

# The Corporation of the Township of Huron-Kinloss



## BY-LAW No.

**2023 - 70**

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Being a By-Law to Amend By-Law No. 2018-98, being the Comprehensive Zoning By-Law of the Township of Huron-Kinloss  
Shelton

126 Boiler Beach Road – CON A PT LOT 52 PT LOT 53 RP;3R924 PART 1  
TO 2 - Roll 410716000901800

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**WHEREAS** Section 34 of the Planning Act, R.S.O. 1990, Chapter 13 authorizes the Councils of Municipalities to enact and amend zoning by-laws which comply with an approved official plan;

**AND WHEREAS** the Council of The Corporation of the Township of Huron-Kinloss has enacted By-law 2018-98; a zoning by-law enacted under Section 34 of the said Planning Act;

**AND WHEREAS** the Council of The Corporation of the Township of Huron-Kinloss desires to amend By-law 2018-98;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of The Corporation of the Township of Huron-Kinloss **ENACTS** as follows;

1. THAT Schedule 'A' to By-Law No. 2018-98, as amended, is hereby further amended by changing thereon from Residential One (R1), and Environmental Protection (EP) to Residential One – Special Holding (R1-25.173-H1), Residential One – Special Holding (R1-25.176-H1), and Environmental Protection (EP), the zoning designation of those lands described as CON A PT LOT 52 PT LOT 53 RP;3R924 PART 1 TO 2 [126 Boiler Beach Road] Township of Huron-Kinloss (geographic Township of Huron), attached to and forming a part of this By-Law.
2. That By-law No. 2018-98, as amended, is hereby further amended by adding the following subsection to 25 thereof:

25.173

Notwithstanding their 'R1' Zoning designation, those lands delineated as 'R1-25.173-H1' on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

- i) The minimum lot frontage shall be no less than 19 meters.
- ii) The minimum lot area shall be no less than 822 square meters.
- iii) Any buildings and structures existing as of June 12, 2023 which do not comply with the provisions of the By-law are hereby recognized as being in compliance with the zoning. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law;
- iv) In areas of high archeological potential, lot grading; excavation; and/or construction shall not be permitted unless the Holding (H) zone provision is removed; and,
- v) Development shall be serviced by an advanced tertiary sewage disposal system that achieves at least 50% nitrate removal and meets the specifications of the CAN/BNQ 3680-600 standard, as amended from time to time or by connection to a Municipal sewage disposal system.

Notwithstanding their 'R1' Zoning designation, those lands delineated as 'R1-25.176-H1' on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

- i) The minimum lot frontage shall be no less than 19 meters.
  - ii) The minimum lot area shall be no less than 786 square meters.
  - iii) Any buildings and structures existing as of June 12, 2023 which do not comply with the provisions of the By-law are hereby recognized as being in compliance with the zoning. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law;
  - iv) In areas of high archeological potential, lot grading; excavation; and/or construction shall not be permitted unless the Holding (H) zone provision is removed; and,
  - v) Development shall be serviced by an advanced tertiary sewage disposal system that achieves at least 50% nitrate removal and meets the specifications of the CAN/BNQ 3680-600 standard, as amended from time to time or by connection to a Municipal sewage disposal system.
3. That this by-law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, R.S.O. 1990.
  4. That this by-law may be cited as the “Zoning Amendment By-law – Z-2023-029 - Shelton” By-law

