date of passage of By-law 23-1984, but the building has subsequently been accidentally destroyed or purposely demolished; such lot may be used and a single detached dwelling erected on the lot in accordance with the minimum standards set out in Section 15.6.2. (Amended by By-law 7-1997)

Where a lot created between the time of the original By-law (23-1984) and amending By-law (40-2022) does not meet the zone area and/or frontage and/or property depth requirements of this by-law, these existing conditions are recognized and the existing property is deemed to comply with the zone area, frontage, and property depth requirement and such lot may be used for a single detached dwelling subject to the minimum standards set out in Section 15.4 notwithstanding 15.4.1, 15.4.2 and 15.4.3.
(As amended by By-law 40-2022)

15.8 Special Zones

15.8.1 **VR1-1**

Notwithstanding the provisions of 15.1. to the contrary, a mobile home may be established on the land zoned as VR1-1. Development shall be in accordance with the provisions of the VR1 zone. (Amended by By-law 7-1986 and By-law 4-1996)

15.8.2 **VR1-2**

Notwithstanding the provisions of Section 15.1. to the contrary, the area zoned VR1-2 may be used for a contracting shed. (OMB Decision R860561).

15.8.3 **VR1-3**

Notwithstanding the provisions of Section 15.3.2. to the contrary, the minimum lot frontage of lands zoned VR1-3 shall be 14 metres (46 feet). (Amended by By-law 17-1989)

15.8.4 **VR1-4**

Notwithstanding the provisions of Section 15.1 to the contrary, a nursing home and a retirement home may be established on the lands zoned VR1-4 in accordance with the following:

i) Development shall be in accordance with the zone regulations of Section 24.3 and the building regulations of Section 24.4;

ii) The Nursing Home and Retirement Home will be subject to all relevant provincial standards;

iii) Notwithstanding the provisions of Section 3.20, and subsection 3.20.1, to the contrary, the minimum parking space shall be provided on the basis of:

   One (1) parking space for each two and half (2.5) beds;

iv) All other applicable zoning by-law provisions shall apply to the property zoned VR1-4. (Amended by By-law 34-1989)

15.8.5 **VR1-5**

Notwithstanding the provisions of Section 15.4.1. to the contrary, the minimum lot area of lands zoned VR1-5 shall be 7.5 hectares (18.5 acres). Areas of the lot zoned NE1 shall be included in the calculation of the lot area. (Amended by By-law 49-1989)

15.8.6 **VR1-6**

Notwithstanding the provisions of section 15.4.to the contrary, the minimum lot area of lands zoned VR1-6 shall be 1, 810 square metres and the minimum lot depth shall be 40 metres. (Amended by By-law 26-1990)

15.8.7 **VR1-7**

Notwithstanding the provisions of Section 15.4 to the contrary, the minimum lot depth of lands zoned VR1-7 shall be 44.5 metres. (Amended by By-law 35-1993)

15.8.8 **VR1-8**

Notwithstanding the provisions of Section 15.4 to the contrary, the minimum lot frontage of lands zoned VR1-8 shall be 40.2 metres (132 feet) and the minimum lot area of lands zoned VR1-8 shall be 2,023.3 square metres (21,780 square feet). The lot frontage shall be deemed to be Centre Street. One single detached residence, or other uses permitted by Section 15.1 shall apply to lands zoned VR1-8. All other relevant provisions of by-law 23-1984 continue to apply. (Amended by OMB Z940120)

15.8.9 **VR1-9**

Notwithstanding the provisions of Section 15.4., the following provisions shall apply:

15.8.9.1 Notwithstanding the provisions of Section 15.3.1., the minimum lot area shall be 809 square metres.

15.8.9.2 Notwithstanding the provisions of Section 15.4.2., the minimum lot frontage shall be 20 metres.

15.8.9.3 Notwithstanding the provisions of Section 15.4.3., the minimum lot depth shall be 40 metres.

15.8.9.4 Notwithstanding the zone regulations of Section 15.4 where the yards and setbacks established by the existing residence are deficient from the requirements of Section 15, the existing yards and setbacks shall establish the minimum requirement on lands zoned VR1-9;

15.8.9.5 All other provisions of By-law 23-1984 continue to apply. (Amended by By-law 25 1997)

15.8.10 **VR1-10**

Notwithstanding the provisions to the contrary in the area zoned VR1-10, the rear yard setback for a main building is 1m from the rear zone boundary. All other provisions of By-law 23-1984 shall apply. (As amended by By-law 08-2021)

15.8.11 **VR1-11**

15.8.11.1 Notwithstanding the provisions of Section 15.6, to the contrary, lands zoned VR1-11 shall have;

i) a minimum lot area of 4,000 square metres,

ii) a minimum lot frontage of 40 metres,

iii) a minimum lot depth of 100 metres,

iv) a minimum front yard of 15 metres.

15.8.11.2 Notwithstanding the provisions of Sections 15.6 and 3.4, to the contrary, one accessory building shall be permitted on lands zoned VR1-11 and shall;

i) not be used for human habitation,

ii) be behind the principle residence,

iii) have a min. exterior side yard setback of 6 m,

iv) have a min. interior side yard setback of 6 m,

v) have a max. building height of 5 m,

vi) have a max. total floor area of 120 sq. m,

vii) be included in the max lot coverage of 30%.

15.8.11.3 All other accessory buildings shall satisfy Section 15.6 and 3.4.

15.8.11.4 All other provisions of By-law 23-1984, as amended, shall apply to the lands zoned VR1-11. (Amended by By-law 2-2000)

15.8.12 **VR1-12**

15.8.12.1 Notwithstanding the provisions of Section 15.4.3 to the contrary, the lands zoned VR1-12 shall have a minimum lot depth of 33 metres.

15.8.12.2 All other provisions of By-law 23-1984, as amended, shall apply to the lands zoned VR1-12. (Amended by By-law 33-2000)

15.8.13 **VR1-13-H**

15.8.13.1 Notwithstanding the provisions of Section 15.4, 15.6 and 3.4 to the contrary, the provisions of Section 15.7.4.10 shall apply to lands zoned VR1-13-H.

15.8.13.2 A minimum 30 metre setback from areas of Provincially Significant Wetlands applies to all buildings and structures on lands zoned VR1-13-H. (Amended by By-law 19-2002)

15.8.14 **VR1-13**

15.8.14.1 Notwithstanding the provisions of Section 14.3.1 to the contrary, the minimum lot area shall include the lands zoned OS1 held under the same ownership;

15.8.14.2 All other provisions of Section 15 shall apply to lands zoned VR1-13. (Amended by By-law 19-2003)

15.8.15 **VR1-14**

15.8.15.1 Notwithstanding the provision of Section 15.4.1. to the contrary, in the area zoned VR1-14, the minimum lot areas shall be the lot areas created by consent applications B65/05 to B68/05 inclusive.

15.8.15.2 Notwithstanding the provisions of Section 15.4.2. to the contrary, in the area zoned VR1-14, the minimum lot frontages shall be the lot frontages created by consent applications B65/05 to B68/05 inclusive.

15.8.15.3 All other applicable provisions of By-law 23-1984 as amended.

15.8.16 **VR1-15-H**

15.8.16.1 Notwithstanding the provisions of Section 15.4, 15.6 and 3.4 to the contrary, the provision of Section 15.7.4.10. shall apply to lands zoned VR1-15-h.

15.8.16.2 A minimum 15 metre setback from areas of Provincially Significant Wetlands applies to all buildings and structures on the lands zoned VR1-15-h.

15.8.16.3 All other provisions of Section 15 shall apply to lands zoned VR1-15-h.

Note: The Holding Zone (-h) on this property is to remain in place until the property owner enters into a development agreement with the Township to address environmental concerns relating to the development and maintenance of the property.

15.8.17 **VR1-16**

Notwithstanding Section 15.2 of this By-law to the contrary, the area zoned VR1-16 shall permit a semi-detached dwelling. The provisions of Section 16.7.5 (Village Residential Medium Density – title Separation of Attached Dwellings) shall apply with the following exceptions:

- Lot frontage requirements shall be reduced to 8 metres for the southerly unit.

All other provisions of By-law 23-1984 shall apply to lands zoned VR1-16. (Amended by By-law 20-2011)

15.8.18 **VR1-17**

Notwithstanding Section 15.4.4 to the contrary the Front Yard Depth (minimum) shall be 20m on the lands zoned VR1-17. All other provisions of By-law 23-1984 shall apply. (Amended by By-law 58-2013)

15.8.19 **VR1-18**

15.8.19.1 Notwithstanding Section 15.4.4 to the contrary the Front Yard Depth (minimum) shall be 20m on the lands zoned VR1-18.

15.8.19.2 Notwithstanding Section 15.4.5 to the contrary the Side Yard Depth (minimum) shall be 7.5 m on the east side of the property where the property abuts a CF (community facility) zone.

15.8.19.3 All other provisions of By-law 23-1984 shall apply. (Amended by By-law 58-2013)

15.8.20 **VR1-19**

Notwithstanding Sections 15.1, 15.2, 15.6.3, and 15.6.4 to the contrary, the area zoned VR1-19 shall also permit two accessory structures, a log building that exists on the date of passing of this by-law and a new detached garage, in the absence of a main use (a dwelling). In addition, the detached garage cannot exceed a maximum height of 5 metres and a total floor area of 161 square metres. (Amended by By-law 39-2015)

15.8.21 **VR1-20**

Notwithstanding the provisions of Section 15.4 and 15.6 to the contrary, on the lands zoned VR1-20, the minimum lot frontage shall be 19 metres and a shed with a maximum area of 315 m^2 and a maximum height of 5.5 metres is considered an accessory structure. All other provisions of By-law 23-1984, as amended, shall apply. (Amended by By-law 28-2015)

15.8.22 **VR1-21**

Notwithstanding the provisions to the contrary, the size and location of the existing buildings and structures in the area zoned VR1-21 are deemed to comply with the zoning by-law and in addition, the existing garage is considered and accessory structure. (Amended by By-law 40-2016)

15.8.23 **VR1-22**

Notwithstanding any provisions to the contrary, in the area zoned VR1-22 a detached accessory garage may have a maximum area of 112 m^2 (Amended by By-law 29-2018)

15.8.24 **VR1-23**

Notwithstanding the provisions to the contrary, an accessory shed is permitted in the front yard with a maximum of height of 6m and a maximum total floor area of 280m^2. (Amended by By-law 41-2018)

15.8.25 **VR1-23**

Notwithstanding the provisions to the contrary, an accessory shed is permitted in the front yard with a maximum of height of 6m and a maximum total floor area of 280m^2. (Amended by By-law 41-2018)

15.8.26 **VR1-24**

Notwithstanding the provisions to the contrary, in the area zoned VR1-24, an accessory garage is permitted in the north east corner of the property with:

- a maximum floor area of 142 m2,
- maximum height of 6.09 m, and
- setback a minimum of 4.5 m from the north street line and the east property.

(Amended by By-law 31-2019)

15.8.27 **VR1-25**

Notwithstanding the provisions to the contrary, in the area zoned VR1-25, the minimum side yard setback on the west side of the main building is 0m from the zone boundary. (Amended by By-law 15-2021)

15.8.28 **VR1-26**

Notwithstanding the provisions to the contrary, in the area zoned Vr1-26, the front lot line is considered Fordwich Line (Patrick Street). (Amended by By-law 3-2022)

15.8.29 **VR1-27**

Notwithstanding the provisions to the contrary, in the area zoned VR1-27, public road frontage and access may be provided by a right-of-way registered on title. (Amended by By-law 51-2022)

15.8.30 **VR1-28**

Notwithstanding the provisions to the contrary, in the area zoned VR1-28, the minimum lot size is 2690 square metres. All other provisions continue to apply. (Amended by By-law 05-2023)

15.8.31 **VR1-29**

Notwithstanding provisions to the contrary, in the areas zoned VR1-29,

a) the minimum lot size is 2051 square metres; and

b) for lots which back onto a watercourse the rear yard setback is 20m;

All other provisions continue to apply. (Amended by By-law 17-2023)

15.8.32 **VR1-30**

Notwithstanding any provisions to the contrary, the lot zoned VR1-30 and the main building, as they existed on the date this by-law was passed are deemed to comply.

Section 16-Village Residential (Medium Density) (VR2)

16.1 Permitted Uses & Structures

16.1.1 single detached dwelling

16.1.2 a semi-detached dwelling

16.1.3 a duplex dwelling

16.1.4 conversion of single detached dwelling to a total of 2 units

16.1.5 dwelling with support in single detached dwelling

16.1.6 uses accessory to the permitted uses

16.1.7 home occupation

16.1.8 an Additional Residential Unit (ARU) accessory to an unconverted single detached dwelling

16.1.9 a home occupation is permitted in an Additional Residential Unit where otherwise permitted.

(As amended by By-law 40-2022)

16.2 Prohibited Structures

16.2.1 mobile home

16.3 Zone Regulations

16.3.1 Single detached dwelling– as per Section 15.3

16.3.2 All other dwelling types:

- Lot Area (minimum)- 8000 square metres (2.0 acres)
- Lot Frontage (minimum) – 46 metres
- Lot Depth (minimum)- 46 metres
- Front Yard (minimum) – 7.5 metres
- Side Yard Depth (minimum) – 3 metres

(As amended by By-law 40-2022)

16.4 Building Regulations

16.4.1 Building Height (maximum) - 9 metres

16.5 Zone Provisions for Accessory Buildings and Structures

16.5.1 shall not be used for human habitation except where a dwelling is a permitted accessory use

16.5.2 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

16.5.3 shall not exceed 6 metres in height nor contain more than two storeys

16.5.4 shall not exceed a total floor area maximum of 115 square metres;

16.5.5 shall not be built closer than 1.25 metres to a lot line, except for semi-detached garages which may be centered on a mutual side lot line;

16.5.6 shall not be built closer than 2 metres to a main building;

16.5.7 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established

16.6 Special Provisions

16.7.1 Existing Buildings, Structures and Developed Lots

16.7.2 The lot area, lot frontage, all yards, gross floor area of the main building, lot coverage and

building height of existing permitted buildings, structures and lots, where lower than the foregoing minimum or higher than the foregoing maximum requirements, shall apply as they lawfully exist on the day of passing of this By-law.

16.7.3 Notwithstanding the provisions of Section 16.3. the abutting side yard requirements for one unit of a semi-detached dwelling on a separately titled lot shall be 0.

16.7.4 Title Separation of Attached Dwellings

16.7.5 Semi - detached and horizontal multiple-attached dwellings may be separated to give distinct ownerships to the various dwelling units by lot lines in production of the lines of party walls providing the aggregate continues to comply with the requirements of this By-law and each unit has a minimum of 10 metres frontage on a street and each unit has the required parking on the parcel containing the unit.

16.7 Zone Provisions for Additional Residential Units

Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply to permit the construction of an additional residential unit

16.7.2 Maximum one (1) ARU per property

16.7.3 The additional residential unit is permitted within the main dwelling or within a detached structure

16.7.4 One (1) additional on-site parking space is provided for the ARU iaddition to the parking for the main dwelling

16.7.5 An exterior stairway provided for the ARU shall not be located in the front yard

16.7.6 The ARU shall utilize the same laneway as the main dwelling

16.7.7 When detached, the structure containing the ARU shall be 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

16.7.8 An additional residential unit located in an accessory structure is subject to the VR2 Zone Provisions for Accessory Buildings and Structures

16.7.9 Not to be permitted where hazardous lands have been identified and is subject to approval from the conservation authority in areas of conservation authority regulated lands.

16.8 Special Zones

16.8.2 VR2-1

Notwithstanding the provisions of 16.1 to the contrary, a 20-unit multiple residential building or a nursing home or home for the aged may be established on the lands zoned VR2-1. Permitted structures include building and structures for the permitted uses and accessory to the permitted uses. Development shall be in accordance with the following provisions:

16.8.2.1 Zone Regulations

All residential developments within the VR2-1 Zone shall occur on sufficiently sized lots to accommodate a septic disposal system as determined by the Huron County Health Unit and shall be in accordance with the Minimum provisions of Section 15.3. (Amended by By-law 35-1986)

16.8.2.2 Building Regulations

16.8.2.2.1 Building Height (maximum): 9 m

16.8.2.2.2 Total Dwelling Unit Floor Area (minimum): Multiple attached: 55 sq. m

Apartment Dwelling:

- bachelor unit: 37 sq. m
- one-bedroom unit: 47 sq. m
- two-bedroom unit: 62 sq. m
- three-bedroom unit: 84 sq. m

16.8.2.2.3 Nursing Home and Home for the Aged:
Will be subject to a minimum floor area as established by provincial standards. (Amended by By-law 35-1986)

16.8.2.3 Regulations For Accessory Buildings or Structures

Section 16.6 applies. (Amended by By-law 35-1986 & 14-2015)

16.8.2.4 Special Provisions

16.8.2.4.1 Site Regulations

16.8.2.4.1.1 Multiple Attached Dwelling

The following regulations shall apply to the establishment of new multiple attached dwellings only.

Minimum Amenity Area:
For each dwelling unit in a multiple attached dwelling, amenity area for the private and communal recreational needs of the residents shall be provided as follows:

16.8.2.4.1.1.1 Bachelor Unit: 15 sq. m.

16.8.2.4.1.1.2 One Bedroom Unit: 20 sq. m.

16.8.2.4.1.1.3Two Bedroom Unit: 55 sq. m.

16.8.2.4.1.1.4Three Bedroom Unit: 90 sq. m.

16.8.2.4.1.1.5Four Bedroom Unit: 110 sq. m.

The required amenity area includes privacy yards, landscaped outdoor communal area, children's outdoor play areas and indoor communal lounges.

16.8.2.4.2 Privacy Yards:

Each dwelling unit in a multiple attached dwelling shall be provided with an unobstructed privacy yard clear of any communal walkway, buildings, communal amenity areas, or surface parking provided immediately adjacent to each dwelling unit as private outdoor amenity area 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.

16.8.2.4.3 Privacy Zones:

Within each privacy yard, a privacy zone shall be provided adjacent to the rear exterior wall of each dwelling unit as follows:

- minimum width shall be minimum width of the dwelling unit;
- minimum depth shall be 3 metres perpendicular to each dwelling units inner most wall;
- the privacy zone shall be bordered by a wall or wood fence of not less than 1.2 metres in height along a minimum 50% of its perimeter.

More Than One Multiple Attached Dwelling on a Lot:

More than 1 multiple attached 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 the front of 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. (Amended by By-law 35-1986)

16.8.2.4.4 Parking Provisions

Notwithstanding the provisions of Section 3.12.1. to the contrary, parking will be provided on the basis of 1.25 spaces per unit. Notwithstanding the provisions of Section 3.14. to the contrary, parking will be provided in the interior side yard subject to an 8 metre setback from the side lot line. (Amended by By-law 35-1986)

16.8.3 VR2-2

Deleted by By-law 20 of 2009

16.8.4 VR2-3

16.8.4.1 Notwithstanding the provisions of Sections 3.20, to the contrary, parking will be provided in the interior side yard subject to a 2 metre setback from the interior side yard lot line;

16.8.4.2 For the purpose of this rezoning, the front of the subject lots shall be deemed to be Alfred Street;

16.8.4.3 All other applicable provisions shall apply. (By-law 27-1994)

16.8.5 VR2-4

16.8.5.1 Notwithstanding the provisions of Section 3.20, to the contrary, parking will be provided in the interior side yard and front yard.

16.8.5.2 On lands zoned VR2-4, the front of the subject lots shall be deemed to be Alma Street.

16.8.5.3 Notwithstanding the provisions of Section 16.2.1, to the contrary, the lands zoned VR2-4 shall be allowed up to two multiple residential structures containing not more than four dwelling units in each structure.

