

The Corporation of the Township of Huron-Kinloss



BY-LAW No.

2024 - 52

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

2514 BRUCE ROAD 86 –CON 1 S PT LOT 43 S PT LOT;44
– Roll 410716000102800

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 General Agriculture (AG1), Agriculture Industrial/Commercial (AG2), and Environmental Protection (EP) to General Agriculture Special (AG1-25.1), General Agricultural Special Holding (AG1-25.1-H1), Agriculture Residential Special (AG3-25.180), and Environmental Protection (EP), for the zoning designation of those lands described as CON 1 S PT LOT 43 S PT LOT;44 [2514 Bruce Road 86] Township of Huron-Kinloss (geographic Township of Huron), 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:

25.180

Notwithstanding their 'AG3' Zoning designation, those lands delineated as 'AG3-25.180' on Schedule 'A' to this By-law shall be used in accordance with the 'AG3' Zone provisions contained in this By-law, excepting however, that:

- i) Buildings and structures existing as of May 13, 2024, which do not comply with height, yard setbacks, lot coverage, and ground floor area provisions of the Zoning By-Law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the Zoning By-Law.
- ii) The minimum lot frontage shall be no less than 20 meters.

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-2024-018 - Snobelen” By-law

READ a FIRST and SECOND TIME this 22nd day of May 2024.

READ a THIRD TIME and FINALLY PASSED this 22nd day of May 2024.

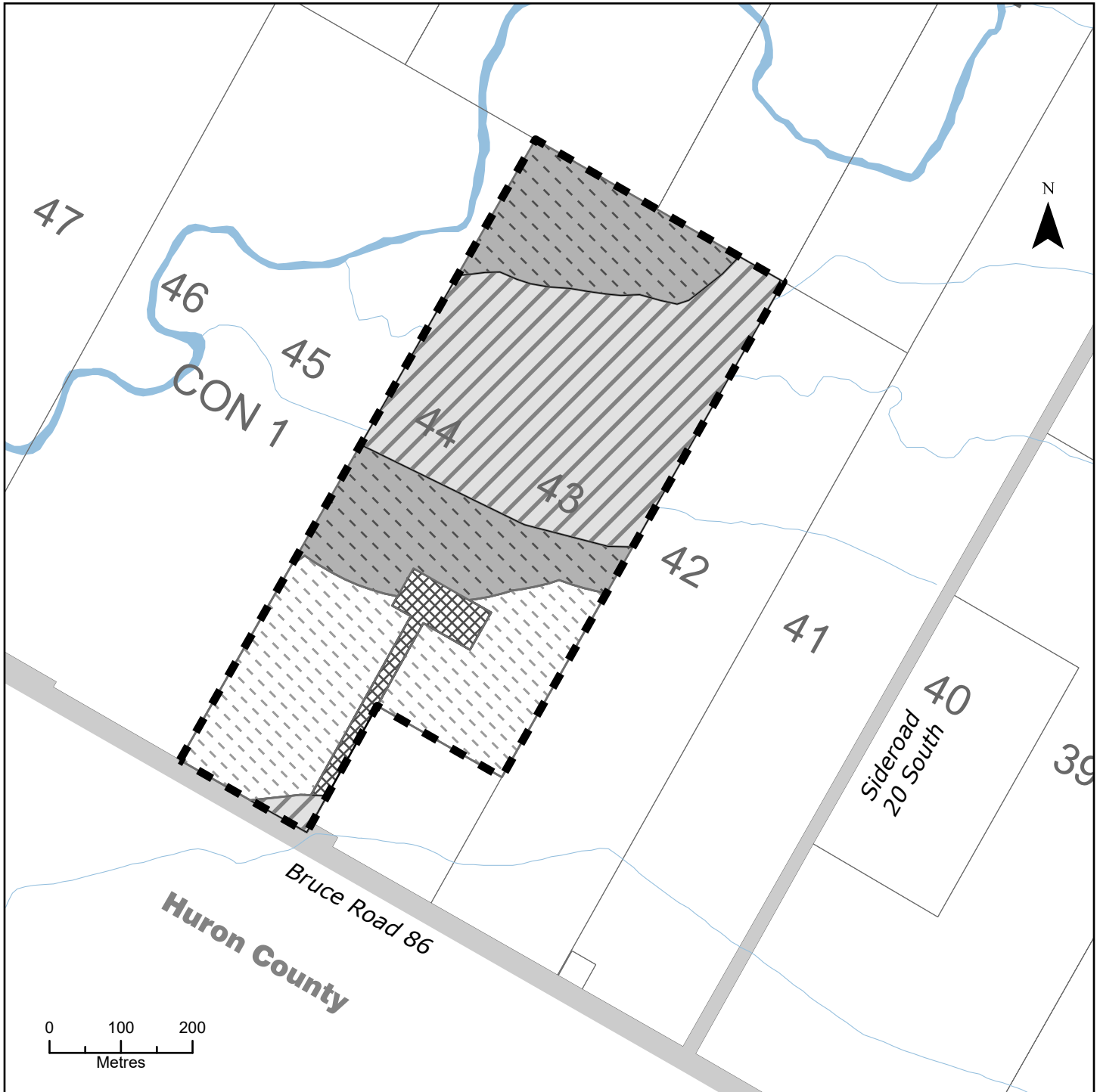
Mayor

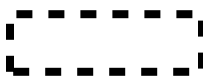
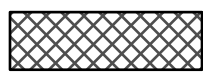

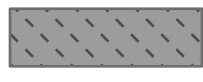

Clerk

Schedule 'A' By-Law 2024-52

2514 Bruce Road 86 - CON 1 S PT LOT 43 S PT LOT;44 - Roll 410716000102800

Township of Huron-Kinloss (geographic Township of Huron)



-  Subject Property
-  Lands to be zoned AG3-25.180 - Agriculture Residential Special
-  Lands to be zoned AG1-25.1 - General Agriculture Special
-  Lands to be zoned AG1-25.1-H1 - General Agriculture Holding
-  Lands to be zoned EP - Environmental Protection

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

Mayor _____

Clerk _____