

# The Corporation of the Township of Huron-Kinloss



## BY-LAW No.

**2024 - 90**

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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  
Martin c/o Cobide

1232 BRUCE ROAD 1 – PLAN 231 LOT 135 N PT LT 134  
- Roll 410711000307700

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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) to Residential One – Special (R1-25.182), for the zoning designation of those lands described as PLAN 231 LOT 135 N PT LT 134 [1232 Bruce Road 1] 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 subsections to 25 thereof:

25.182

Notwithstanding their 'R1' Zoning designation, those lands delineated as 'R1-25.182' 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) One (1) Additional Residential Unit shall be permitted on the subject lands having a minimum lot area no less than 1,575 square metres.
  - ii) The 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.
  - iii) Any buildings and structures existing as of September 09, 2024 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;
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-2024-035 Martin C/O Cobide” By-law

**READ a FIRST and SECOND TIME** this 16<sup>th</sup> day of September 2024.

**READ a THIRD TIME and FINALLY PASSED** this 16<sup>th</sup> day of September 2024.

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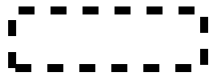
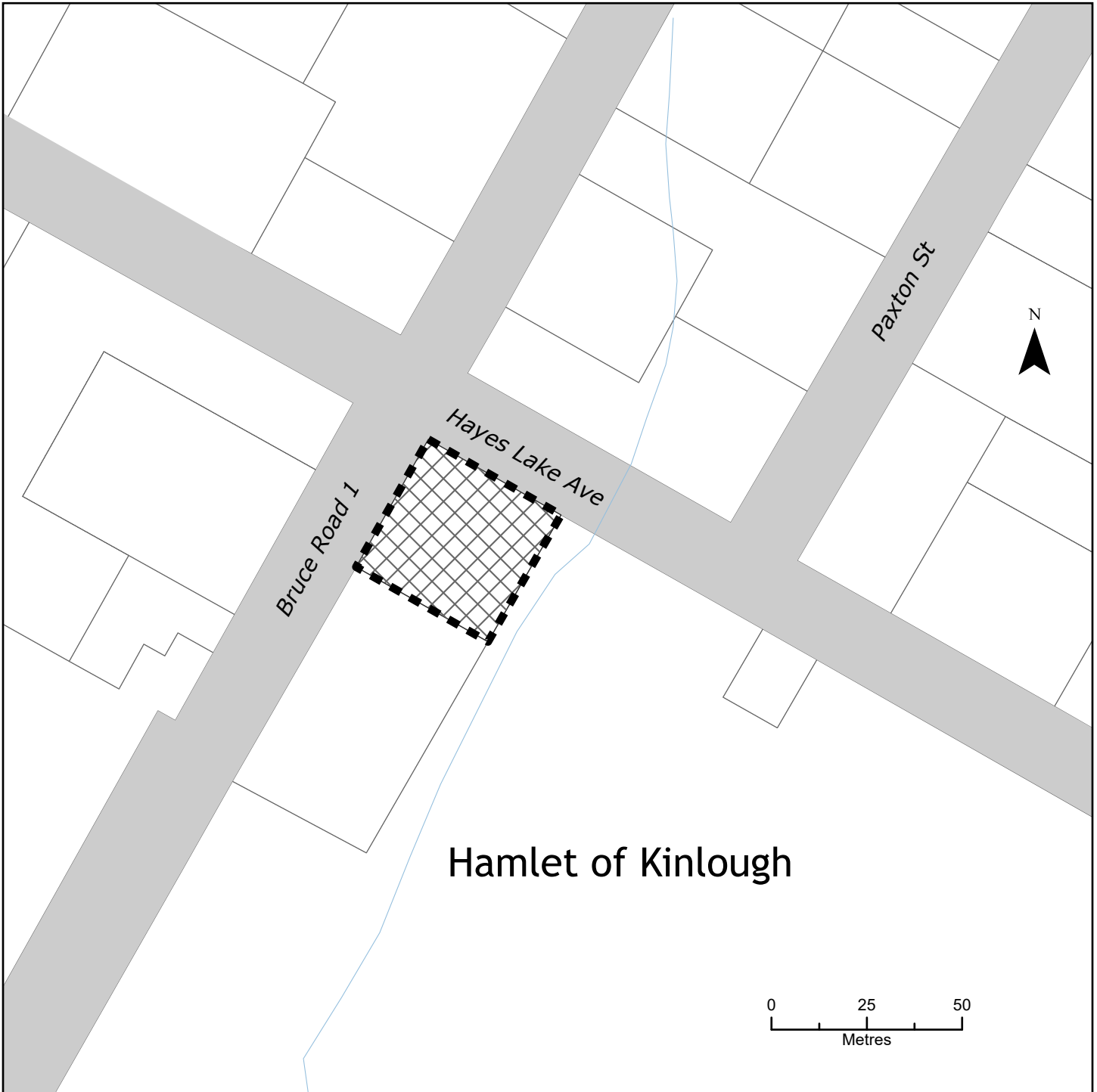
Mayor

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Clerk

# Schedule 'A'

1232 Bruce Road 1 - PLAN 231 LOT 135 N PT LT 134 - Roll Number: 410711000307700  
Township of Huron-Kinloss (Township of Kinloss)



Subject Property



Lands to be zoned R1-25.182 - Residential One Special

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

Mayor \_\_\_\_\_  
Clerk \_\_\_\_\_