16.8.5.4 All other applicable provisions shall apply. (Amended by By-law 21-2004)

16.8.6 VR2-5

Notwithstanding the provisions of 3.4 (non-complying uses) to the contrary, the provisions of Section 3.4 shall apply except that the operative date for the purpose of Section 3.4 shall be the date of passing of the amending By-law which establishes the VR2-5 zone. All other applicable provisions shall apply to the lands zoned VR2-5. (Amended by By-law 13-2006)

16.8.7 VR2-6

16.8.7.1 Notwithstanding the provisions of Sections 3.20., 16.2.1. and 16.6.2. to the contrary, any number, up to a maximum of two six-unit apartment buildings may be established on the lands zoned VR2-6;

16.8.7.2 Notwithstanding the provisions of Section 16 to the contrary, Section 16.7.5. shall not apply to lands zoned VR2-6;

16.8.7.3 For the purpose of this rezoning, the front of the subject lot shall be deemed to be Main Street;

16.8.7.4 Notwithstanding the provisions of Section 3.21. to the contrary, two parking spaces shall be provided adjacent to each residential unit. One space shall be provided within the proposed attached garage with the second space provided on the driveway to the front of each unit;

16.8.7.5 All other applicable provisions shall apply. (By-law 48-1990 & 14-2015)

16.8.8 VR2-7

Notwithstanding the provisions of Sections 3.6 and 16.4 to the contrary, the area zoned VR2-7 may contain two multiple attached dwellings with each building not to exceed four dwelling units. In addition, parking is permitted in the interior side yard adjacent to the main entrance to each dwelling. (Amended by By-law 04-2016)

16.8.9 VR2-8

Notwithstanding the provisions to the contrary, in the area zoned VR2-8:

a) a maximum of four dwelling units is permitted.

b) One parking space per unit will be required.

c) Parking spaces are permitted within the front yard setback and are to be located in the driveway in front of each garage.

d) The planting strip requirement is removed.

(As amended by By-law 13-2019)

16.8.10 VR2-9

Notwithstanding the provisions to the contrary, in the VR2-9 zone, a quadruplex to a maximum of four residential units is permitted. All other provisions apply.

Section 17-Mobile Home Park (R4)

17.1 Permitted Uses

17.1.1 a home occupation;

17.1.2 a mobile home park;

17.1.3 passive and active recreation;

17.1.4 uses accessory to the permitted use.

17.2 Permitted Structures

17.2.1 an administrative or rental office;

17.2.2 a convenience retail store or a personal service store to serve the day-to-day commercial needs of the mobile home park residents;

17.2.3 mobile homes;

17.2.4 mobile homes - double wide;

17.2.5 a mobile home sales office;

17.2.6 a recreational or community centre;

17.2.7 one dwelling unit within the rear portion or second storey of the main office or sales facility;

17.2.8 buildings and structures for the permitted uses;

17.2.9 buildings and structures accessory to the permitted use.

17.3 Regulations for Mobile Home Park

17.3.1 Lot Area (minimum) - 2.0 hectares; (By-law 30-1991)

17.3.2 Lot Frontage (minimum) - 100 metres;

17.3.3 Front Yard (minimum) - 9 metres;

17.3.4 Side Yard (minimum) - 7.5 metres;

17.3.5 Rear Yard (minimum) - 7.5 metres;

17.3.6 Building Height (maximum) - 9 metres.

17.4 Regulations For Mobile Home Site

17.4.1 Site Area (minimum) - 420 sq. metres;

17.4.2 Lot Frontage (minimum) - 13.5 metres;

17.4.3 Front Yard (minimum) - 3 metres;

17.4.4 Side Yard (minimum) - 2 metres;

17.4.5 Rear Yard (minimum) - 3 metres;

17.4.6 Unit Floor Area (minimum) - 55 sq. metres;

17.4.7 Site Coverage (maximum) -35 percent.

17.5 Zone Provisions for Accessory Buildings and Structures

17.4.8 shall not be used for human habitation except where a dwelling is a permitted accessory use;

17.4.9 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

17.4.10 shall not exceed 6 metres in height nor contain more than two storeys;

17.4.11 shall not exceed 10 percent coverage of the total lot area;

17.4.12 shall not be built closer than 1.25 metres to a lot line;

17.4.13 shall not be built closer than 2 metres to a main building;

17.4.14 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established

17.6 Special Provisions for Mobile Home Parks

17.6.1 Density

The maximum density of mobile home units in a mobile home park shall be 20 units per gross hectare.

17.6.2 Services

Each mobile home located within a mobile home park shall be provided with a piped water supply, sewage disposal facilities, solid waste disposal, storm drainage, hydro, street lighting, telephone and road maintenance.

17.6.3 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 four (4) metres for one-way traffic flow and six (6) metres for two-way traffic flow.

17.6.4 Unit Per Site

Not more than one mobile home unit shall be placed on any mobile home site.

17.6.5 Parking

In addition to the provisions of Section 3.12., each mobile home site shall be provided with at least one (1) car parking space and visitor parking shall be provided on the basis of one (1) space for every two (2) mobile home sites, and shall be dispersed throughout the mobile home park at locations convenient to the site which it is intended to serve. Such visitor parking shall not be used for the storage of boats or trailers.

17.6.6 Recreation Space

Not less than ten percent (10%) of the gross area of a mobile home park shall be used as recreation space, placed in locations convenient to all residents. Such space shall be free of traffic hazards and shall not include areas designated as planting strips. Where recreation space exceeds five hundred (500) square metres, two (2) or more such areas shall be provided.

17.6.7 Separation

Mobile homes and any part thereof shall be separated from each other or from any other building by not less than six (6) metres. Any porch, carport or addition to a mobile home shall be regarded as part of the mobile home for the purpose of separation.

17.6.8 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. 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. Structures containing accessory covered storage facilities shall be located and designed so that each building provides storage space for a minimum of 8 mobile home units on the basis of 3.5 cubic metres of storage space per unit, and no mobile home site is more than 60 metres from its storage facility.

17.6.9 Skirting and Accessory Structures

Each mobile home unit located on a mobile home site shall be placed on a continuous permanent substructure and 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.

17.6.10 Commercial Buildings

Accessory commercial buildings shall not occupy more than one percent (1%) of the mobile home park area. The required parking spaces shall be calculated on the basis of one (1) parking space for each ten (10) square metres of gross floor area.

Section 18-Open Space – Hazard Land (OS1)

18.1 Permitted Uses

18.1.1 agricultural use, limited

18.1.2 conservation;

18.1.3 forestry use;

18.1.4 recreation, passive;

18.1.5 a public park;

18.1.6 uses accessory to the permitted uses.

18.2 Permitted Structures

18.2.1 a class one sewage disposal facility as approved by the appropriate authority;

18.2.2 accessory buildings and structures for trails and foot-paths such as stiles, stairways, bridges and benches;

18.2.3 buildings and structures accessory to use as a public park;

18.3 Zone Regulations

18.3.1 Lot Size (minimum):

18.3.1.1 a minimum lot size is not applicable for public uses and public parks.

18.3.2 Frontage (minimum):

18.3.2.1 a minimum frontage is not applicable for public uses and public parks.

18.4 Zone Provisions for Accessory Buildings and Structures

18.3.3 shall not be used for human habitation;

18.3.4 shall not exceed 6 metres in height;

18.3.5 shall not exceed a total floor area maximum of 75 square metres;

18.3.6 shall not be built closer than 1.25 metres to a lot line.

18.5 Special Provisions

18.5.1 Unless otherwise specified, no part of the Open Space Zone shall be used to calculate any of the zone provisions as required by the By-law for a use located outside of the Open Space Zone.

18.5.2 The placing or removal of fill will not be permitted without the consent of the Maitland Valley Conservation Authority and/or the Saugeen Valley Conservation Authority.

18.5.3 Clearing of areas within the Open Space Zone will be prohibited. Selective cutting will be permitted in accordance with County By-law No. 67-79.

18.5.4 Drainage of areas within the Open Space Zone will be prohibited with the exception of those drains constructed in accordance with the Drainage Act.

18.6 Status Zoning

18.6.1 OS1-1

Notwithstanding the provisions of Section 18.1 to the contrary, the area zoned as OS1-1 may be used for one existing single detached residence.

18.6.2 OS1-2

Notwithstanding the provisions of Section 18.1. to the contrary, the area zoned OS1-2 may be used for one existing single wide mobile home, and existing additions. (Amended by By-law 7-1997)

Section 19-Open Space - Parkland (OS2)

19.1 Permitted Uses

19.1.1 conservation;

19.1.2 forestry use;

19.1.3 recreation, passive;

19.1.4 a private park;

19.1.5 a public park;

19.1.6 uses accessory to the permitted uses.

19.2 Permitted Structures

19.2.1 a class one sewage disposal facility as approved by the appropriate authority;

19.2.2 a storage shed;

19.2.3 accessory buildings and structures for trails and footpaths such as stiles, stairways, bridges and benches;

19.2.4 buildings and structures accessory to a public park;

19.2.5 buildings and structures accessory to permitted uses.

19.3 Zone Provisions

19.3.1 Lot Frontage (minimum)-no minimum

19.3.2 Lot Area (minimum)-no minimum

19.3.3 Lot Depth (minimum)-no minimum

19.3.4 Lot coverage (maximum)-20%

19.3.5 Front Yard Setback (minimum)-6 metres from a Municipal Road or 10 metres from a County Highway

19.3.6 Rear Yard (minimum)-8 metres

19.3.7 Interior Side Yard (minimum)-7.5 metres

19.3.8 Exterior Side Yard (minimum)-6 metres from a Municipal Road or 10 metres from a County Highway

19.3.9 Height of Building (maximum)-11 metres

19.4 Zone Provisions for Accessory Buildings and Structures

19.4.1 shall not be used for human habitation;

19.4.2 shall not exceed 6 metres in height;

19.4.3 shall not exceed a total floor area maximum of 115 square metres;

19.4.4 shall not be built closer than 1.25 metres to a lot line.

19.5 Special Provisions

19.5.1 Unless otherwise specified, no part of the Open Space Zone shall be used to calculate any of the zone provisions as required by the By-law for a use located outside of the Open Space Zone.

19.5.2 Clearing of areas will be prohibited. Selective cutting will be permitted in accordance with the County Forest Conservation By-law.

Section 20-Village Industrial (VM1)

20.1 Permitted Uses

20.1.1 all permitted uses shall be dry industries as defined in Section 2.

20.1.2 an agricultural industrial establishment;

20.1.3 an agricultural processing establishment not including dead stock removal;

20.1.4 an automotive body shop;

20.1.5 a contractor or tradesman's shop or yard;

20.1.6 a garage, public;

20.1.7 a retail outlet, a wholesale outlet or office accessory to a permitted use;

20.1.8 a storage industry or warehouse;

20.1.9 a transport terminal or yard;

20.1.10 uses accessory to the permitted uses;

20.1.11 an agricultural service establishment. (By-law 30-1991 & 14-2015)

20.2 Permitted Structures

20.2.1 buildings and structures for the permitted uses;

20.2.2 buildings and structures accessory to the permitted uses.

20.3 Zone Regulations for Automotive Wrecking Establishment

The provisions of Section 23, SALVAGE YARD (C4), apply for automotive wrecking establishments.

20.4 Zone Regulations for All Other Permitted Uses

20.4.1 Lot Area (minimum) - 4000 square metres

20.4.2 Lot Frontage (min.) - 30 metres;

20.4.3 Front Yard Depth (minimum):

20.4.3.1 adjacent to Provincial or County Road – 20 metres;

20.4.3.2 adjacent to Township Road – 20 metres.

20.4.4 Side Yard Depth (minimum) - 4.5 metres;
(except where abutting a Residential, Institutional or Recreational Zone or Park Use, in which case - 7.5 metres).

20.4.5 Exterior Side Yard Depth (minimum):

20.4.5.1 adjacent to a Provincial or County Road - 20 metres;

20.4.5.2 adjacent to a Township Road - 20 metres.

20.4.6 Rear Yard Depth (minimum) -7.5 metres;

20.4.7 Lot Coverage (maximum) - 50%;

20.4.8 Landscaped Open Space (min.) - 10%.

20.5 Provisions for Accessory Buildings and Structures

20.5.1 shall not be used for human habitation except where a dwelling is a permitted accessory use;

20.5.2 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

20.5.3 shall not exceed 6 metres in height nor contain more than two storeys;

20.5.4 shall not exceed 10 percent coverage of the total lot area;

20.5.5 shall not be built closer than 1.25 metres to a lot line;

20.5.6 shall not be built closer than 2 metres to a main building;

20.5.7 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established.

20.6 Building Regulations

Building Height (maximum) - 12 metres

20.7 Special Provisions

20.7.1 Planting Strips

Where an Industrial Zone abuts any Residential, Institutional or Commercial Zone, a planting strip with a minimum width of one and one-half (1.5) metres and in accordance with the provisions of Section 3.29, shall be provided along the abutting side and/or rear yards of the Industrial Zone.

20.7.2 Open Storage

20.7.2.1 Any part of any lot used for a permitted open storage purpose shall be suitably screened by a solid fence not less than two (2) metres in height;

20.7.2.2 No storage will be permitted outside of the building or buildings on the lot in the front, side or rear yard opposite to or abutting a Residential, Institutional or Recreational Zone.

20.7.3 Property Abutting a Railway

Notwithstanding any other provisions of Sections 20.4.4. and 20.4.6., along that portion of any lot line which abuts a railway right-of-way, no interior side yard or rear yard shall be required.

20.7.4 Existing Buildings, Structures and Lots

The lot area, lot frontage, all yards, gross floor area of the main building, lot coverage, and building height of existing permitted buildings, structures and lots, where lower than the foregoing minimum or higher than the foregoing maximum requirements, shall apply as they lawfully exist on the day of the passing of this By-law.

20.8 Special Zones

20.8.1 VM1-1

20.8.1.1 Notwithstanding the provisions of Section 20.4.3. to the contrary, the lands zoned VM1-1 shall have a minimum front yard depth of 30 metres. (Amended by By-law 14-2015)

20.8.1.2 All other applicable provisions of By-law 23-1984, as amended, shall apply to the lands zoned VM1-1. (Amended by By-law 19-2001)

20.8.2 VM1-2

Notwithstanding the provisions of Section 20.1 to the contrary, in the area zoned VM1-2 a storage warehouse, office and accessory dwelling are the only permitted uses. All other applicable provisions of By-law 23-1984 shall apply. (Amended by By-law 21-2018)

Section 21-Village Commercial (VC1)

21.1 Permitted Uses

21.1.1 a bank or a financial institution;

21.1.2 a clothing store;

21.1.3 a day nursery;

21.1.4 a maximum of 1 dwelling unit within the rear portion or upper storeys of a commercial building; (By-law 30-1991 and 7-1997)

21.1.5 a food store;

21.1.6 a funeral home;

21.1.7 a gas bar and/or service station;

21.1.8 a general store;

21.1.9 a greenhouse, commercial;

21.1.10 a hardware store

21.1.11 a hotel;

21.1.12 an office use or clinic;

21.1.13 a parking area;

21.1.14 a private club;

21.1.15 a public garage;

21.1.16 a restaurant;

21.1.17 a service shop;

21.1.18 uses accessory to the permitted use;

21.2 Permitted Structures

21.2.1 Buildings and structures for the permitted uses;

21.2.2 Buildings and structures accessory to the permitted uses;

21.3 Prohibited Structures

21.3.1 Mobile Home

21.4 Zone Regulations

21.4.1 Lot Area (minimum) - 4000 square metres

21.4.2 Lot Frontage (minimum) - 30 metres

21.4.3 Front Yard (minimum) - 3 metres

21.4.4 Side Yard (minimum) - 3 metres

21.4.5 Ext. Side Yard Depth (min.) - 3 metres

21.4.6 Rear Yard Depth (min.) - 7.5 metres

21.4.7 Lot Coverage (maximum) - 50 percent

21.4.8 Landscaped Open Space (minimum) - 10 percent (By-law 30-1991)

21.5 Building Regulations

21.5.1 Building Height (maximum):12 metres

21.6 Regulations for Accessory Residential Use

21.6.1 Location - other than in basement or cellar.

21.6.2 Minimum Floor Area per dwelling unit shall be in accordance with the following:

21.6.2.1 A fully detached residence shall not be permitted; (By-law 30-1991)

21.6.2.2 A residence as part of the non-residential building or structure - 70 square metres;

21.6.3 Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling.

21.7 Existing Buildings, Structures and Lots

The lot area, lot frontage, all yards, gross floor area of the main building, lot coverage, and building height of existing permitted buildings, structures and lots, where lower than the foregoing minimum or higher than the foregoing maximum requirements, shall apply as they lawfully exist on the day of passing of this By-law.

21.8 Zone Provisions for Accessory Buildings and Structures

21.8.1 shall not be used for human habitation except where a dwelling is a permitted accessory use;

21.8.2 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building

21.8.3 shall not exceed 6 metres in height nor contain more than two storeys;

21.8.4 shall not exceed 10 percent coverage of the total lot area;

21.8.5 shall not be built closer than 1.25 metres to a lot line;

21.8.6 shall not be built closer than 2 metres to a main building;

21.8.7 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established

21.9 Special Zoning

21.9.1 VC1-1

Notwithstanding any provisions to the contrary, in the area zoned VC1-1, the following are permitted uses:

a) A four-unit apartment building to be constructed within the existing residential building footprint

b) A detached accessory garage may be constructed 6m from the top-of-bank

c) A two-bay car wash

(As amended by By-law 12-2019)

21.9.2 VC1-2

Notwithstanding the provisions of Section 21.1. to the contrary, the area zoned as VC1-2 may be used to allow the cutting and welding of tubing, threading of parts, assembling of parts, cleaning and packing of the finished products necessary for the production of a domestic water filtration system. The provisions of Section 3.4. (non-complying uses) shall apply except that the operative date for the purpose of Section 3.4. shall be the date of passing of the amending by-law which establishes the VC1-2 zone. (Amended by By-law 27-1990).

21.9.3 VC1-3

The provisions of Section 3.4. (non-complying uses) shall apply except that the operative date for the purpose of Section 3.4. shall be the date of passing of the amending by-law which establishes the VC1-3 zone. (By-law 35-1990)

21.9.4 VC1-4

21.9.4.1 Notwithstanding the provision of Section 21.1. to the contrary, the area zoned VC1-4 may also be used as a commercial storage facility, and may contain rental

apartment units in addition to the permitted uses of Section 21.1. The number of rental apartment units shall be subject to the approval of the Huron County Health Unit.

21.9.4.2 The provisions of Section 3.4. (non-complying uses) shall apply, except that the operative date for the purpose of Section 3.4. shall be the date of passing of the amending by-law which establishes the VC1-4 zone.

21.9.4.3 The provisions of Section 3.25. shall continue to apply to the lands zoned VC1-4.

21.9.4.4 Notwithstanding the provisions of Section 21. to the contrary, that portion of the subject property currently zoned VR1 (Village Residential Low Density) may be included as part of the subject property and may contain one single detached residence and accessory buildings and structures.

21.9.4.5 All other applicable provisions of by-law 23-1984, as amended, shall apply to the lands zoned VC1-4. (Amended by By-law 23-1992)

21.9.5 VC1-5

21.9.5.1 Notwithstanding the provisions of Section 21.1 to the contrary, the lands zoned VC1-5 shall be used for the sales and installation of garage doors, garage door components and as a hardware store.

21.9.5.2 Notwithstanding the provisions of Section 21.5 to the contrary, the lands zoned VC1-5 shall be allowed one existing single detached dwelling and existing accessory buildings.

21.9.5.3 The provisions of Section 3.4 (non-complying) shall apply, except that the operative date for the purpose of Section 3.4 shall be the date of the amending by-law, which established the VC1-5 zoned.

