

The Corporation of the Township of Huron-Kinloss



**BY-LAW No.**

**2025 - 05**

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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  
Lucknow Kinsmen

59 WASHINGTON ST – PLAN 101 21 TO 30 39 TO 47;66 TO 101 LOT 105 PT LOT 102;TO 104 AND 106  
– Roll 410711000102300

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575 WALTER ST - PLAN 20 N PT LT 219 LT 220;TO 229WALTER  
- Roll 410712000101200

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CON 1 S PT LOTS 55 & 56 SUBJ;TO EASEMENT OVER RP 3R4526;PART 2  
- Roll 410711000101500

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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 Open Space Special (OS-25.124), (OS-25.124 (f)), (OS-25.125), Open Space Special Holding (OS-25.123-H), and Environmental Protection (EP) to Open Space Special (OS-25.125), (OS-25.123), Open Space Special Holding (OS-25.123-H1), (OS-25.124-H1), (OS-25.124-H1 (f)), and Environmental Protection (EP), for the zoning designation of those lands described as PLAN 101 21 TO 30 39 TO 47;66 TO 101 LOT 105 PT LOT 102;TO 104 AND 106 [59 WASHINGTON ST], PLAN 20 N PT LT 219 LT 220;TO 229WALTER [575 WALTER ST], and CON 1 S PT LOTS 55 & 56 SUBJ;TO EASEMENT OVER RP 3R4526;PART 2 [No Civic Address] 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 deleting and replacing subsections to 25 thereof:

**25.123**

Notwithstanding their 'OS – Open Space' Zoning designation, those lands delineated as 'OS-25.123-H1' and 'OS-25.123' on Schedule 'A' to this By-law shall be used in accordance with the 'OS' Zone provisions contained in this By-law, excepting however, that:

### Permitted Uses:

- Special Event as defined below
- Camping during a Special Event as defined below
- Private Club as defined below
- Outdoor Recreation but not including a Golf Course
- Outdoor Storage in association with a permitted use(s)
- Community events such as fireworks, outdoor movie screenings, special occasion events such as 'egg hunt', 'Halloween haunted house', etc.
- Accessory Use(s) to a permitted use (Section 4.1, where alternative provisions are not addressed below)

### Definitions:

'Special Event' means an outdoor activity, festival, concert, event, exhibition, or function of any nature or kind, including those done outside but under a tent, or on a permanent or temporary stage, or within any other non-permanent building or structure, held a maximum of four times per calendar year. Each event shall not last more than five consecutive days. A Special Event may include camping involving a maximum of 1,550 campsites within the areas zoned OS-25.123 and OS-25.124 combined. Ancillary uses such as food and craft vendors and alcohol sales shall also be permitted.

'Camping' shall mean lands used for the parking and use of motor homes, travel trailers, tent-trailers, tents, or similar transportable accommodation. Off-season storage of travel trailers, tent trailers, motor homes, or similar transportable accommodations shall not be permitted.

'Private Club' shall mean a group of buildings or structures owned or chartered by an organization, a non-profit organization, or a public body and designed and built for seasonal or periodic use.

'Outdoor Recreation' shall mean the use of the premise for the conduct of outdoor sports, including playfields, parks, gardens, picnic areas, and other passive leisure activities but shall not include commercial recreation.

### Provisions:

- i) Temporary fencing shall be erected when requested by an abutting property owner. 'Snow fencing' or a similar equivalent shall be considered to be 'Temporary Fencing';
- ii) Minimum setback to all property lines for all buildings and structures (permanent and non-permanent), portable generators, and vehicles of any type including tour buses and transports: 10 metres;
- iii) A shipping container used as an electrical building shall be permitted on a permanent basis, and notwithstanding ii) above, shall be permitted in the location where it existed on December 1, 2024;
- iv) Portable buildings used in conjunction with a 'Special Event' for purposes of a ticket booth, camping registration, and similar uses, shall be permitted on a year round basis;
- v) Maximum building height for all buildings and structures (permanent and non-permanent): 10 metres;
- vi) Minimum setback between all non-permanent buildings and structures, portable generators, and vehicles of any type during a "special event" including tour buses and transports and a dwelling as it existed as of July 10, 2017: 20 metres;
- vii) Maximum number of permanent buildings or structures: 3;
- viii) Minimum setback between camping and a dwelling existing as of July 10, 2017: 20 metres;

- ix) Minimum setback between camping and Walter Street or Washington Street': 10 metres;
- x) Minimum Internal private roadway width: 7.0 metres;
- xi) Section 5.1 'Parking, Stacking & Loading Regulations' shall not apply;
- xii) 'Outdoor storage' shall be limited to an area not exceeding 700 square metres and shall be subject to Section 4.22 excepting however that a setback from a lot line of 0 metres shall be allowed provided the reduced setback does not apply to a lot line abutting an open public road or residential zone. 'Outdoor storage' shall only be permitted if 'Outdoor Storage' does not exist on lands zoned 'OS-25.125';
- xiii) Mitigation measures to prevent negative impacts to the areas of the property zoned Environmental Protection (EP) and OS 25.124(f) shall be implemented to the satisfaction of the Township of Huron-Kinloss.

Note: The '-H1' zone provision may be lifted in accordance with Section 2.12 of the Huron-Kinloss Zoning By-law.

