

The Corporation of the Township of Huron-Kinloss



BY-LAW No.

2024 -

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

760 BRUCE ROAD 86 – KINLOSS CON 1 PT LOTS 37 TO;40
– Roll 410711000208000

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 Agriculture Rural (AG4), Agriculture Rural Special Holding (AG4-H1), Agriculture Rural Special (AG4-25.169), Agriculture Rural Special (AG4-25.44) and Environmental Protection (EP) to Agriculture Rural (AG4), Agriculture Rural Special Holding (AG4-H1), Agriculture Rural Special (AG4-25.169), Agriculture Rural Special (AG4-25.44) and Environmental Protection (EP), for the zoning designation of those lands described as KINLOSS CON 1 PT LOTS 37 TO;40 [760 Bruce Road 86] Township of Huron-Kinloss (geographic Township of Kinloss), attached to and forming a part of this By-Law.

Note: The H1 zoning provision addresses areas of high archaeological potential per Section 2.12.

2. That By-law No. 2018-98, as amended, is hereby further amended by adding the following subsections to 25 thereof:

25.44

Notwithstanding their 'AG4' Zoning designation, those lands delineated as 'AG4-25.44' on Schedule 'A' to this By-law shall be used in accordance with the 'AG4' Zone provisions contained in this By-law, excepting however, that:

- i) The following on farm diversified uses shall be permitted: farm tours; a farm market and café; an event centre with commercial kitchen for cooking classes; food preparations for the café or catering weddings or other events; a health and beauty spa; Nanobrewery; and a maximum of three (3) farm vacation cabins each with a maximum ground floor area of 56 square meters are permitted. The cabins shall be designed to be portable, and the maximum length of rental term shall be 10 days.
- ii) For the purposes of this by-law a 'Nanobrewery' shall be defined as the use of buildings, structures and/or facilities devoted to the manufacturing of less

than 300,000 litres per year, cooling, bottling, storage, consumption, sale, transporting of beer and beer-related products, whether alcoholic or non-alcoholic, in compliance with ongoing, relevant provincial and/or federal policy and regulations. A nanobrewery 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.

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-2024-010 - Morrison” By-law

READ a FIRST and SECOND TIME this 08th day of April 2024.

READ a THIRD TIME and FINALLY PASSED this 08th day of April 2024.

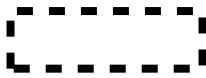
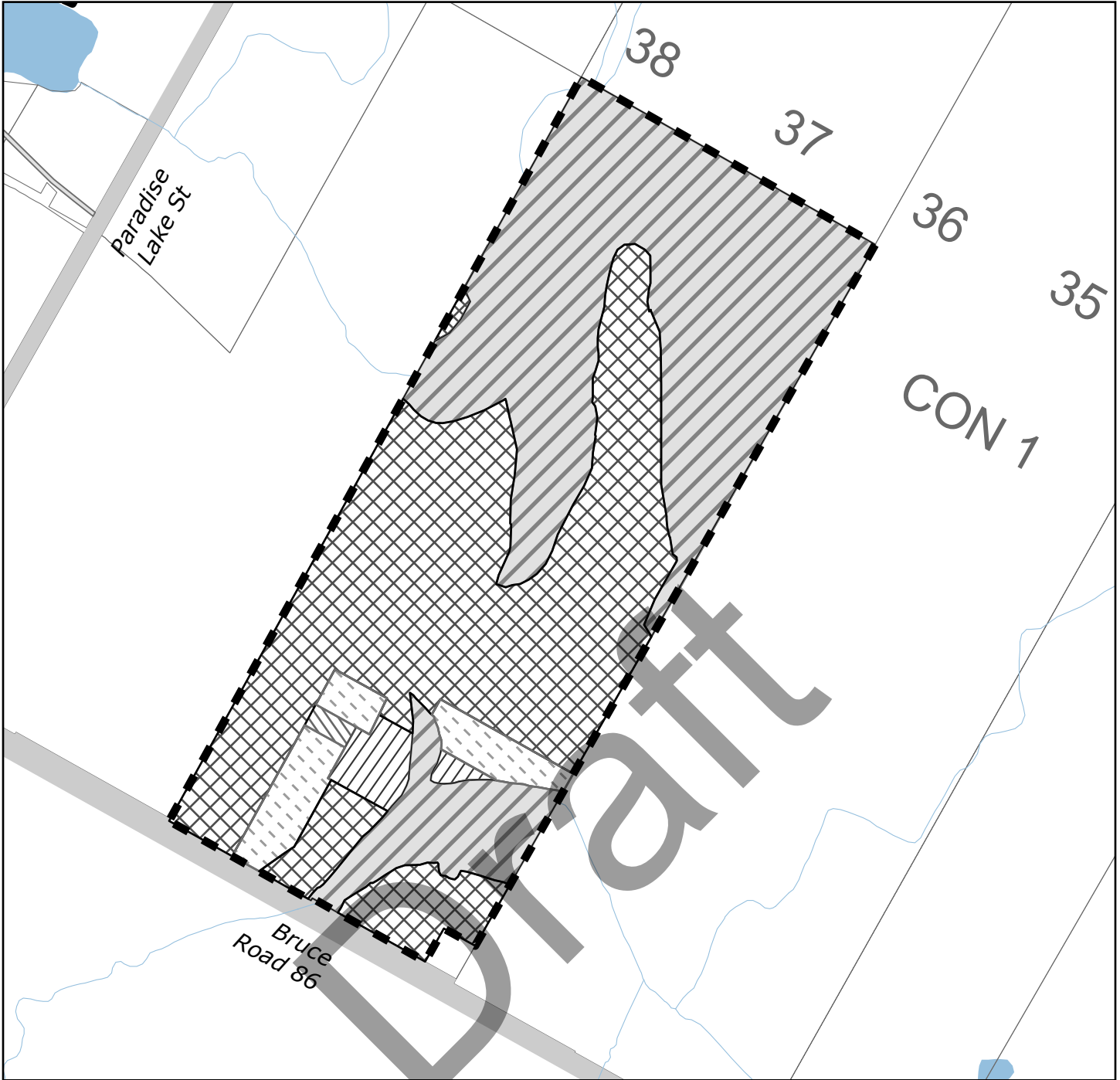
Mayor

Clerk

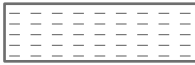
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Schedule 'A'

760 Bruce Road 86 - CON 1 PT LOTS 37 TO;40 - Roll 410711000208000
Township of Huron-Kinloss (geographic Township of Kinloss)



Subject Property



Lands to be zoned AG4 - Agricultural Rural



Lands to be zoned AG4-H1 - Agricultural Rural Holding



Lands to be zoned AG4-25.44 - Agricultural Rural Special



Lands zoned AG4-25.169 - Agricultural Rural Special



Lands to be zoned EP - Environmental Protection

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

Mayor _____

Clerk _____