21.9.5.4 All other applicable provisions of By-law 23-1984, as amended, shall apply to the lands zoned VC1-5. (Amended by By-law 19-2001)

Section 22-Highway Commercial (HC1)

22.1 Permitted Uses

22.1.1 an agricultural service establishment;

22.1.2 an agricultural supply establishment;

22.1.3 an animal and poultry health and breeding clinic;

22.1.4 an auction sale facility;

22.1.5 an automotive sales and service establishment;

22.1.6 an automotive rust proofing establishment;

22.1.7 an automotive washing establishment;

22.1.8 a boat or motorized recreational vehicle sales establishment;

22.1.9 a drive-in restaurant and/or a restaurant;

22.1.10 a drive-in theatre;

22.1.11 a motel;

22.1.12 a permanent fruit or vegetable stand;

22.1.13 one dwelling unit secondary to a commercial use within the rear portion or second storey of a commercial building;

22.1.14 uses accessory to the permitted uses;

22.1.15 a gasoline bar and/or service station;

22.1.16 a building supply centre;

22.1.17 a hardware store;

22.1.18 a greenhouse, commercial. (Sections 22.1.15. to 21.1.18 is added by By-law 30-1991)

22.1.19 a transport truck terminal (Amended by By-law 14-2014)

22.2 Permitted Structures

22.2.1 buildings and structures for the permitted uses;

22.2.2 buildings and structures accessory to the permitted uses.

22.3 Prohibited Structures

22.3.1 Mobile Home

22.4 Zone Regulations

22.4.1 Lot Area (minimum) – 4000 square metres (1.0 acres); (By-law 30-1991)

22.4.2 Lot Frontage (minimum) - 45 metres;

22.4.3 Front Yard Depth (min.) - 20 metres;

22.4.4 Side Yard Depth (min.) - 4.5 metres

22.4.5 (except where abutting an Institutional, Residential or Recreational Zone or a Park Use, in which case, 7.5 metres);

22.4.6 Exterior Side Yard (min.) - 20 metres;

22.4.7 Rear Yard (minimum) - 7.5 metres;

22.4.8 Lot Coverage (maximum) - Section 21.3.7. applies.

22.5 Building Regulations

22.5.1 Building Height (maximum)-12 metres.

22.5.2 Minimum Dwelling Unit Area - for dwelling units located within a commercial building - 47 square metres.

22.6 Regulations for Accessory Residential Use

22.6.1 Location - within the rear portion or second storey of a commercial building and not including the basement or cellar.

22.6.2 Minimum Floor Area per dwelling unit shall be in accordance with the following:

22.6.2.1 A fully detached residence shall not be permitted; (By-law 30-1991)

22.6.2.2 A residence as part of the non-residential building or structure - 70 square metres.

22.6.2.3 Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling.

22.7 Zone Provisions for Accessory Buildings and Structures

22.7.1 shall not be used for human habitation except where a dwelling is a permitted accessory use;

22.7.2 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

22.7.3 shall not exceed 6 metres in height nor contain more than two storey

22.7.4 shall not exceed 10 percent coverage of the total lot area;

22.7.5 shall not be built closer than 1.25 metres to a lot line;

22.7.6 shall not be built closer than 2 metres to a main building;

22.7.7 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established

22.8 Special Provisions

22.8.1 Off Street Parking

No parking space or part thereof shall be located and no stand shall be used as parking for a motor vehicle or for equipment within three (3) metres of any street line.

22.8.2 Open Storage Regulations

The minimum setback from any front, side or rear lot line of any open storage area in this zone shall be no less than seven and one-half (7.5) metres for the front yard depth and three (3) metres for the side yard width and rear yard depth respectively.

22.8.3 HC1-1

Notwithstanding the provisions of Section 22.1. the lands zoned HC1-1 may also be used for the sale and service of telephones, telephone parts, telephone equipment, telephone systems and all services related to the business.
(Amended by By-law 12-l985)

22.8.4 HC1-2

22.8.4.1 Notwithstanding the provisions of 22.1, to the contrary, lands zoned HC1-2 may also be used for a livestock sorting facility. The maximum number of livestock allowed on the lands at any time shall not exceed 30 livestock units.

22.8.4.2 For the purpose of this by-law, a livestock sorting facility shall be defined as "lands, buildings and structures where livestock is kept temporarily for the purpose of wholesale or trade and may also include the offices of personnel employed on the premises".

22.8.4.3 Notwithstanding the provisions of Section 22.3 to the contrary, for buildings housing livestock or manure, the minimum front yard shall be 60 metres and the minimum side yard shall be 20 metres.

22.8.4.4 The minimum distance between livestock buildings or manure storage buildings and the nearest neighbours residence shall be 45 metres.

22.8.4.5 Outside manure storage is prohibited. A Nutrient Management Plan shall be required prior to issuing Building Permits for livestock or manure storage buildings.

22.8.4.6 Prior to issuing a building permit for expansion to the livestock buildings, the entrance to the lands zoned HC1-2 shall be upgraded, if necessary, to the satisfaction of the County.

22.8.4.7 All other provisions of Section 22 shall apply to lands zoned HC1-2. (Amended by By-law 32-2004)

22.8.5 HC1-3

22.8.5.1 Notwithstanding the permitted uses of Section 22.1, the permitted uses in the HC1-3 zone shall be limited to the following:

22.8.5.1.1 furniture or antique store

22.8.5.1.2 an office use or clinic

22.8.5.1.3 a parking area

22.8.5.1.4 a permanent fruit or vegetable stand

22.8.5.1.5 a private club

22.8.5.1.6 a drive-in restaurant and/or restaurant

22.8.5.1.7 a general store

22.8.5.1.8 a boat or motorized recreational vehicle sales establishment

22.8.5.1.9 a hardware store

22.8.5.1.10 a greenhouse, commercial

22.8.5.1.11 a single detached dwelling secondary to a permitted use

22.8.5.1.12 uses accessory to the permitted use

22.8.5.2 The following zone provisions shall apply:

22.8.5.2.1 the lot line along Albert Street North shall be deemed the front lot line

22.8.5.2.2 the lot frontage, front yard depth, and interior side yard depth are as existing on the date of passing of this by-law amendment.

22.8.5.2.3 the exterior side yard depth - 10 metres

22.8.5.2.4 lot coverage (maximum) - 40%

22.8.5.2.5 All other provisions of Section 22 shall apply to lands zoned HC1-3 (Amended by By-law 08-2012)

22.8.6 HC1-4

22.8.6.1 Notwithstanding the provisions of 22.1 to the contrary, lands zoned HC1-4 may also be used for a training center for transport truck drivers.

22.8.6.2 The training center shall be accessory to the main use as a transport truck terminal and include a classroom and office space for the instructor(s). The training center shall not occupy more than twenty-five (25%) of the gross floor area of the total of all buildings, on site.

22.8.6.3 The training center shall not provide on-site accommodations for students. (Amended by By-law 14-2014)

22.8.7 HC1-5

In addition to the permitted uses and structures of the HC1 zone, the area zoned HC1-5 may also contain a single detached dwelling subject to the provisions of the VR1 zone. (Amended by By-law 15-2015)

22.8.8 HC1-6

Notwithstanding any provisions to the contrary, in the area zoned HC1-6, the minimum front yard depth shall be 15 metres (Amended by By-law 28-2018)

Section 23-Salvage Yard (C4)

23.1 Permitted Uses

23.1.1 an automotive wrecking establishment as defined in Section 2;

23.1.2 a 'salvage yard' as defined in Section 2. of this By-law;

23.1.3 uses accessory to the permitted uses;

23.2 Permitted Structures

23.2.1 an accessory residence to be owned and occupied by the manager of the permitted commercial operation;

23.2.2 a storage shed;

23.2.3 buildings and structures for permitted uses;

23.2.4 buildings and structures accessory to the permitted uses.

23.3 Zone Regulations

23.3.1 Zone Area (minimum): 2 hectares;

23.3.2 Zone Area (maximum): 6 hectares;

23.3.3 Lot Frontage (minimum): 45 metres

23.3.4 Front Yard Depth (minimum): 30 metres

23.3.5 Side Yard Depth (minimum): 3 metres, except:

23.3.5.1 15 metres minimum where any side lot line abuts any Non-Industrial Zone;

23.3.5.2 1 metre minimum where any side lot line abuts any railway right-of-way.

23.3.6 Exterior Side Yard Depth (minimum) - 30 metres.

23.3.7 Rear Yard Depth (minimum): 3 metres, except:

23.3.7.1 15 metres minimum where any rear lot line abuts any Non-Industrial Zone;

23.3.7.2 1 metre minimum where any rear lot line abuts a railway right-of-way.

23.3.8 Lot Coverage (maximum) - 20 percent.

23.4 Building Regulations

23.4.1 Building Height (maximum) - 12 metres

23.5 Regulations For Accessory Residential Uses

23.5.1 Lot Area (to be added to the minimum lot area for the Salvage Yard Use) minimum:

23.5.1.1 detached residence: 700 sq m

23.5.1.2 attached dwelling unit: 350 sq m.

23.5.2 Minimum floor area per dwelling unit shall be in accordance with the following:

23.5.2.1 Fully detached residence - 84.0 square metres;

23.5.2.2 A residence as part of the non-residential building or structure - 70.0 square metres.

23.5.3 Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling units.

23.6 Separation Distance (Residential)

Notwithstanding any other provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. (Amended by By-law 20-2007)

23.7 Zone Provisions for Accessory Buildings and Structures

23.7.1 shall not be used for human habitation except where a dwelling is a permitted accessory use;

23.7.2 shall not be built in a front yard. Where an accessory building is or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

23.7.3 shall not exceed 6 metres in height nor contain more than two storeys;

23.7.4 shall not exceed a total floor area maximum of 115 square metres;

23.7.5 shall not be built closer than 1.25 metres to a lot line;

23.7.6 shall not be built closer than 2 metres to a main building;

23.7.7 No accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established.

23.8 Special Provisions

23.8.1 Planting Strips

Notwithstanding the provisions of Section 3.25, the height of the planting strip shall be 2.5 metres where the planting strip is adjacent to the front and side yards, and 1.75 metres where the planting strip is adjacent to the rear lot line, subject to the following additional provisions:

23.8.1.1 where the side or rear lot line is adjacent to a Residential, Recreational or Institutional Zone, or a public roadway, the planting strip shall be 2.4 metres in height;

23.8.1.2 where the side or rear lot line is adjacent to a railroad right-of-way, no planting strip is required.

23.8.1.3 a fence of equal height may be required in conjunction with a planting strip, or in replacement of a planting strip.

23.8.2 Open Storage

No open storage will be permitted in the front, side or rear yards with the exception of parking of motor vehicles in accordance with Section 3.21. of this By-law.

Section 24-Community Facility (CF)

24.1 Permitted Uses

24.1.1 an arena;
24.1.2 an art gallery;
24.1.3 an assembly hall;
24.1.4 a cemetery;
24.1.5 a church or religious institution;
24.1.6 a clinic;
24.1.7 a community centre;
24.1.8 a day nursery;
24.1.9 a fire hall;
24.1.10 a grandstand;
24.1.11 a hospital;
24.1.12 a library;
24.1.13 a museum;
24.1.14 a police station;
24.1.15 a post office;
24.1.16 public buildings and uses (municipal government, county, and area provincial and federal offices);
24.1.17 a public swimming pool;
24.1.18 a school;
24.1.19 utility buildings;
24.1.20 uses accessory to the permitted uses.

24.2 Permitted Structures

24.2.1 buildings and structures for the permitted uses;
24.2.2 buildings and structures accessory to the permitted uses;

24.3 Zone Regulations

24.3.1 Lot Area (minimum): 4000 square. metres (1.0 acres;
24.3.2 Lot Frontage (minimum): 30 metres;
24.3.3 Front Yard Depth (minimum): 15 metres;
24.3.4 Side Yard Depth (minimum): 7.5. metres, except where an Institutional use abuts a Residential Zone, a 9 metre side yard is required.
24.3.5 Exterior Side Yard Depth (minimum): 9 m;
24.3.6 Rear Yard Depth (minimum): 7.5 metres;
24.3.7 Lot Coverage (maximum): 40 percent;
24.3.8 Landscaped Open Space - (minimum): 10 percent.

24.4 Building Regulations

24.4.1 Building Height (maximum): 18 metres.

24.5 Zone Provisions for Accessory Buildings and Structures

24.5.1 Shall not be used for human habitation except where a dwelling is a permitted accessory use;

24.5.2 Shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

24.5.3 Shall not exceed 6 metres in height nor contain more than two storeys;

24.5.4 shall not exceed 10 percent coverage of the total lot area;

24.5.5 shall not be built closer than 1.25 metres to a lot line;

24.5.6 shall not be built closer than 2 metres to a main building;

24.5.7 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established.

24.6 Special Provisions

24.6.1 Notwithstanding the provisions of Sections 24.3.4. and 24.3.6., where an Institutional use abuts a Residential Zone, a nine (9) metre side yard and/or rear yard (including the planting strip) shall be required.

24.6.2 Separation Distance (Residential) Notwithstanding any other provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. (Amended by By-law 20-2007)

24.6.3 **Community Facilities for Communities Relying on Horse Drawn Transportation**

A community facility serving communities who rely on horse drawn transportation are permitted in an Agricultural Special Zone or Community Facility zone subject to the following:

- The community facility cannot be separated from the farm.
- One dwelling is permitted accessory to the community facility and must be removed should said community facility be discontinued
- Comply with Minimum Distance Separation Formulae to barns on separately titled lots as a Type A land use (single distance).
- Section 24.3 applies to the zone area as opposed to the lot area.
- (As amended by By-law 40-2022)

24.7 Special Zones

24.7.1 CF-1

Notwithstanding the provisions of Sections 24.1, 24.2 and 3.4 to the contrary, the following special provisions shall apply:

24.7.1.1 The permitted uses for lands zoned CF-1 include those permitted by Section 24.1. as well as the following:

- a natural health clinic
- a clinic for a chiropractor, physiotherapist or health counsellor;
- an office providing training, career or employment counselling;
- environmental consultant;
- uses accessory to these permitted uses.

Section 25-Disposal Zone (DS)

25.1 Permitted Uses

25.1.1 municipal or private solid waste disposal sites;

25.1.2 sewage treatment works or collection facilities;

25.1.3 water treatment, supply or storage facilities;

25.2 Permitted Buildings

25.2.1 Buildings and structures for the permitted uses;

25.2.2 Buildings and structures accessory to the permitted uses;

25.3 Zone Regulations

25.3.1 Lot Area (minimum) – 4000 square. metres (1.0 acres).

25.4 Zone Provisions for Accessory Building and Structures

25.4.1 Zone Provisions for Accessory Buildings and Structures

25.4.2 shall not be used for human habitation except where a dwelling is a permitted accessory use;

25.4.3 shall not be built in a front yard. Where an accessory building or structure is built on a corner lot, it shall be located in the side yard which is not adjacent to the exterior street or in the rear yard and not closer to the street than the setback required for the main building;

25.4.4 shall not exceed 6 metres in height nor contain more than two storeys;

25.4.5 shall not exceed 10 percent coverage of the total lot area;

25.4.6 shall not be built closer than 1.25 metres to a lot line;

25.4.7 shall not be built closer than 2 metres to a main building;

25.4.8 no accessory building or accessory use shall be established until and unless the main building or use to which is it accessory is established

25.5.Special Provisions

25.5.1 All disposal sites shall develop according to the applicable regulations of the Ontario Ministry of Health and/or Ontario Ministry of the Environment.

Section 26-Communications and Utility (U)

26.1 Permitted Uses

26.1.1 agriculture;

26.1.2 conservation;

26.1.3 a radio, television, microwave, or similar communications tower or towers;

26.1.4 railway tracks and stations:

26.1.5 utility buildings.

26.2 Special Provisions

Subject to an agreement pursuant to site plan control, Council may require the establishment of a fence or planting strip; and may require such lot and/or yard requirements as are considered appropriate for the subject land, building or structure. (By-law 30-1991)

Section 27-Development Zone (D)

27.1 Permitted Uses

27.1.1 uses existing on the date of the passing of this By-law;

27.1.2 uses accessory to the permitted uses;

27.2 Permitted Structures

27.2.1 buildings and structures existing on the date of passage of this By-law;

27.2.2 buildings and structures accessory to the permitted uses.

27.3 Subdivisions

The subdivision of land in a Development Zone will not be permitted prior to rezoning to the appropriate zone.

27.4 Zone Provisions for Accessory Buildings

27.4.1 Front Yard Depth (minimum) - 10 metres

27.4.2 Rear Yard Depth (minimum) - 7.5 metres

27.4.3 Side Yard Depth (minimum) - 7.5 metres

27.4.4 Exterior Side Yard Depth (minimum) - 10 metres

(Section 27.4. is added by By-law 30-1991)

27.5 Special Zones

27.5.1 D-1

27.5.1.1 Notwithstanding the provisions of Section 27.1 to the contrary, this special provision shall allow the existing barn, on the subject property, to be used to house a maximum number of livestock, equal to 22 Nutrient Units.

27.5.1.2 All other provisions of By-law 23-1984, as amended, shall apply to the lands zoned D-1. (Amended by By-law 3-2000)

27.5.2 D-2

Notwithstanding the provisions of Section 27.1 to the contrary, on the lands zoned D-2, the housing of livestock is prohibited. (Amended by By-law 32-2015).

Section 28-Holding (-H) Zone

28.1 Uses permitted

- uses lawfully in existence on the date of passing of this by-law;
- buildings and structures lawfully in existence on the date of passing of this by-law; (Amended by By-law 7-1997)

28.2 Special Provisions

28.2.1 No new development will be permitted in a Holding (-H) zone prior to a rezoning to remove the Holding (-H) symbol. (Amended by By-law 7-1997).

Section 29-Flood (F) Zone

29.1 Uses Permitted

No person shall with an F zone use any lot or erect , alter, or use and building or structure except for one or more of the following uses:

- a conservation project;
- passive recreation;
- public and private parks involving no buildings;
- accessory structures for trails such as stiles, stairways, structures for flood and erosion control.

29.2 Special Provisions

29.2.1 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 Township and the Conservation Authority.

29.2.2 Clearing of areas with the F zone shall be prohibited. Selective cutting may be permitted in accordance with the approval of the Township and the Conservation Authority.

29.2.3 Dumping of refuse shall be prohibited in the F zone.

29.2.4 No part of an F zone shall be used to calculate any of the zone provisions required by this By-law for a use located outside the F zone.

Section 30

ENACTMENT

This By-law shall come into effect pursuant to Subsection 19 of Section 34 of The Planning Act, 1983.

READ a First Time on the 12th day of April, 1984.

READ a Second Time on the 12th day of April, 1984.

READ a Third Time and Passed on this 24th day of April, 1984.