**READ a FIRST and SECOND TIME** this 19<sup>th</sup> day of June, 2023.

**READ a THIRD TIME and FINALLY PASSED** this 19<sup>th</sup> day of June 2023.

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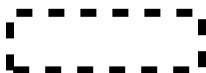
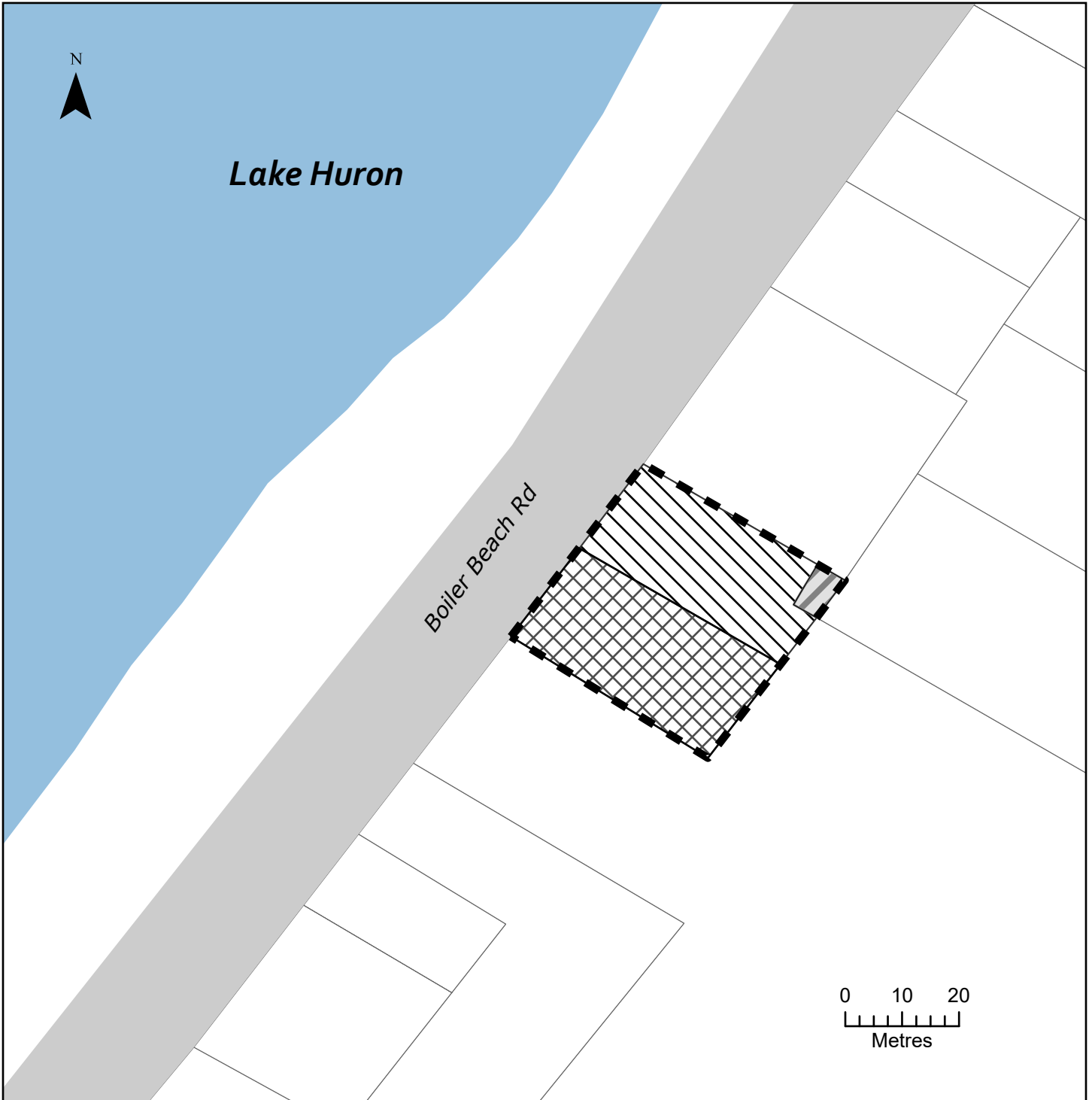
Mayor

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Clerk

# Schedule 'A'

126 Boiler Beach Rd - CON A PT LOT 52 PT LOT 53 RP;3R924 PART 1 TO 2 - Roll 410716000901800  
Township of Huron-Kinloss (Geographic Huron Township)



Subject Property



Lands to be zoned R1-25.173-H1 - Residential One Special - Holding



Lands to be zoned R1-25.176-H1 -Residential One Special - Holding



Lands zoned EP - Environmental Protection

This is Schedule 'A' to the zoning by-law  
amendment number \_\_\_\_\_ passed this  
\_\_\_\_\_ day of \_\_\_\_\_

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_