

# The Corporation of the Township of Huron-Kinloss



## BY-LAW No.

**2024 - 100**

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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  
Brown

904 HIGHWAY 21 – HURON CON 8 N PT LOT 35 RP;3R9344 PARTS 2  
AND 3  
- Roll 410716000218800

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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 Agriculture Residential Special (AG3-25.35) to Agriculture Residential Special (AG3-25.35), for the zoning designation of those lands described as HURON CON 8 N PT LOT 35 RP;3R9344 PARTS 2 AND 3 [904 HIGHWAY 21] 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 deleting the existing 25.35 subsection and replacing with the following subsection to section 25 thereof:

25.35

Notwithstanding their 'AG3' Zoning designation, those lands delineated as 'AG3-25.35' 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) One (1) Additional Residential Unit shall be permitted on the subject lands having a minimum lot area no less than 2,100 square metres.
  - ii) Any buildings and structures existing as of October 16, 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-2024-053 - Brown” By-law

**READ a FIRST and SECOND TIME** this 21<sup>st</sup> day of October 2024.

**READ a THIRD TIME and FINALLY PASSED** this 21<sup>st</sup> day of October 2024.

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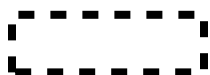
Mayor

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Clerk

# Schedule 'A'

904 HIGHWAY 21 - CON 8 N PT LOT 35 RP;3R9344 PARTS 2 AND 3 - Roll 410716000218800  
Township of Huron-Kinloss (geographic Township of Huron)



Subject Property



Lands to be zoned AG3-25.35 - Agricultural Residential Special

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

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_