John L. Stafford, Reeve

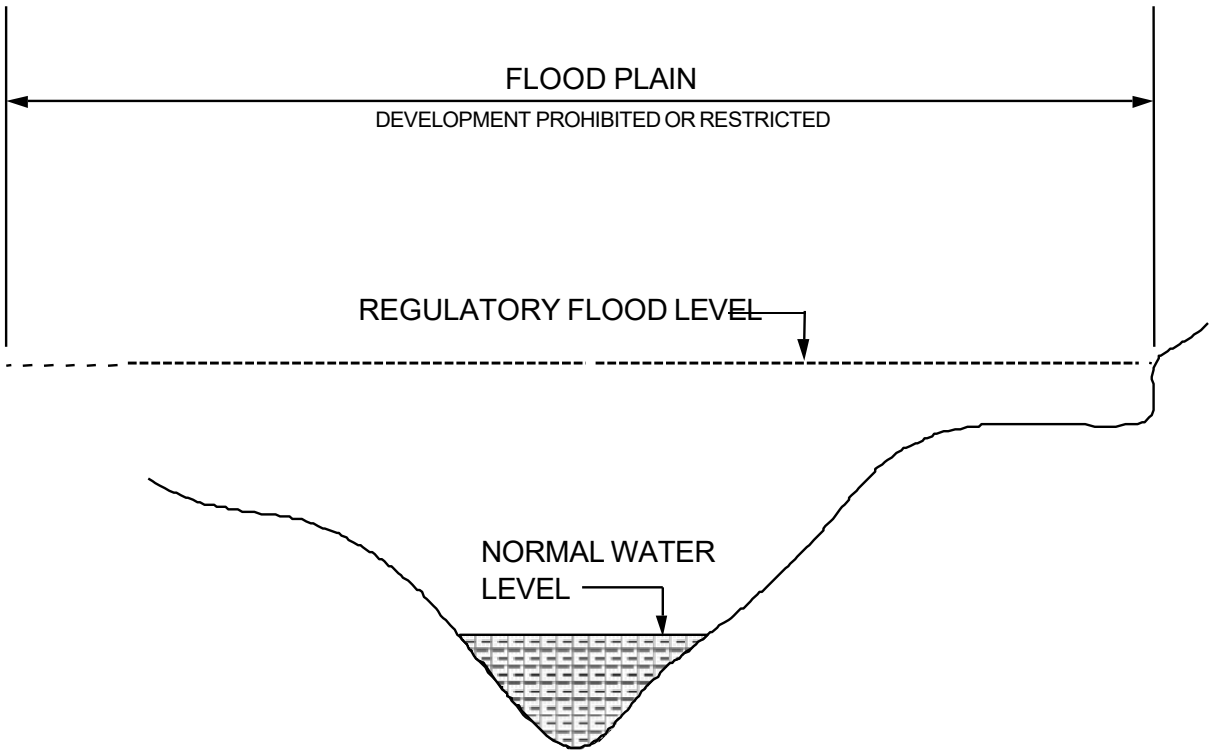
Marvin P. Bossetti, Clerk

CORPORATE SEAL

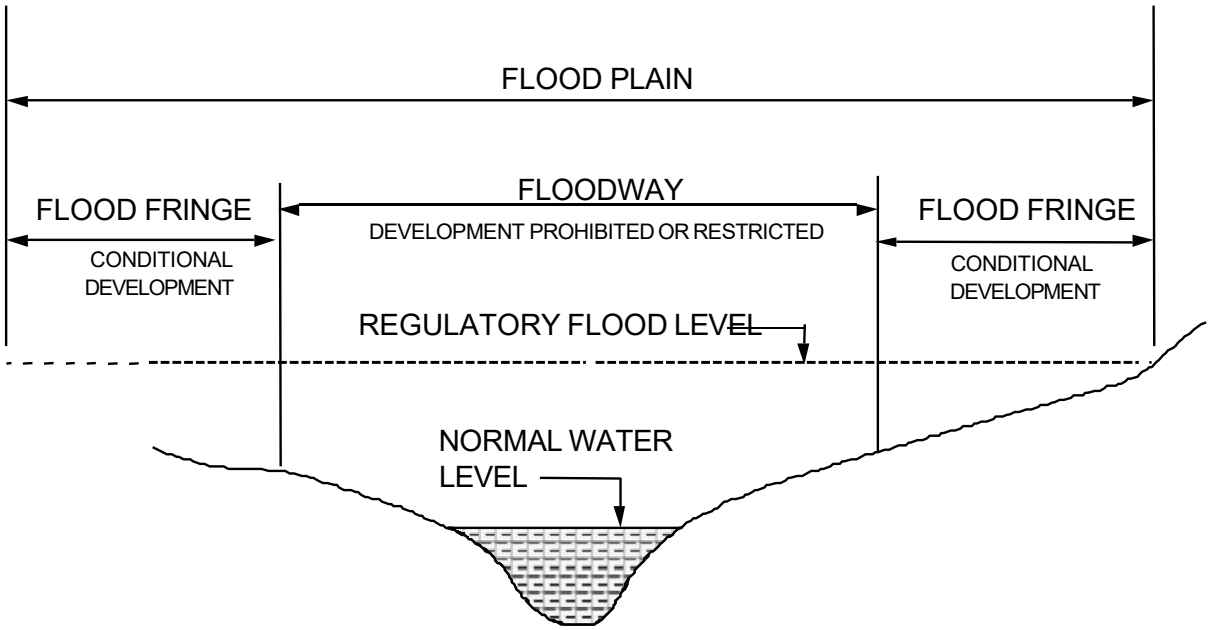
By-law for a use located outside the F zone.

APPENDIX 1
ILLUSTRATION OF FLOODWAY AND FLOODFRINGE CONCEPT

ONE ZONE CONCEPT

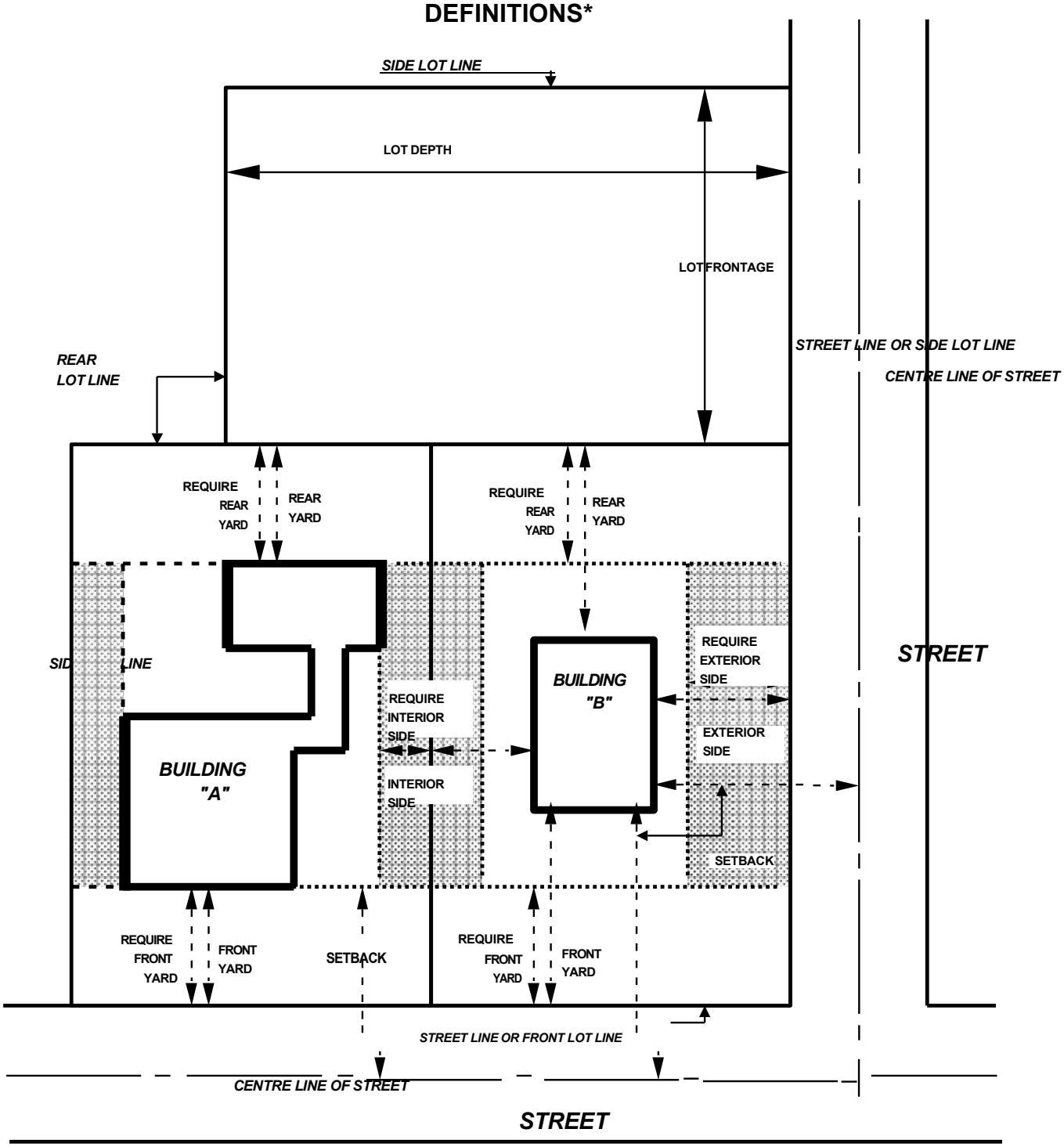


3.19.5TWO-ZONE FLOODWAY - FLOOD FRINGE CONCEPT



APPENDIX 2
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.**

3.19.5APPENDIX 3
ACCESSIBILITY PARKING REQUIREMENTS

FIGURE 1: Side-by-side Parking Space

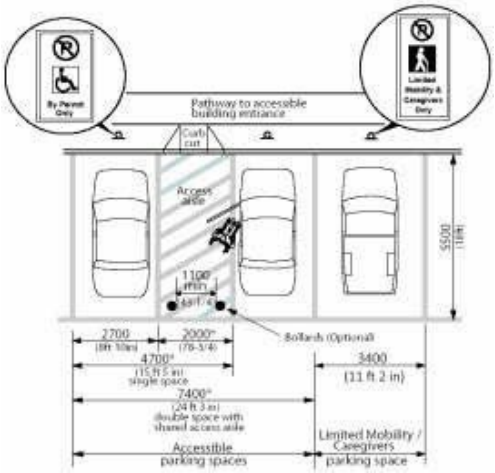
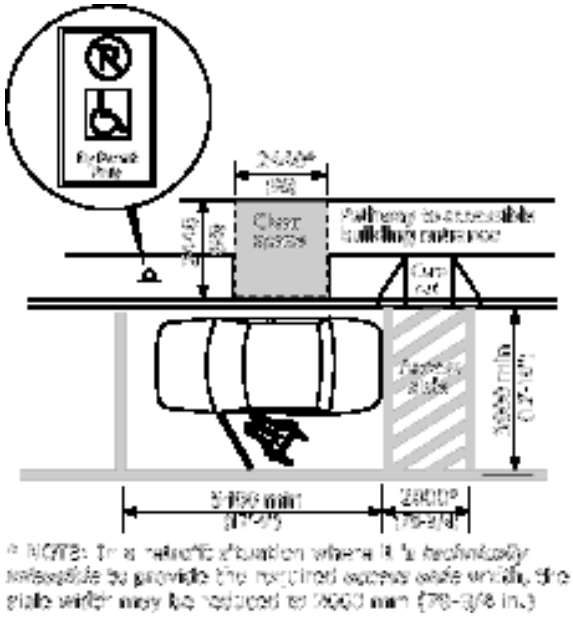


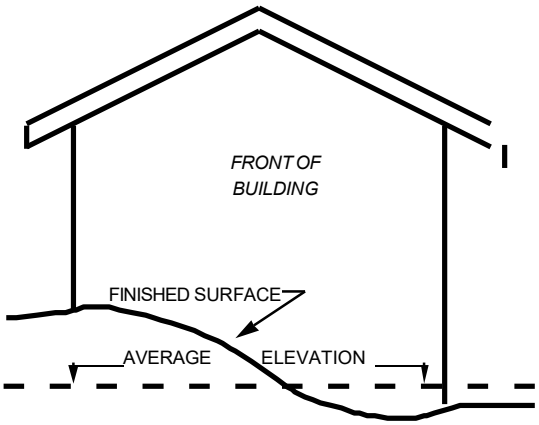
FIGURE 2: Parallel Parking Space

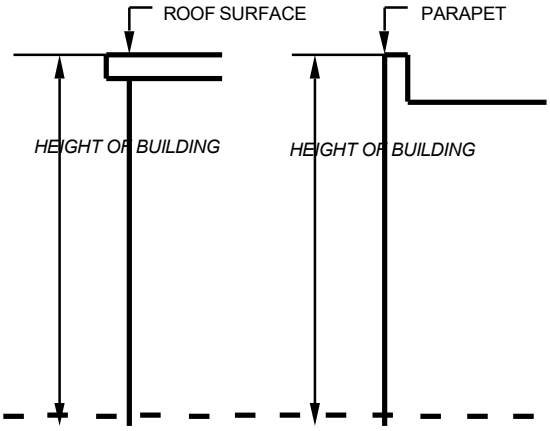


Source: City of London 2006 Facility Accessibility Design Standards

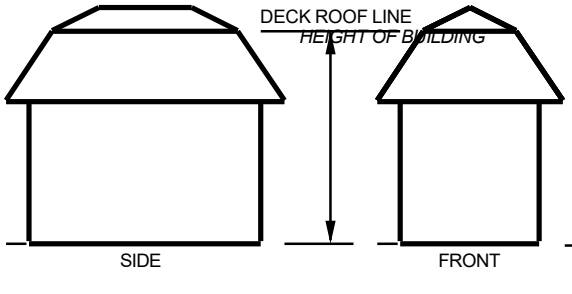
3.19.5APPENDIX 4

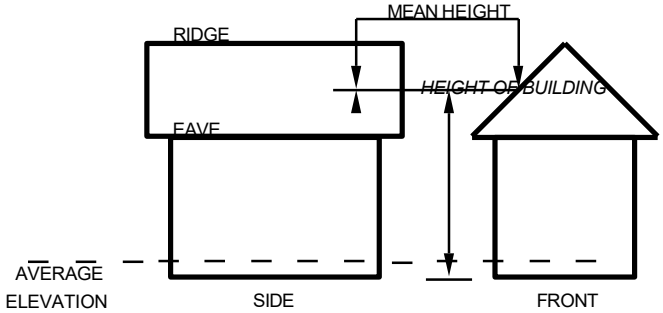
1...1 Illustration of Heights of Buildings*



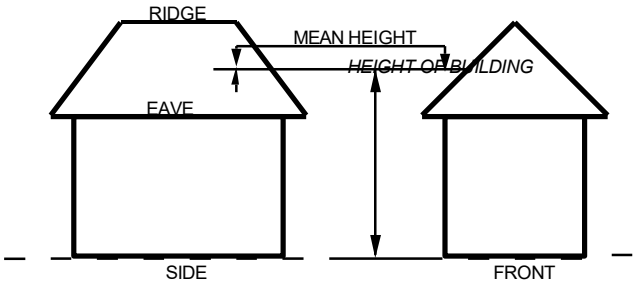


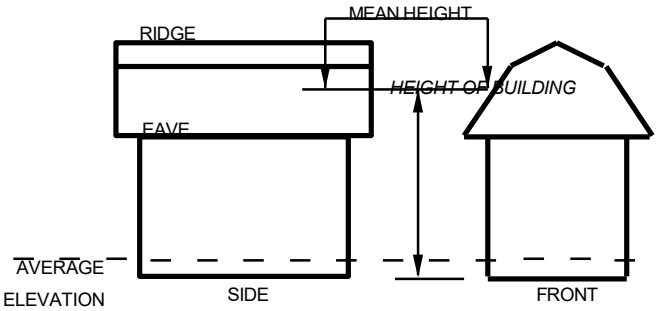
3.19.5 **AVERAGE ELEVATION** **FLAT ROOF**





3.19.5 **MANSARD ROOF** **GABLE ROOF**

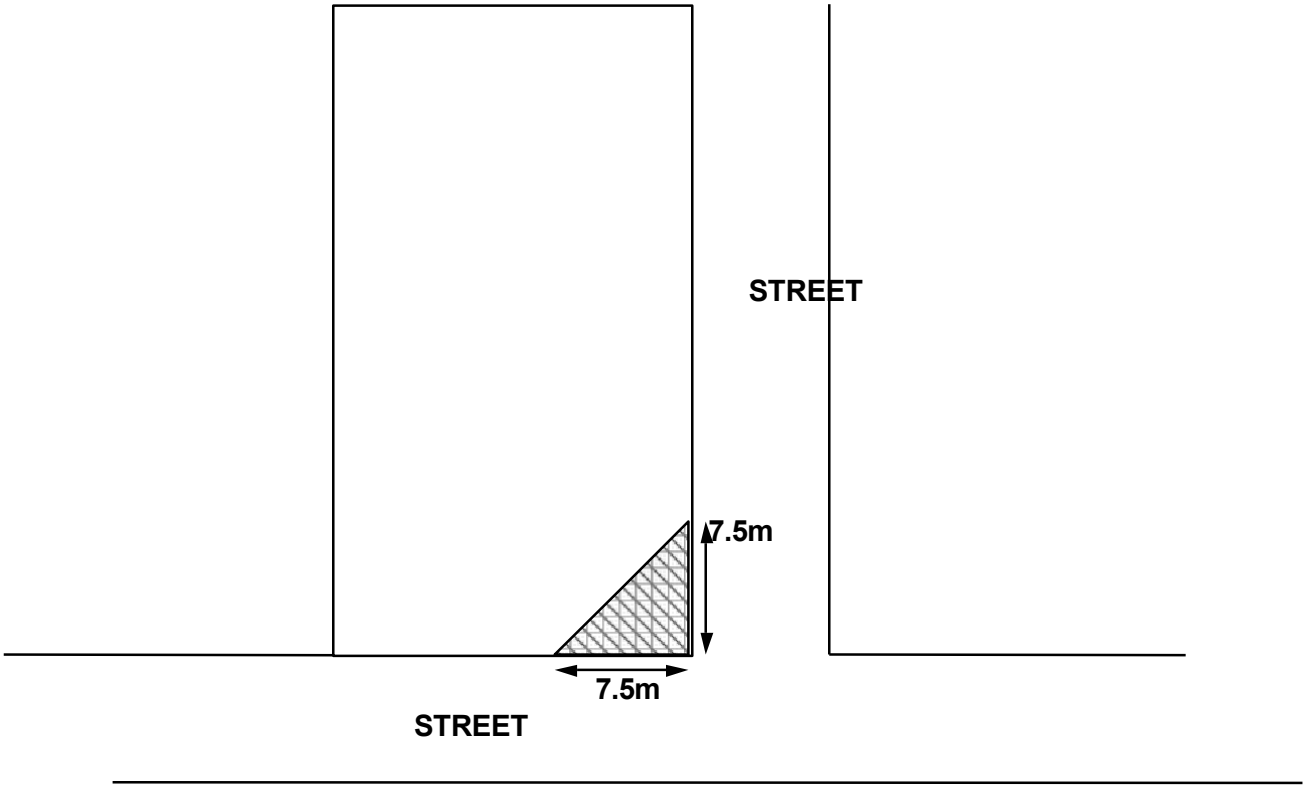




3.19.5HIP ROOF **3.19.5GAMBREL ROOF**

*THE ILLUSTRATIONS ARE FOR CONVENIENCE ONLY AND DO NOT FORM PART OF THIS BY-LAW.

