

The Corporation of the Township of Huron-Kinloss



BY-LAW No.

2024 - XXXX

**BEING A BY-LAW TO AMEND BY-LAW NO. 2018 – 98, BEING THE
COMPREHENSIVE ZONING BY-LAW OF THE
TOWNSHIP OF HURON-KINLOSS
Shepherd c/o Davidson**

24 Park Street – CON 7 PT LOT 16 PLAN 252 PT;PARK LOT 232 PLAN 256
PT LOT;247 PARK ST S/S RP 3R6758;PART 2 (Ripley)
– Roll 410716001012800

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 with Holding 'R1-H', and Light Industrial 'M1' to Residential Three Special 'R3-25.181' for the zoning designation of those lands described as CON 7 PT LOT 16 PLAN 252 PT;PARK LOT 232 PLAN 256 PT LOT;247 PARK ST S/S RP 3R6758;PART 2 [24 Park Street] Township of Huron-Kinloss (geographic Village of Ripley), 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 subsections to Section 25, as follows:

25.181 Notwithstanding the provisions of the Residential (R3) Zone, the land identified with Special Provision R3-25.181 shall be used in compliance with the 'R3' zone provisions contained in this By-law, excepting however that:

- i. That the minimum rear yard for each unit in a Townhouse dwelling on a private road shall be no less than 6.4 metres;
- ii. The minimum interior side yard setback for each end unit in a Townhouse dwelling on a private road shall be no less than 2.0 metres;
- iii. The minimum interior side yard setback for each interior unit in a Townhouse dwelling on a private road sharing a common wall with another unit shall be 0 metres;
- iv. That the minimum lot frontage for each unit in a Townhouse dwelling on a private road shall be no less than 11.3 metres; and,
- v. That a stormwater management facility shall also be permitted.

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-2024-042 - Shepherd c/o Davidson” By-law

READ a FIRST and SECOND TIME this 12th day of August 2024.

READ a THIRD TIME and FINALLY PASSED this 12th day of August 2024.

Mayor

Clerk