3.19.5APPENDIX 5
SIGHT TRIANGLE



Appendix 6- Summary Of Minor Variances

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
A1/90	Lot 1, Part Lot 2, Plan 243	Approved by C/A: To recognize the reduced lot area to 1765 m^2 from the required 1850 m^2 for each of three lots created from the existing two lots.	**C:** All relevant made under Health Protection & Promotion Act, 1993, and all relevant requirements of Health Authority are fulfilled.	KM 29-1C	Frederick McCann
A2/90	North Part Lots 31 & 32, Conc. 18	Approved by C/A: To further reduce non-complying parcel from 19.5 hectares to 18.5 hectares (the minimum lot area is 30 hectares). The severance of one acre to be conveyed and adjoined to Lot 33, Conc. 18.	Note: Application for Consent B35/89	KM 8	Grant & Marlene Heimbecker
A3/90	Lots 12, 13, 14, 15, Plan 316	Denied by C/A: Reduce lot area on each of the four lots from the required 10 960 ft^2 to 9768 ft^2, necessitated by the expropriation of 17 ft of lot frontage for road widening.	**R:** Variance would not maintain the intent of the OP and zoning by-law. It is recommended that lots be adjusted to reflect the intended density development. lots 12 & 13 be one lot, and 14 & 15 be one lot.	KM 17-1B	Hyndman Transport (1972) Ltd.
A4/90	Part Lot 8, South side Victoria St., and Part Lot 8, North side Albert St., Plan 243	Approved by C/A: Relief of one additional parking space in order to construct an addition. As a result this increases lot coverage from the required maximum 50% to 53.56%.		KM 29-1C	Edward & June David
A5/90	Part Lot 7, Conc. 8	Approved by C/A: Further reduction of front yard setback to 38.6 ft from 54.6 ft (the minimum front yard requirement is 65.6 ft in order to construct an addition to the front of the existing building).	**C:** Approval from MTO for reduction in setback requirement, & the owner provide proof of necessary parking.	KM 27	Donald Watson Ltd.
A6/90	Part Lot 21, Conc. 1	Approved by C/A: Recognize the reduced lot	Note: Application for Consent B4/90	KM 41	Marvin & Beverly Reesor

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
		area of 68.96 acres from the required minimum of 74.1 acres as a condition of severance.			
A7/90	Park Lot 10, Plan 243, Village of Fordwich	Approved by C/A: Recognize reduction in lot area to 19 536 ft^2 from the required minimum of 19 913 ft^2. Reduce the lot depth to 148 ft from the required 151 ft as a result of severance.	Note: Application for Consent B24/90	KM 29-1F	Premier Properties of Ontario
A8/90	Park Lots 11 & 12, Plan 243, Village of Fordwich	Approved by C/A: Recognize reduction in lot depth to 148 ft from the required minimum of 151 ft as a result of severance.	Note :Applications for Consent B21/90, B22/90, B23/90, & B24/90	KM 29-1F	Premier Properties of Ontario
A9/90	Lots 275, 276, 277, Plan 276, Village of Gorrie	Approved by C/A: Recognize reduction in lot area for Lot 275 and Part Lot 276 to 11 880 ft^2. Reduction in lot area for Lot 277 and Part Lot 276 to 14 256 ft^2 from the required 19 914 ft^2 as a condition of the severance of 42 ft from the south side of lot 276 adjoining lot 277.	Note: Application for Consent B53/89	KM 26-1A	Norman & Donald Watson
A1/91	Lots 12/13 & 14/15, Plan 316	Approved by C/A: Reduce lot area to 1814.3 m^2 from the required 1850 m^2. Reduce lot depth to 45.1 m from the required 46 m. Note: Recommendation of A3/90.	**C:** Approval from Huron County Health Unit, & Engineer. **C:** By-law 4/91 be repealed & the titles of lots 12/13 be transferred of same ownership to a separate name from abutting lots (same for lots 14/15). **C:** By-law to deem lots 12-17, plan 316 must be passed by Council.	KM 17-1B	Hyndman Transport (1972) Ltd.

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
A2/91	Lot 43 & North Half Roy St., Plan 317	Approved by C/A: Reduce lot area to 1709.1 m^2 from the required 1850 m^2 for each of two lots created by combining one oversized lot and one undersized lot and dividing this parcel into two equal sized lots.	Note: Applications for Consent B137/90, & B138/90	KM 17-1G & 1H	Whitechurch Construction
A3/91	Part Lots 25, 26, & 27, Plan 316	Approved by C/A: Reduce Part Lot 27 area to 1580 m^2 from the required 1850 m^2 as a condition of severance of part lot 27 to be adjoined to part lots 25 and 26 to allow construction of a single family dwelling.	**C:** Approval from Huron County Health Unit. Note: Application for Consent B139/90	KM 17-1C	George & Carol Sue Oriold
A4/91	South Part Lot 6, Conc. 13	Approved by C/A: Reduce lot area to 48.84 acres from the required 75 acres. The severed parcel added to an existing lot which had been previously severed from the south west corner of lot 6.	Note: Application for Consent B16/91	KM 11	Die Bruder Von Waterloo
A5/91	Lot 12, Plan 316	Approved by C/A: Reduce lot depth to 35 m from the required 46 m.	**C:** Application is not required, but is being approved to satisfy concerns of applicant's solicitor.	KM 17-1J	Reynold & Loriann Brandt
A6/91	Lot 28, Plan 247	Approved by C/A: Reduce lot area to 1538.38 m^2 from the required 1850 m^2 as a result of a condition of severance. The strip of land from this lot was added to adjoin lot 27 in order to increase the side yard.	Note: Application for Consent B91/91	KM 29-1B	Leonard King
A7/91	Lot 4, Part Lot 3, Plan 246	Approved by C/A: Reduce the lot area to 1500.4 m^2 from 1850 m^2. Reduce exterior side yard to		KM 29-1B	William & Carl D'Arcey

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
		2.41 m from the required 4.5 m for a garage accessory to residence.			
A1/92	South Part Lot 25, Conc. A	Approved by C/A: Reduce front yard depth of 12.2 m from the required 20 m to allow construction of an addition to the northwest end of the existing building.	**C:** Entrance to service bays be located on southwest side of building, & setback stands regulating location of buildings on adjacent land to County roads be satisfied.	KM 17-1L	Hyndman Transport (1972) Ltd.
A2/92	Part Lot 9, Part Lot 10, Conc. 8	Denied by C/A: Reduce rear yard setback of 0 m from the required 7.5 m to allow construction of a machinery storage building.	**R:** Does not maintain general intent of the zoning by-law. There appears no reason why setback requirement not be met.	KM 27	Larry R. Bott
A3/92	South Part Lot 25, Conc. A	Approved by C/A: Reduce front yard depth to 11.88 m from the required 20 m to allow construction of an addition to the existing buildings.		KM 17-1L	Hyndman Transport (1972) Ltd.
A4/92	Lot 8, Plan 316	Denied by C/A: Reduce lot area from 1850 m^2 to 905 m^2 to permit construction of a two-bedroom single family dwelling.	**R:** Not minor in nature, does not maintain general intent of Secondary Plan & by-law. It is recommended that lots 8 & 9 be developed as one lot.	KM 17-1J	Bill Hard
A5/92	West half Lot 5, Conc. 15	Approved by C/A: Reduce side yard setback to 4.55 m from the required 7.5 m to allow construction of an implement shed.		KM 2	Ivan Dane
A1/93	Park Lot 9, Plan 243	Approved by C/A: Reduce lot depth to 45.1 m from 46 m for each of the three lots created by severance, and to allow for construction of a single family dwelling on each lot	Note: Application for Consent B59/92	KM 29-1F	Zbigniew & Anna Krubnik
A2/93	North Part	Approved by C/A:		KM 26-	Donna

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
	Park Lot 18, Plan 276	Reduce exterior side yard depth to 5 m from the required 6 m minimum to allow construction of a proposed single family dwelling.		1A	Watson
A3/93	North Part Lot 8, Conc. 6	Approved by C/A: Reduce legal non-complying front yard depth to 11.13 m from 11.74 m to permit the construction of an extension to the existing open front porch.		KM 27	Douglas Cober
A4/93	Lot 11, Plan 316	Approved by C/A: Recognize a lot depth of 35.05 m resulting from County of Huron Road widening. The original lot depth was 40.2 m.	**C:** All relevant regulations and requirements of Huron County Authority are fulfilled.	KM 17-1J	Betty & Donald Koenig
A5/93	Part Lot 3, Plan 244	Approved by C/A: Enlarge a non-conforming building to 10.96 m by 21 m to allow construction of an addition to a single family dwelling.	**C:** All relevant regulations and requirements of Huron County Health Authority are fulfilled.	KM 29-1C	John & Marian Irwin
A1/94	Part Park Lot 8, Plan 276	Approved by C/A: Reduce front yard depth to 15 m from the required 17 m to fulfill a condition of consent to sever the parcel of land.	**C:** Condition 2 & 4 of Huron County Agriculture, Planning & Development Committee decision regarding application for consent to sever are fulfilled. **C:** Shed on Part 1 be moved to comply with required setback. Note: Application for Consent B70/93	KM 26-1B	Margaret Gould & George Koch
A2/94	North Part Lot 20, Conc. C	Approved by C/A: Reduce front yard depth to 15 m from the required 17 m to	Note: Application for Consent B37/94	KM 34	Donald & Gwendolyn Roberts

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
		fulfill a condition of consent to sever the parcel of land.			
A3/94	Lot 137, Plan 276	Approved by C/A: Reduce lot area to 809.37 m^2 from the required 1850 ft^2. Reduce lot frontage to 20.1 m from the required 22 m. Reduce lot depth to 40.2 m from the required 46 m.	**C:** Existing shed be removed. **C:** All relevant regulations of Huron County Health Unit are fulfilled, & all necessary permits & approvals are obtained.	KM 26-1C	Dane H. Griffith
A4/94	Lot 95, Plan 276	Approved by C/A: Reduce exterior side yard setback to 2.134 m from the existing non-complying setback of 4.57 m to allow construction of a sun porch to enclose the south entrance.	**C:** Constructed addition does not exceed 2.45 m by 3.4 m, & addition be no closer than 2.9 m from east corner of house.	KM 26-1D	Thomas & Marion Mundell
A5/94	Lot 14, Conc. 5	Approved by C/A: Reduce front yard setback to 7.31 m from the existing non-complying setback of 9.14 m to allow reconstruction of an open porch with roof.	**C:** Width of open porch addition not exceed 1.83 m.	KM 28	Wayne & Ronna Lee Johnson
A1/95	Lots 4, 5, 6, 7, & 8, Plan 245	Approved by C/A: Enlarge an existing non-conforming entrance of 2.1 m by 4.9 m to 3.66 m by 4.9 m.	**C:** Required permit be obtained from Maitland Valley Conservation Authority.	KM 29-1C	Phyllis Haverfield
A2/95	Part Lot 7, Part Lot 8, Plan 243	Approved by C/A: Reduce side yard depth to 1.22 m from the minimum required 3 m to fulfill the severance of part lot 7 to be merged with lot 8. Allow operative date for provisions of section 3.4 of by-law, on subject lots 7 and 8 shall be the final effective date of decisions to grant this variance to fulfill the condition of severance.	Note: Application for Consent B17/95	KM 29-1C	Wilfred James & Dorothy Fitzmaurice, Barbara Nellie Ann Morrison
A1/96	Lot 28, Conc. 3	Approved by C/A:	Note: Application for Consent B17/96	KM 42	Harry G. Winkel

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
		Reduce westerly side yard setback to 16 m from the required 30 m for existing livestock building to allow for severance of Lot 28 from Lot 27.			
A2/96	Part Park Lot 21, Plan 276, and west half of North Part	Approved by C/A: Reduce lot depth to 40.23 m from the minimum requirement of 46.03 m to fulfill consent application to allow residential development on the subject parcel.	Note: Application for Consent B4/96	KM 26-1C	Don & Donna Watson
A3/96	Lot 19, Conc. 7	Denied by C/A: Requested relief from the required doubled separation distance of 1 666 ft to 1 150 ft in an AG2 zone to permit construction of a liquid manure storage facility.	**R:** Not considered minor, & development/expansion proposed is not considered appropriate for area.	KM 29	Paul Horst
A1/98	Lot 18, Conc. 7	Approved by C/A: Allow separation distance of 275 m from 372 m to allow construction of a swine barn.		KM 29	Dennis & Carolyn Martin
A2/98	Plan 243, Lot 2 and Part Lot 1, South of Side of Edward St., being Parts 1, 2, 3, & 4 of RP 22R1835	Approved by C/A: Recognize a reduction in lot area to 17 872 ft^2 from the required 19 913 ft^2 on lot that comprises of Part 1 and Part 2 of RP 22R1835 as a result of a condition to severance. Recognize a reduction in side yard setback to 3.9 ft from the required 4.92 ft on Part 3 of RP 22R1835. Recognize a reduction in side yard setback to 4 ft from the required 4.92 ft of the existing garage. Reduction in rear yard setback to 3.6 ft from the	Note: Application for Consent B72/97	KM 29-1C	George Donald King

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
		required 4.92 ft of the existing storage shed, both located on Part 2 of RP 22R1835.			
A3/98	Pt Lot 21, Conc. 3	Approved by C/A: Reduce side yard setback to 2.5 m from 7.5 m to allow construction of a building.	Applies only to the proposed accessory building to be constructed in proximity to the southerly lot line as detailed in the subject application.	KM 41	William L. Wilken agent for Boyd's Farm Supply Ltd.
A1/99	Pt Lots 6 & 7, Plan 243	Approved by C/A: Reduce side yard setback to 6.6 feet (2.01m) from 9.84 feet (3m) on the east side of the subject property		KM 29-1E	David and Nadine Scot
A2/99	Pt Lots 31, 32 & 33, Concession 18	Approved by C/A: Reduce separation distance from lot line of 87 feet (26.5m) from 98.43 feet for the existing broiler barn Reduce separation distance lot line to 22 feet (6.7m) from 24.61 feet (7m) for accessory building Reduce separation distance to 50 feet (16.4m) from 98.43 feet (30m)		KM 8	Kathleen Detzler agent for Kardet Inc
A3/99	Pt Lots 31,32 & 33, Conc. 18	Approved by C/A To recognize a reduced separation distance from lot line of 19.5 ft (5.94m) from the required 24.61 ft (7.5 m) for an existing utility shed, required to fulfill a condition of application for Consent B22/99.			1049338 Ont. Ltd./ Kardet Inc.
A4/99	Pt. Lot 2, Conc. 15	Denied by C/A To recognize a lot size of 50 acres where by-law requires minimum lot size of 75 acres.	**OMB File No's C990161 & V990439** Denied application for consent B27/99 and A4/99 (decision 0048) – variance was not	KM 2	Josiah & Angeline Martin

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
			authorized by OMB		
A1/00	Lot 97, R. P. 276	Approved by C/A To allow relief from the minimum lot area requirement of 1000 sq metres (per Section 14.6.2.2 of Howick's zoning By-law) to an area of 809.6 sq metres for an existing undeveloped lot, to permit construction of a single family dwelling unit.		KM 26 1-D	Jeffery Martin
A1/01	Lot 172, R. P. 276	Approved by C/A To allow reduction of front yard setback from the required 7.5 m (24.61 ft.) to 2.97 m (9.75 ft.), and allow a reduced exterior side yard setback of 4.85 m (15.92 ft.) from the required 6 m (19.69 ft.), to permit construction of an addition to an existing single family dwelling.	C: If required, such development will comply with flood proofing regulations; that a permit be obtained from Maitland Valley Conservation Authority if filling is required; that the porch be restricted to an open roofed porch 0.914 m (3 ft) by 2.134 m (7 ft) in size.	KM 26-1A	Andy & Brenda Battye
A1/02	Lots 8 & 9, R. P. 316	Approved by C/A Relief with respect to Section 3.12.2 and Section 14.5.1.1 of Zoning By-law No. 23-1984 concerning location of an existing accessory building, to allow that the site of the subject building be deemed to be an exterior side yard, and conversely, to vary Section 2.90.2 to allow that in the case of this subject corner lot, the lot line which abuts Sanderson Street shall be deemed to be the front lot line. Relief with respect to Section 3.12.2 which requires that accessory buildings shall be located in the side yard which is not adjacent to the flanking street.		KM 17-1K	David, Peggy & Charlie Collier

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
		Relief with respect to Sections 3.12.2 and 14.5.1.2 to allow for an exterior side yard setback of 1.2192 m (4 ft) rather than the 6 m required in Section 3.12.2, or the 4.5 m required in Section 14.5.1.2, for said existing accessory building.			
A1/03	Lot 6, Lots 7&8, Pt. Lots 9&10, Conc. 1	To allow a reduced minimum separation distance of 289.6 metres (950 ft) from the required 365 metres (1197.5 ft) to permit construction of a 4, 000 capacity weaner pig barn.	C: That a nu8trient management plan ensuring adequate disposal of the manure be completed & submitted prior to the issuance of building permits.	KM	Weber Zoca Farms & James Dykstra
A2/03	Pt Park Lot 5 R.P. 245 being parts 1 &2 of RP 22R4728	To allow a reduced frontage of 36 m (118.5 ft) from the required 45m (148.4 ft) on each of the two parts.	C: Application for consent file B28/01.		John Wilson Electric Ltd
A3/03	S. Pt Lots 301 to 304 R. P. 277	Approved by C/A To allow a reduced side yard depth of 1.524 m (5 ft) from the required 4.5 m (14.76 ft) and a reduced exterior side yard of 11.28 m (37 ft) from the required 20 m (65.62 ft) to allow the enlargement of an existing legally non-conforming & non-complying building		KM 26-1A	Daniel & Katheryn Dickison
A4/03	Pt. Lots 143, 144, 178 & 179, R. P. 276	Approved by C/A To recognize increased lot coverage from the permitted 50% to 64.5% to allow for enlargement of an existing legal non-complying building	C: Verification of the existing septic system is adequate to accommodate the proposed addition - Is there enough land area to upgrade or replace the system if required - There is access for pump out &	KM 26-1C	Speare Investments

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
			maintenance of the system to the satisfaction of the chief building official		
A5/03	Part Lot 20, Conc. 8	Approved by C/A To allow a reduced minimum distance separation from an existing stock barn on Lot 21, Conc. 8 from the required 389.3 metres (1277.23 ft) to 367.9 metres (1207 ft) to permit construction of a single family residence on an existing parcel designated 'Agriculture Small Holding' Special Provisions AG4-6.		KM 29	Douglas & Carolyn Gerth
A1/04	Part Lot 1 Conc. 9	Approved by C/A To allow a reduced front yard from the required 17 metres (55.78 ft) to 6.71 metres (22.0 ft) and a reduced top of bank setback from 30 metres (98.93 ft) to 6.7 metres (20.0 ft) to permit an accessory building.		KM 18	Helen Newton
A2/04	Plan 276, South Part Park Lot 75, Pt. Maitland St, Pt. Albert St, Rp 22R2546 Parts 2-5 & RP 22R4460 Part 5.	Approved by C/A To reduce a rear yard depth from 4.5 metres to 5.83 metres to permit an addition on an existing shed containing a non-conforming use.		KM 26-1	Christian & Anna Alice Hamers.
A3/04	Plan 276, West Part Lots 163, 164, 165, 2017 Albert St., Village of Gorrie.	Approved by C/A To recognize a reduced front yard depth from the required 7.5 metres to 3.0 metres and to replace and existing non-conforming accessory building in the front yard.	That a permit be obtained from the MVCA for any construction and/or fill placement if required.	KM 26-1A	Davey & Sandra Edgar

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
A1/05	Part Lots 21, 22, 23 & 24 Conc. C	Approved by C/A To recognize a deficient Lot Frontage of 100 metres (328 ft) from the required 150 metres (492 ft), to satisfy condition No. 6 of Consent applications File No. B59/05 and B60/05		KM 35	Hilbert and Janneke VanAnkum
A2/05	Plan 243, Lots 15 & 16, South side of Mary Street in the Village of Fordwich	Approved by C/A To recognize a deficient Lot Area of 1749 square metres (18,829.8 sq. ft.) from the required 1850 square metres (19, 913 sq. ft.) to satisfy Condition No. 4 of Consent Application File No. B39/05.		KM 29-1D	Timothy Horst & David Horst
A1/07	Plan 318, Lot 55, North side of McLaughlin Street in the Village of Wroxeter	Approved by C/A To recognize a reduced side yard setback of 2.9 m (9.7 ft) from the required 3.0m (9.8 ft).		KM 17-1K	Michael Douglas Ross
A1/08	RP 22R1125, Part Lot 8, Concession 8, Township of Howick	Approved by C/A To recognize a reduced rear yard setback of 4.3m (14ft) from the required 7.6m (25ft).		KM 27	Douglas and Ruthann Cober
A1/09	South Part Lot 21, Concession 5	Approved by C/A To recognize a reduced MDS setback of 296m (970ft) from the required 408m (1339ft) between the proposed house and the neighbouring barn, and a reduced MDS setback of 350m (1148ft) from the required 467m (1533ft) between the proposed house and the neighbouring manure storage.		KM 30	Jon and Sharon Dreise
A2/09	Plan 242, Lot 11,	Approved by C/A		KM 29-1D	William and Ellen Stowe

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
	north of Louisa St, Village of Fordwich	To recognize extension of a detached accessory building into a front yard in the Village Residential Zone, said extension being 7 ft. 10 in. beyond the front of the dwelling unit. To recognize enlargement of a detached accessory building in excess of the permitted maximum floor area in a Village Residential Zone, said enlargement creating an accessory building of 111.5 sq. metres, being 36.5 sq. metres larger than permitted.			
A3/09	East half Lot 24, South half Lot 25, Concession 3	Approved by C/A Relief from the required Minimum Distance Separation 1 (MDS1) setback of 226 metres (742 ft) to the neighbouring livestock barn to allow removal of the existing dwelling unit to be replaced with construction of a new home with an MDS 1 setback of 126.5 metres (99.5 ft)		KM 41	Mike Nichols, M. Nichols Farms Inc.
A4/09	Plan 243, Park Lot 19, in the Village of Fordwich	Approved by C/A Relief from the required front yard depth of 30 metres, to allow construction of a warehouse building with a front yard depth of 26 metres.	That documentation be provided which indicates that the well, located directly east of the driveway that accesses the industrial building, has been properly decommissioned, or that the applicant have the well decommissioned by a licenced contractor, to the satisfaction of the Township	KM 29-1A	James Horrigan
A1/10	East Part Lot 1 and West Part Lot 2,	Denied by C/A		KM 2	Ralph and Debbie Metcalfe

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
	Concession 18				
A1/11	Plan 316,Pt. Lot 1, 1077 Centre St, in the Village of Wroxeter	Approved By C/A To allow a reduced rear yard setback from the required 7.5m to 3.5m to allow construction of an addition to an existing commercial building	The applicant shall provide documentation ensuring the current holding tank on this property is of sufficient size to accommodate the effluent from the building or that the holding tank be upgraded to accommodate the effluent from this building	Wroxeter Main	William Vinen for Howick Homes Ltd.
A2/11	RP 276, Park lot 23, 2064 Alma St in the Village of Gorrie	Approved by C/A To allow a multi-residential building to have an exterior side-yard reduced to 5.53mj from the required 6m.		Gorrie	James and Linda Stewart
A3/11	Plan 317 Lots 14 & 15, Brussels Line, in the Village of Wroxeter	Denied by C/A		Wroxeter Main	Christine Welsh
A4/11	Lot 7, Concession 2	Approved by C/A To allow a reduced Minimum Distance Separation (MDS) from 514m to 482m from a proposed barn addition to an existing dwelling, and a reduced MDS from 1029m to 745m from the proposed barn addition to an existing church	The building permit be issued within 24 months of the decision of the committee.	Howick South West	Joel Dykstra
A1/12	Lot 8, Concession 13, 44330 Salem Road	Approved by C/A To allow a reduced side yard setback from 30m to 20m to allow construction of an addition to an existing livestock facility.	Construction begin within six months following the appeal period.	Howick south West	Juroen Peters
A2/12	Lot 4, Concession 6	Approved by C/A To provide relief from Section 4.5 of the Howick Zoning By-	The proposed structure be located in the general area indicated on the sketch included	Howick South West	Peit and Ann Van den Boogaard

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
		law, 23-1984, as amended, to allow a reduced Minimum Distance Separation, (MDS) requirement of 426m to allow an existing livestock facility to expand 381m from the nearest neighbour dwelling.	in the application; and be constructed as indicated in the elevations included in the application; and municipal approval of a site plan addressing grading and drainage be obtained; and this variance be valid for a period of 18 months from the date of decision.		
A1/13	Part lot 11, Concession 10	Approved by C/A To provide relief from Section 4.7 to the Howick Zoning By-law 23-1984, as amended to allow a reduced minimum lot area from the required 4 hectares to 1.7 hectares.	That the proposed structure be located within the footprint contained on the sketch that accompanied the application That this variance approval is valid for a period of 18 months from the date of the Committee's decision That the concrete manure storage pad is sufficiently altered to negate any decrease in storage capacity to the satisfaction of the Township of Howick.	Howick South West	Jeff Lewington
A2/13	Withdrawn				
A3/13	Plan 316, Park Pt Lot 18 as RP 22R587 Part 1 and 2	Approved by C/A To seek relief from Section 15.4.3 of the Howick Zoning By-law, 23-1984, as amended, to allow a reduced lot depth of 34.049m, reduced from the required 46m.	That this variance approval is valid for a period of 24 months from the date of Committee decision	Wroxeter Main	Dan & Wendy Dillon
A4/13	Part of Park Lots 17, 23 & 24 RP 243	Approved by C/A To seek relief from Sections 15.4.3 and 15.6.1.3 of the Howick Zoning By-law, 23-		Fordwich	Marjorie Hawkins

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
		1984, as amended, to recognize a reduced lot depth from 46m to 45.7m, and a reduced side yard from an existing accessory building, from 1.5m to 0.7m.			
A5/13	Plan 276, Lots 251 &252	Approved by C/A To seek relief from Section 15.4.4, Front Yard Depth, of the Howick Zoning By-law, 23-1984, as amended, to allow a reduced front yard depth from 7.5m to 1.07m in order to allow for construction of an addition onto an existing dwelling.	A surveyor's sketch be provided that shows the location of the existing building and the proposed addition with respect to the front and side lot lines to ensure that the development will be situated on the lot and that the 1.07m front yard is adhered to. The addition be located and designed as implied on the sketch that accompanies the application including an open, covered front porch oriented towards the street Any municipal requirements addressing grading and drainage be completed to the satisfaction of the Township Any concerns of the Township Staff relating to the road allowance be addressed The Variance approval is valid for a period of 18 months from the date of the Committee's decision.		
MV01/ 18	Lot 18, Conc. 7	Approved by C/A Conditions: The applicants are granted relief to vary	To reduce the Minimum Distance Separation II setback to residential dwellings from a		

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
		Section 5.6 of the Howick Zoning By-law to reduce the minimum distance separation from 423 metres to 320 metres on the subject property subject to the following conditions: 1. The proposed barn addition be located to the rear of the existing barn; and 2. Construction of the barn addition must commence within 18 months of the date of the Committee's decision.	proposed addition to an existing hog barn from the required 423m to 320m.		
MV01-20	Pt Lot 15, RP 243	Approved Conditions: That the structure be located within the approximate footprint contained on the sketch that accompanied the revised application. That the structure be located no closer than 2 m to the westerly lot line. That the structure be constructed as shown in the elevation drawings that accompanied the application. That the approval is valid for a period of 18 moths from the date of the Committee's decision	To grant relief from Section 15.6.3: To increase the maximum building height of the proposed shed from the required 4m to 5m. To grant relief from Section 3.29.1: To allow for an accessory building to be built a minimum of 6m from the centreline of a municipal drain.		Veens
MV01-21	E. Pt Lt 43, RP 317	That the structure be located within the approximate footprint contained on the sketch that accompanied the revised application. That the structure be constructed as shown in the elevation drawings that accompanied the application. That Plan 317 PT Lot 43 PT Roy St; AS RP 22R2992 Parts 1 & 2 and Plan 317 E PT Lot 43 merge on title to allow for one building lot. That no plumbing be permitted to be installed within the shop.	Relief from Section 15.6.2. Lot Coverage (maximum) – 8 percent provided that the lot coverage of all buildings and structures does not exceed 30 percent. Proposing 8.2% and total lot coverage of all building will be 16%. Relief from Section 15.6.3. to increase the maximum building height of the proposed shed from the required 4 m to 5.8 m. Relief to increase the		Kikkert

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
		That the approval is valid for a period of 18 months from the date of the committee's decision.	total floor area (maximum) from 75 sq m to 193 sq m.		
MV02-21	PT Lot 25 to Pt Lot 27 and RP22R2999 Part 1, RP 316	Relief from By-law 23-1984, Section 15.6.3: To increase the maximum building height of one accessory building from 4m to 4.9m be approved.	1. That the approval is valid for a period of 18 months from the date of the Committee's decision. 2. That an Entrance Permit for the structure be obtained to the satisfaction of Howick Township. That a planting strip or opaque fence be installed on the west property line to the satisfaction of Howick Township.		Andrew Tomlinson & Angelika Carriere
MV02-22	1091 Harriston Road	Relief from the following Sections of By-law 23-1684: Section 15.6.3: To increase the maximum height of the accessory building from 4m to 5.9m and Section 15.6.4: To increase the maximum total floor area of one accessory building from 75 square metres to 184 square metres.	3. That approval is valid for a period of 18 months from the date of the Committee's decision.		Roberta & Charlie Kramp
MV01-23	Plan 276 Lots 216, 217, 271; and 272 Part Maitland Street and; RP 22R2546 Parts 6 and 7; RP 22R7089 Part 5; 208 William	Approved by C/A To permit the increased total floor area of an accessory building (detached garage) from 115 square metres to 223 square meters to accommodate indoor storage.	1. The variance approval is valid for a period of 18 months from the date of the Committee's decision. 2. The structure be located within the footprint contained on the sketch that accompanied the application. 3. The structure is as shown in the elevation drawings that	Gorrie	Josh Kestner

File No.	Location	Decision	Conditions/Reasons	Key Map	Applicant
	Street		accompanied the application.		
MV01-24	44216 Spencetown Rd, Conc 5, PT Lot 7	To reduce the Minimum Distance Separation from 535 feet to 450 feet for the construction of a new broiler barn.	The variance approval is valid for a period of 18 months from the date of the Committee's decisions.	South West Howick	Mulder
MV02-24	3033 Station Road	To increase maximum floor area for an accessory shed from 75 sqm to 157 sqm.	1. That the approval is valid for a period of 18 months from the date of the Committee's decision. 2. That the proposed shed addition be constructed within the footprint shown in the sketch provided by the applicant. 3. That the total floor area of all accessory buildings on the property not exceed 157 sq m.	Fordwich	Miller
MV001-2025	3016 Alice Street	Increase the floor area to accommodate a fifth-wheel trailer and other personal belonings	1. Variance approval valid 18 months from date of Committee's decision. 2. Proposed shed addition be constructed within the footprint shown in the sketch provided by the applicant 2. Total Floor area of all accessory buildings on the property not exceed 145 sq m.	Fordwich	Meyer

MV02-2025	44216 Spencetown Rd. (Conc. 5 PT Lot 7)	The purpose of this application is to request relief from Section 4.5 of the Howick Zoning By-law to reduce the required Minimum Distance Separation (MDS) II setback for the construction of a new broiler barn from 201m to 113m. The proposed barn will be sited a minimum of 113m from the farmhouse that was recently severed from the subject property. As proposed, the barn will meet all other MDS and zoning requirements	Conditions: 1.That both the applicant and the neighbouring landowner enter into an agreement addressing the following: a. That the existing GSI Classic 36” fans be replaced with Better Air 36” fans on the existing barn. b. That chimney risers be added to the existing 24” GSI Mono fans on the existing barn. The conditions above are in addition to the Planner recommended conditions: That the barn be constructed within the footprint shown in the sketch provided.That the variance approval is valid for a period of 18 months from the date of the Committee’s decision. The Committee considered the variance to be minor, to maintain the appropriate development of the lands and to maintain the general intent of the zoning by-law and official plan. Any prescribed criteria, if any, must also be considered. [Section 45(1) sets	Southwest Howick	Mulder

			out the 4 tests of the Planning Act. There is now an additional requirement that any prescribed criteria must also be considered. The prescribed criteria are set out in Regulation (O. Reg. 200/96)]		
MV03-2025	3078 Victoria St. (Plan 247, Lot 19)	The purpose of this application is to increase the permitted maximum ground floor area for an accessory building from the maximum 75 square metres to a proposed 92 square metres. Relief is requested from Section 15.5.3.1 of the Zoning By-law to permit an enlarged detached garage on a lot less than 1 acre for the purpose of a personal storage.	1. The variance approval is valid for a period of 18 months from the date of the Committee's decision. 2. That the proposed addition be constructed within the footprint in the sketch provided. The Committee considered the variance to be minor, to maintain the appropriate development of the lands and to maintain the general intent of the zoning by-law and official plan. Any prescribed criteria, if any, must also be considered. [Section 45(1) sets out the 4 tests of the Planning Act. There is now an additional requirement that any		Atkinson

			prescribed criteria must also be considered. The prescribed criteria are set out in Regulation (O. Reg. 200/96)]		

Amendments

1 Amended by By-law 43-2011
2 Amended by By-law 44-2011
3 Amended by By-law 58-2011
4 Amended by By-law 37-2014
5 Amended by By-law 15-2015
6 Amended by By-law 34-2018
7 Amended by By-law 34-2021
8 Amendment condition of consent file C28-2022
9 Amended by By-law 40-2022
10 Amended by By-law 14-2026

REVISION DATE: September 03, 2026

Schedule 'A'
Township of Howick
North East Howick
Zoning Map

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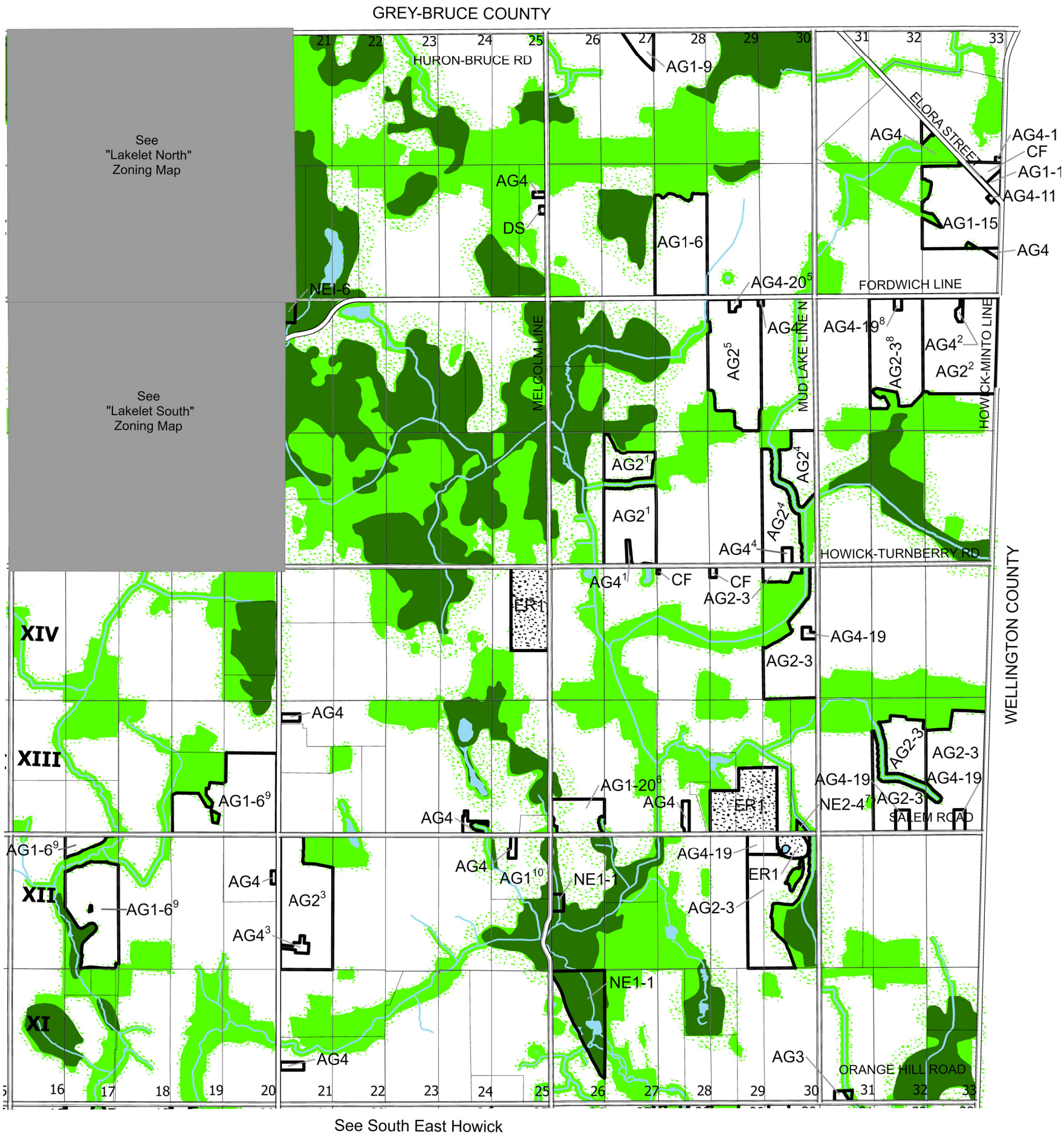
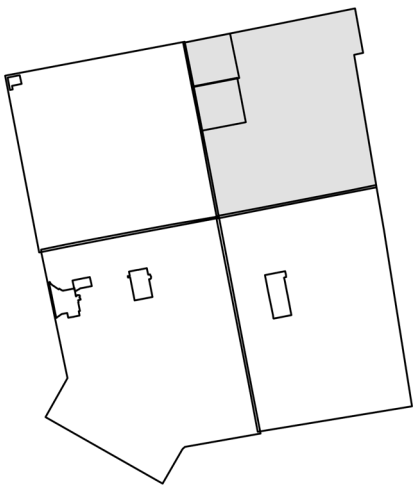
Kilometers
1:35,000



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).

Legend

- AG1 Zone (unless otherwise noted)
- NE1
- NE2
- OS1
- OS2
- ER1
- URA
- Settlement Area
- Floodway
- Regional Flood Line
- Waterbody
- Watercourse
- Conservation Authority Notification Area
- Property Boundary
- Road



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Amendments

1 Amended by By-law 41-2016
2 Amended by By-law 42-2016
3 Amendment condition of consent file B21-2017
4 Amended by By-law 26-2019
5 Amendment condition of consent file C60-2021
6 Amended by By-law 40-2022

REVISION DATE: May 05, 2026

Schedule 'A'
Township of Howick
North West Howick
Zoning Map

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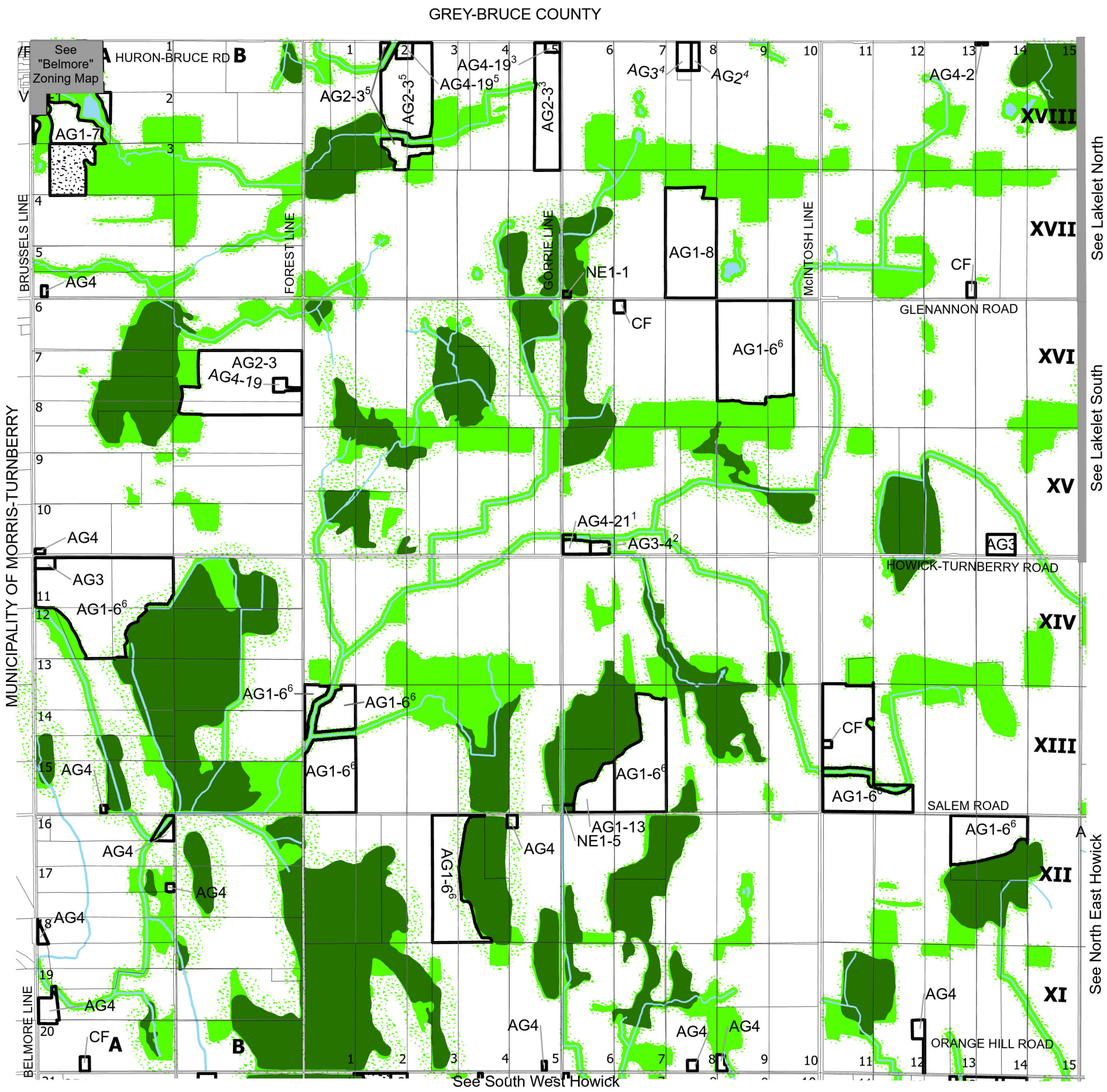
Kilometers
1:35,000



Legend

- AG1 Zone (unless otherwise noted)
- NE1
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- OS2
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- Watercourse
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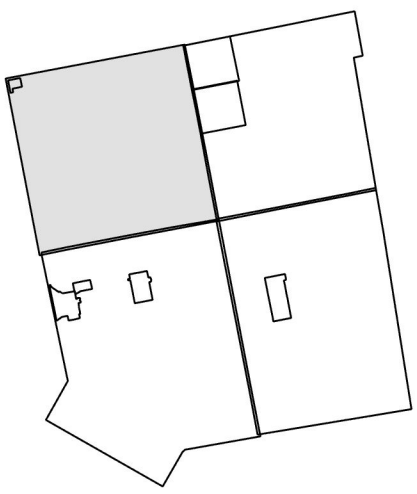

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Amendments

1 Amended by By-law 23-2011
2 Amended by By-law 08-2012
3 Amended by By-law 24-2013
4 Amended by By-law 05-2014
5 Amended by By-law 13-2014
6 Amended by By-law 24-2014
7 Amendment condition of consent file B28-2015
8 Amendment condition of consent file B17-2015
9 Amendment condition of consent file B48-2015
10 Amendment condition of consent file B39-2015
11 Amended by By-law 38-2016
12 Amendment condition of consent file B32-2016
13 Amendment condition of consent file B29-2016
14 Amendment condition of consent file B45-2017
15 Amendment condition of consent file C11-2018
16 Amendment condition of consent file C63-2018
17 Amendment condition of consent file C09-2019
18 Amendment condition of consent file C43-2019
19 Amendment condition of consent file C65-2019
20 Amendment condition of consent file C93-2019
21 Amendment condition of consent file C32-2020
22 Amendment condition of consent file C90-2019
23 Amended by By-law 19-2022
24 Amendment condition of consent file C76-2021
25 Amendment condition of consent file C46-2022
26 Amendment condition of consent file C27-2022
27 Amendment condition of consent file C87-2022
28 Amendment condition of consent file C45-2022
29 Amended by By-law 34-2024
30 Amended by By-law 11-2025

REVISION DATE: August 25, 2026

Schedule 'A'
Township of Howick
South East Howick
Zoning Map

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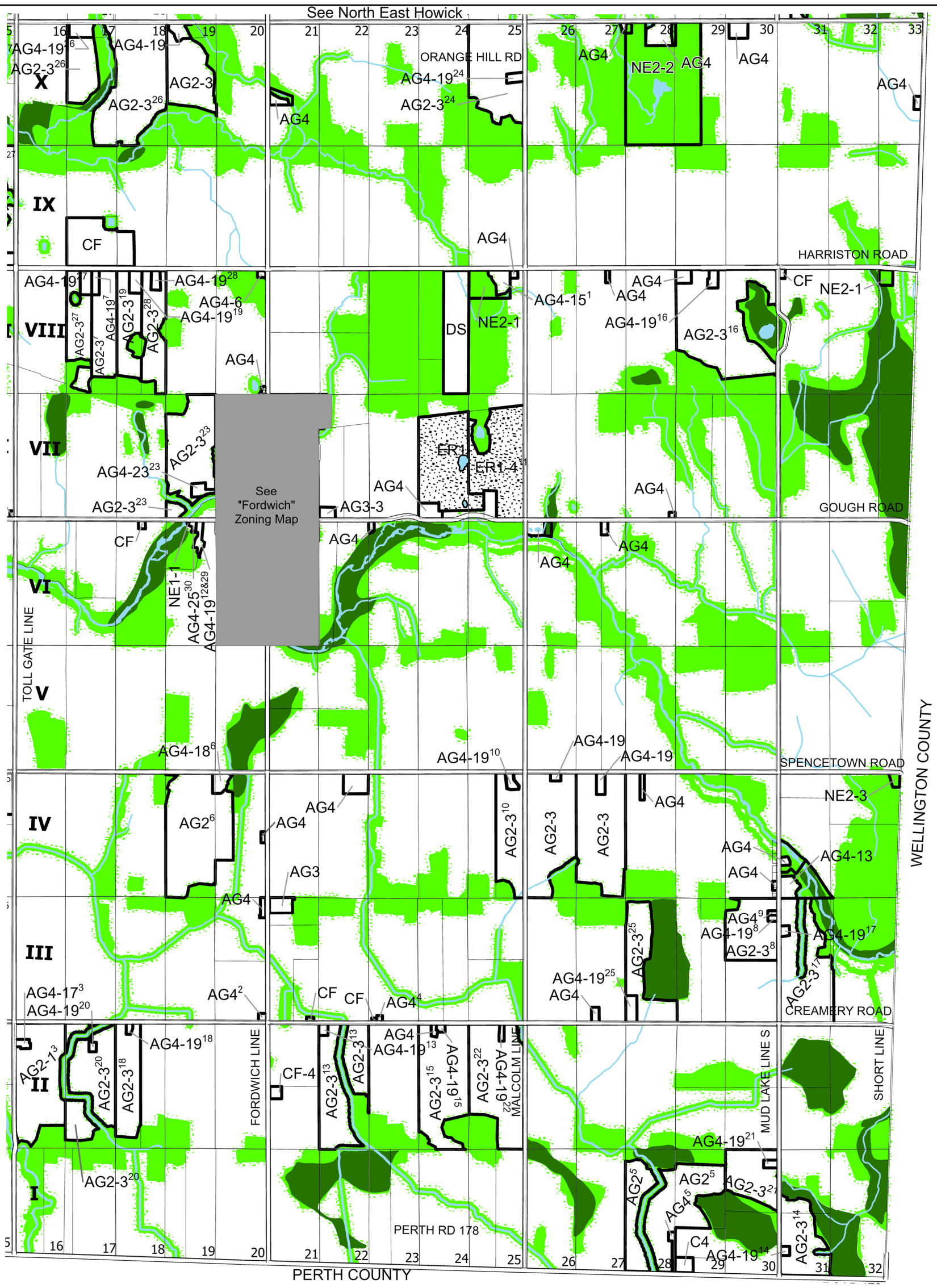

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Legend

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- NE1
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- Watercourse
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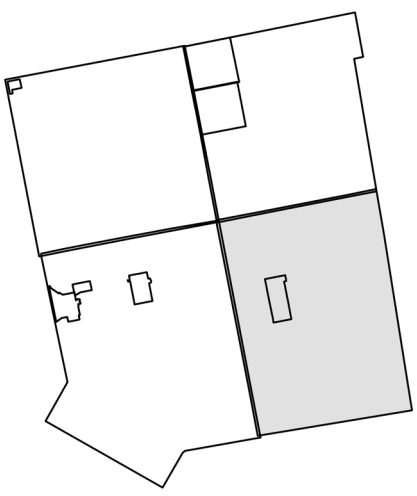
- Road



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Amendments

1 Amended by By-law 42-2012
2 Amended by By-law 43-2012
3 Amended by By-law 34-2012
4 Amended by By-law 54-2012
5 Amended by By-law 15-2013
6 Amended by By-law 18-2013
7 Amended by By-law 51-2013
8 Amended by By-law 43-2013
9 Amended by By-law 55-2014
10 Amended by By-law 14-2015
11 Amendment condition of consent file B79-2015
12 Amendment condition of consent file B43-2015
13 Amendment condition of consent file B13-2016
14 Temporary Use By-law 45-2017 (Expires September 5, 2037)
15 Amended by By-law 22-2018
16 Amended by By-law 30-2018
17 Amendment condition of consent file B31-2017
18 Amendment condition of consent file C69-2019
19 Amended by By-law 10-2020
20 Amendment condition of consent file C53-2019
21 Amendment condition of consent file C02-2020
22 Amended by By-law 07-2021
23 Amendment condition of consent file C74-2021
24 Amendment condition of consent file C99-2021
25 Amendment condition of consent file C21-2022
26 Amended by By-law 11-2023
27 Amendment condition of consent file C88-2021
28 Amended by By-law 52-2024

REVISION DATE: May 05, 2026

Schedule 'A'
Township of Howick
South West Howick
Zoning Map

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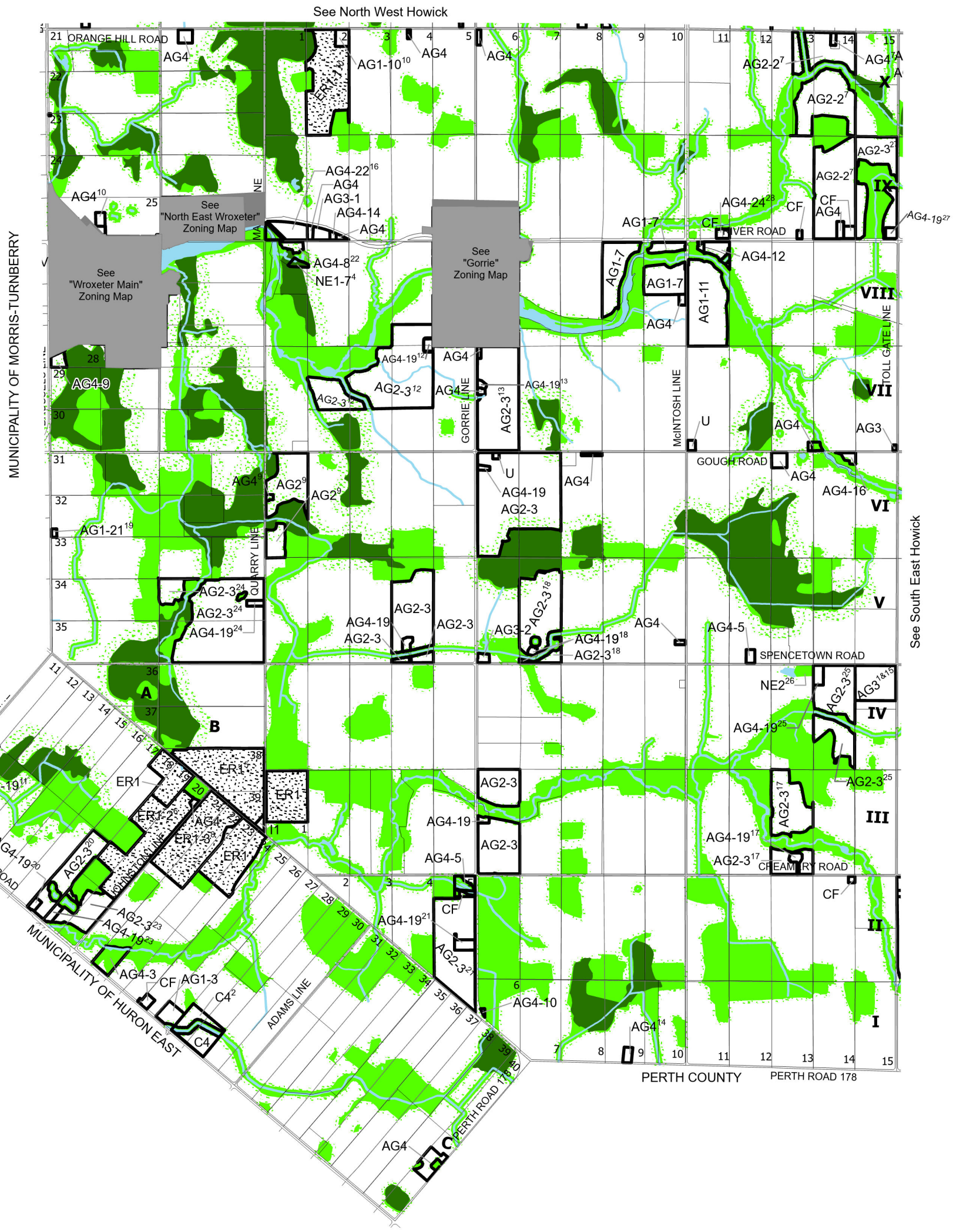
Kilometers
1:43,000



Legend

- AG1 Zone (unless otherwise noted)
- NE1
- NE2
- OS1
- OS2
- ER1
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- Settlement Area
- Floodway
- Regional Flood Line
- Waterbody
- Watercourse
- Conservation Authority Notification Area
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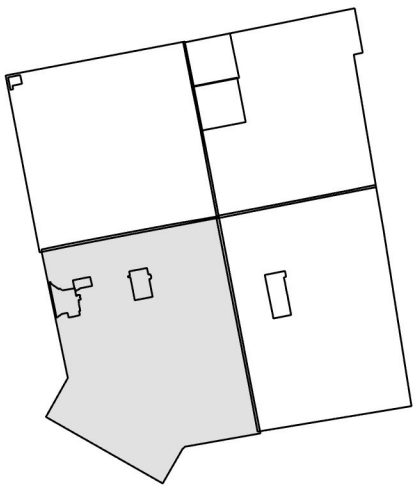
- Road



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Amendments

1 Amended by By-law 14-2015

REVISION DATE: May 05, 2026

Schedule 'A'
Township of Howick
Belmore
Zoning Map

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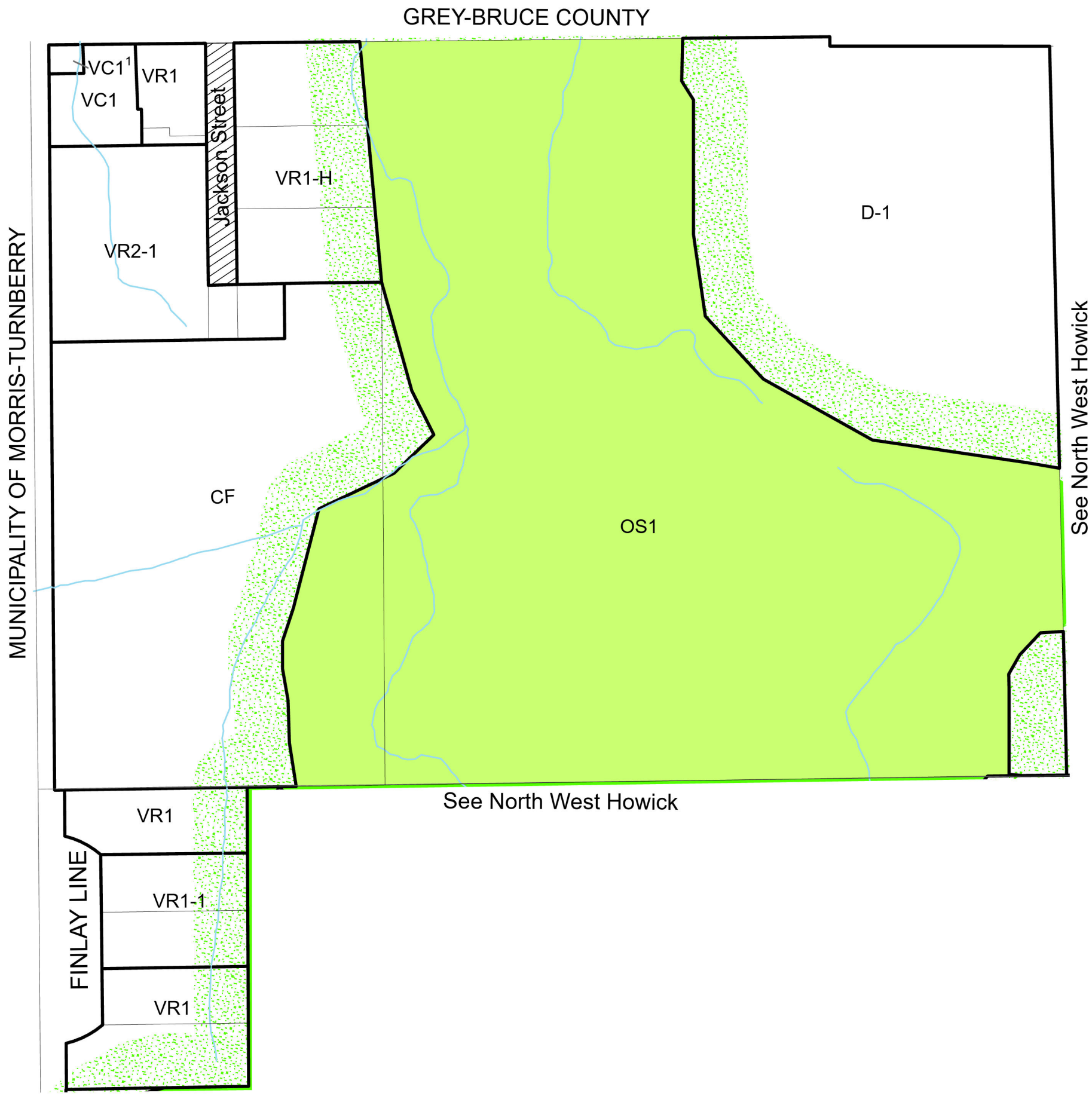
Kilometers

1:2,500



Legend

- AG1 Zone (unless otherwise noted)
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- NE2
- OS1
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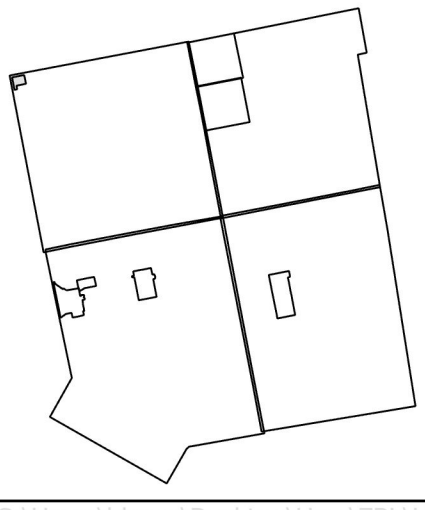
- Settlement Area
- Floodway
- Regional Flood Line
- Waterbody
- Watercourse
- Conservation Authority Notification Area
- Property Boundary
- Road



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Amendments

1 Amended by By-law 04-2014
2 Amended by By-law 28-2015
3 Amended by By-law 39-2015
4 Amended by By-law 21-2018
5 Amended by By-law 29-2018
6 Amended by By-law 41-2018
7 Amended by By-law 13-2019
8 Amended by By-law 12-2019
9 Amended by By-law 03-2022
10 Amended by Bylaw 37-2022
11 Amended by By-law 51-2022
12 Amended by By-law 17-2023
13 Amended by By-law 34-2024

REVISION DATE: May 05, 2026

Schedule 'A'
Township of Howick
Fordwich
Zoning Map

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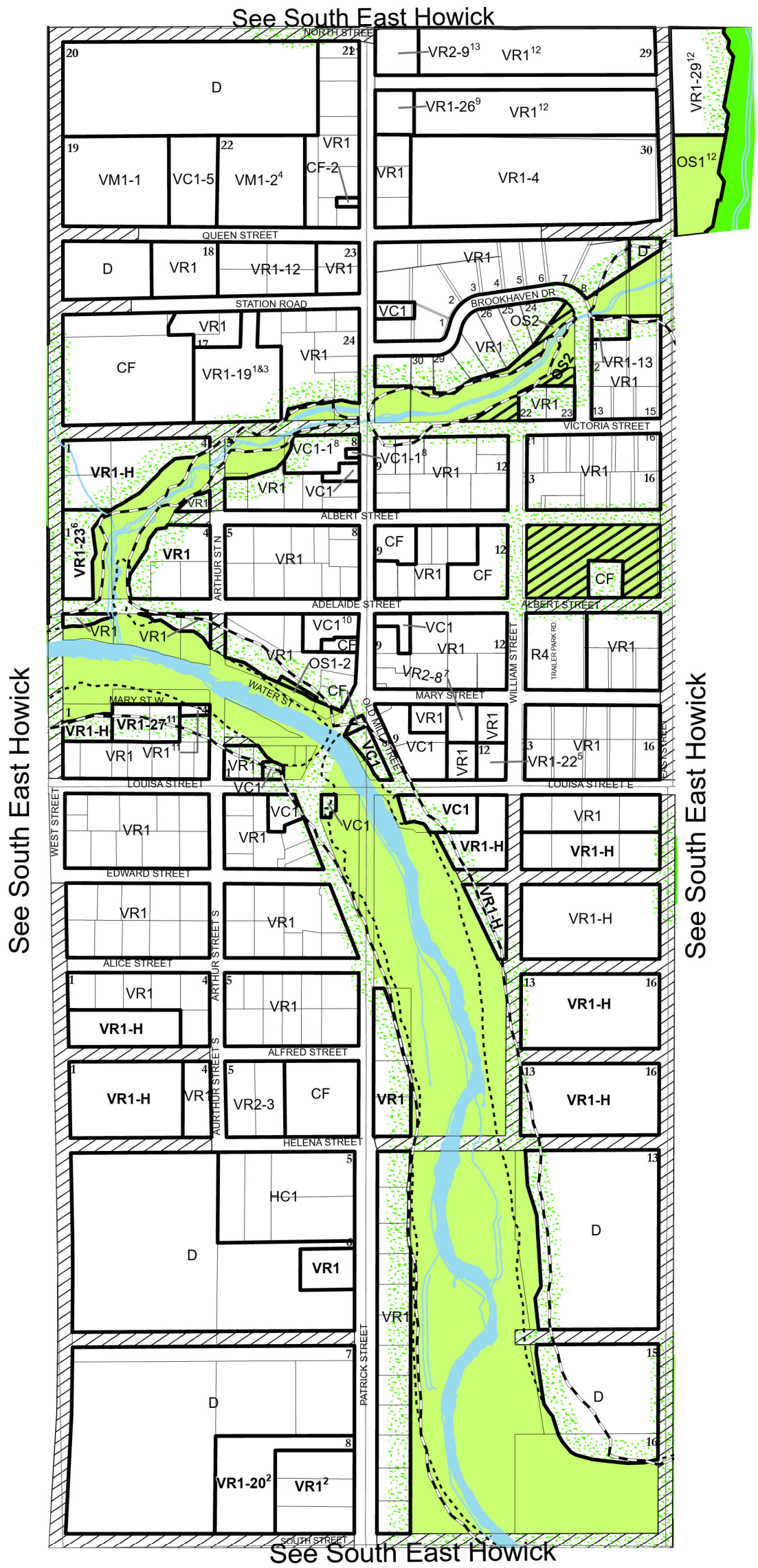
Kilometers
1:7,000



Legend

- AG1 Zone (unless otherwise noted)
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- NE2
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- OS2
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- URA
- Settlement Area
- Floodway
- Regional Flood Line
- Waterbody
- Watercourse
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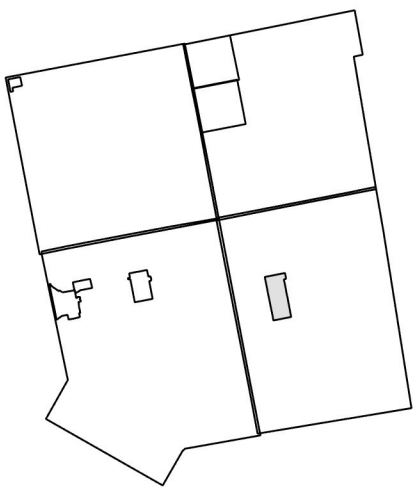
- Property Boundary
- Road



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Amendments

1 Amended by By-law 23-2011
2 Amended by By-law 08-2012
3 Amended by By-law 14-2015
4 Amended by By-law 32-2015
5 Amended by By-law 15-2016
6 Amended by By-law 40-2016
7 Amended by By-law 34-2018
8 Amended by By-law 36-2022
9 Amended by By-law 65-2022
10 Amended by Bylaw 06-2023
11 Amended by Bylaw 60-2023
12 Amended by By-law 59-2024
13 Amended by By-law 20-2025

REVISION DATE: May 05, 2026

Schedule 'A'
Township of Howick
Gorrie
Zoning Map

0 0.05 0.1 0.2
Kilometers
1:5,000

Legend

- AG1 Zone (unless otherwise noted)
- NE1
- NE2
- OS1
- OS2
- ER1
- URA
- Settlement Area
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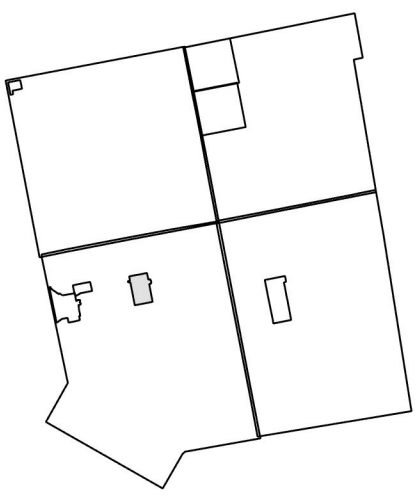

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Amendments
REVISION DATE: May 05, 2026

Schedule 'A'
Township of Howick
Lakelet North
Zoning Map

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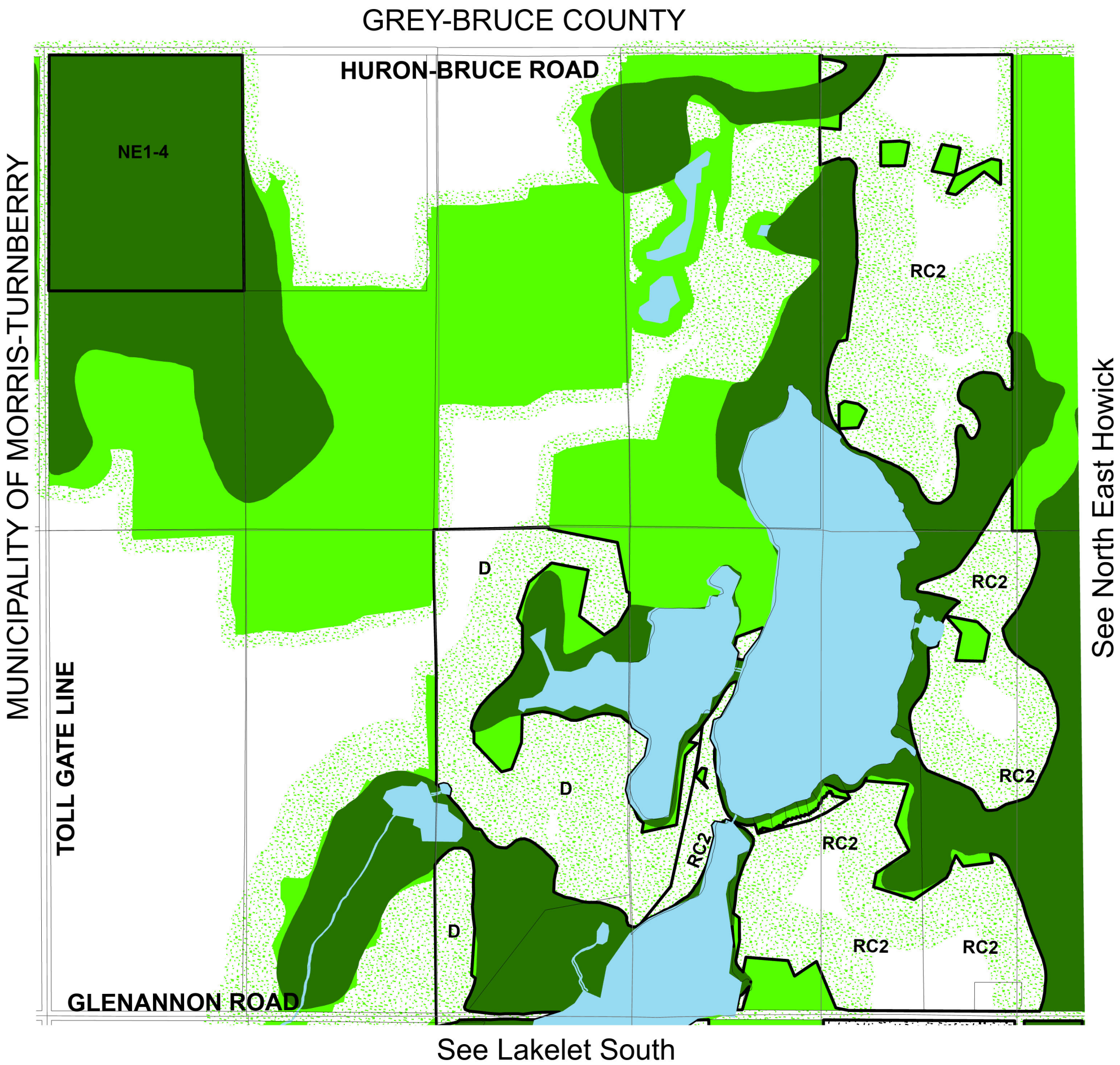
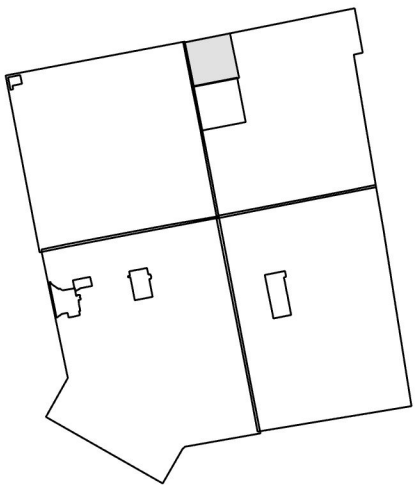
1:9,000



Legend

- AG1 Zone (unless otherwise noted)
- NE1
- NE2
- OS1
- OS2
- ER1
- URA
- Settlement Area
- Floodway
- Regional Flood Line
- Waterbody
- Watercourse
- Conservation Authority Notification Area
- Property Boundary
- Road



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Amendments

1 Amended by By-law 15-2021
2 Amended by By-law 14-2026

REVISION DATE: September 03, 2026

Schedule 'A'
Township of Howick
Lakelet South
Zoning Map

0 0.1 0.2 0.4
Kilometers
1:9,000

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).

Legend

- AG1 Zone (unless otherwise noted)
- NE1
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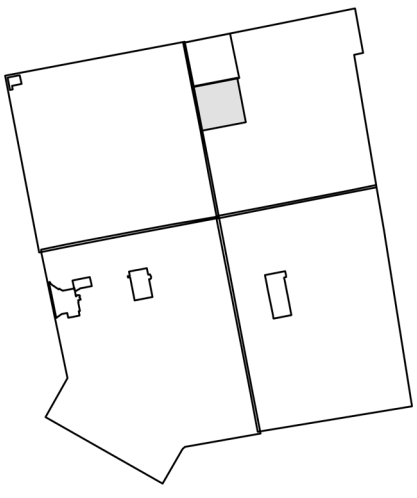
- ER1
- URA
- Settlement Area
- Floodway
- Regional Flood Line
- Waterbody
- Watercourse
- Conservation Authority Notification Area
- Property Boundary
- Road



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Amendments

1 Amended by By-law 25-2010
2 Amended by By-law 29-2010
3 Amended by By-law 20-2011
4 Amended by By-law 14-2014
5 Amended by By-law 19-2014
6 Amended by By-law 58-2014
7 Amended by By-law 10-2015
8 Amended by By-law 16-2015
9 Amended by By-law 41-2014
10 Amended by By-law 04-2016
11 Amended by By-law 31-2019
12 Amended by By-law 08-2021
13 Amended by By-law 05-2023
14 Amended by By-law 23-2024

REVISION DATE: May 05, 2026

Schedule 'A'
Township of Howick
Wroxeter Main
Zoning Map

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Kilometers
1:6,000

Legend

- AG1 Zone (unless otherwise noted)
- NE1
- NE2
- OS1
- OS2
- ER1
- URA
- Settlement Area
- Floodway
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- Watercourse
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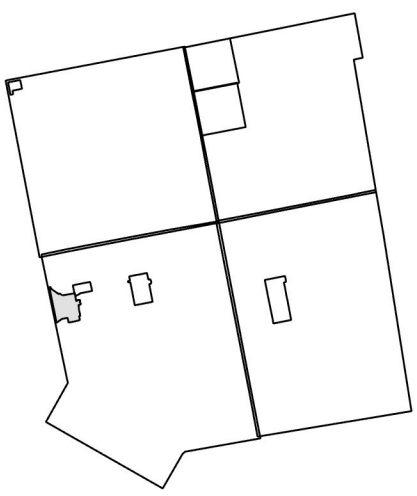

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Amendments

1 Amended by By-law 58-2013

REVISION DATE: May 05, 2026

Schedule 'A'
Township of Howick
North East Wroxeter
Zoning Map

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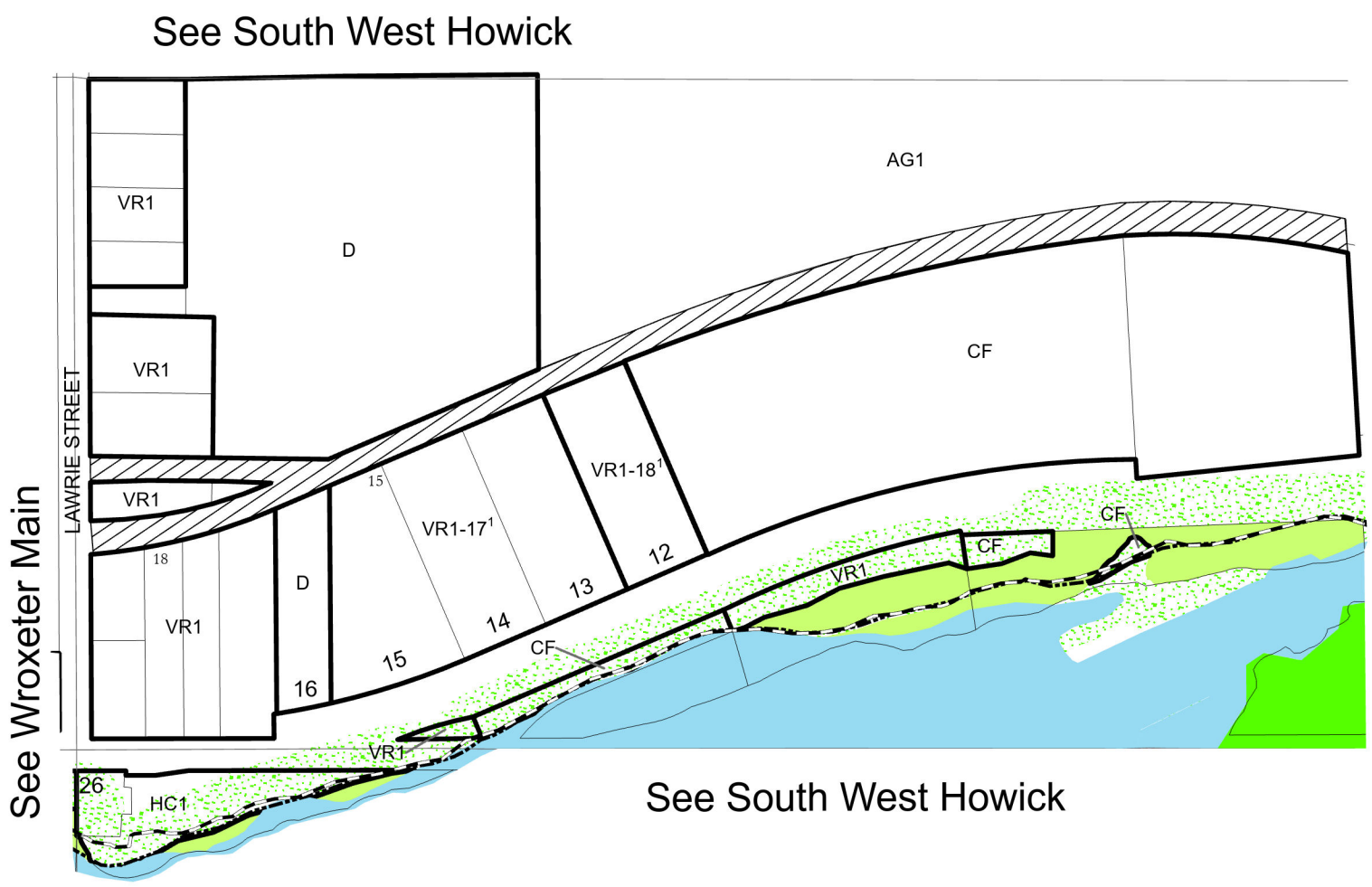

Legend

- AG1 Zone (unless otherwise noted)
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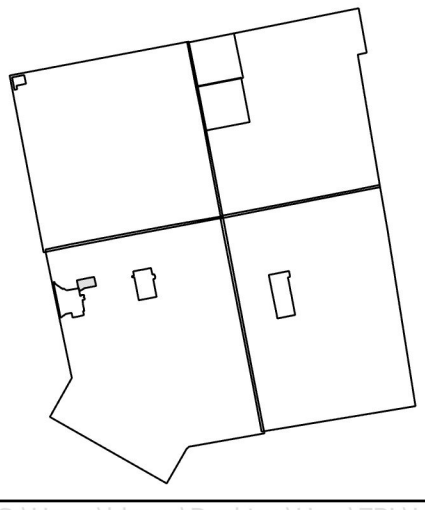

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