## **25.124**

Notwithstanding their 'OS – Open Space' Zoning designation, those lands delineated as 'OS-25.124-H1' on Schedule 'A' to this By-law shall be used in accordance with the 'OS' Zone provisions contained in this By-law, excepting however, that:

### Permitted Uses:

- Special Event as defined below
- Camping during a Special Event as defined below
- Outdoor Recreation but not including a golf course
- Community events such as fireworks, outdoor movie screenings, special occasion events such as 'egg hunt', 'Halloween haunted house', etc.

### Definitions:

'Special Event' means an outdoor activity, festival, concert, event, exhibition, or function of any nature or kind, including those done outside but under a tent, or on a permanent or temporary stage, or within any other non-permanent building or structure, held a maximum of four times per calendar year. Each event shall not last more than five consecutive days. A Special Event may include camping involving a maximum of 1,550 campsites within the areas zoned OS-25.123 and OS-25.124 combined. Ancillary uses such as food and craft vendors and alcohol sales shall also be permitted.

'Camping' shall mean lands used for the parking and use of motor homes, travel trailers, tent-trailers, tents, or similar transportable accommodation. Off-season storage of travel trailers, tent trailers, motor homes, or similar transportable accommodations shall not be permitted.

'Outdoor Recreation' shall mean the use of the premise for the conduct of outdoor sports, including playfields, parks, gardens, picnic areas, and other passive leisure activities, but shall not include commercial recreation.

### Provisions:

- i) Minimum setback to all property lines for all buildings and structures (permanent or non-permanent), portable generators, and vehicles of any type including tour buses and transports: 10 metres;
- ii) Portable buildings used in conjunction with a 'Special Event' for purposes of a ticket booth, camping registration, and similar uses, shall be permitted on a year round basis;

- iii) Maximum building height for all buildings and structures (permanent and non-permanent): 10 metres;
- iv) Section 5.1 'Parking, Stacking & Loading Regulations' shall not apply;
- v) Outdoor storage as per Section 4.22 shall not be permitted;
- vi) No camping or comparable accommodation is permitted within the areas zoned OS-25.124 (f) flood hazard; and,
- vii) Mitigation measures to prevent negative impacts to the areas of the property zoned Environmental Protection (EP) and OS 25.124(f) shall be implemented to the satisfaction of the Township of Huron-Kinloss.

Note: The '-H1' zone provision may be lifted in accordance with Section 2.12 of the Huron-Kinloss Zoning By-law.

## **25.125**

Notwithstanding their 'OS – Open Space' Zoning designation, those lands delineated as 'OS-25.125' on Schedule 'A' to this By-law shall be used in accordance with the 'OS' Zone provisions contained in this By-law, excepting however, that:

### Permitted Uses:

- Special Event as defined below;
- Banquet Hall;
- Private Club as defined below;
- Outdoor Recreation but not including a Golf Course;
- Community events such as fireworks, outdoor movie screenings, special occasion events such as an 'egg hunt', 'Halloween haunted house', etc.;
- and,
- Childcare Centre
- Accessory Use(s) to a permitted use (Section 4.1, where alternative provisions are not addressed below)

### Definitions:

'Special Event' means an outdoor activity, festival, concert, event, exhibition, or function of any nature or kind, including those done outside but under a tent, or on a permanent or temporary stage, or within any other non-permanent building or structure, held a maximum of four times per calendar year. Each event shall not last more than five consecutive days. Ancillary uses such as food and craft vendors and alcohol sales shall also be permitted.

"Banquet Hall" shall mean a building or part thereof, used for gathering together no more than 199 persons for specific functions including the consumption of food and drink. Full kitchen facilities shall be provided on the premises.

'Private Club' shall mean a group of buildings or structures owned or chartered by an organization, a non-profit organization, or a public body and designed and built for seasonal or periodic use. Included as part of the private club is a principal building that serves as an office and hospitality lounge during the music event, which may include showers and washrooms for the performers involved in the festival and a kitchen for the caterer providing food to the performers, producers, and similar people. The hospitality lounge will also serve as a childcare centre throughout the year and a meeting room for the private club and other organizations throughout the year.

'Outdoor Recreation' shall mean the use of the premise for the conduct of outdoor sports, including playfields, parks, gardens, picnic areas, and other passive leisure activities, but shall not include commercial recreation.

### Provisions:

- i) Temporary fencing shall be erected when requested by an abutting property owner. 'Snow fencing' or a similar equivalent shall be considered to be 'Temporary Fencing';
  - ii) Permanent buildings, except for the permanent stage, shall be connected to full municipal services;
  - iii) Minimum setback to all property lines for all buildings and structures (permanent and non-permanent), portable generators, and vehicles of any type during a 'Special Event' including tour buses and transports: 10 metres;
  - iv) Portable buildings used in conjunction with a 'Special Event' for purposes of a ticket booth, camping registration, and similar uses, shall be permitted on a year round basis;
  - v) Maximum building height for all buildings and structures (permanent and non-permanent): 10 metres;
  - vi) Minimum setback between all non-permanent buildings and structures, portable generators, and vehicles of any type during a "special event" including tour buses and transports and a dwelling as it existed as of July 10, 2017: 20 metres;
  - vii) Maximum number of permanent Buildings or Structures: 2;
  - viii) With the exception of Section 5.1.11 'Landscaping', Section 5.1 'Parking, Stacking & Loading Regulations' shall not apply;
  - ix) 'Outdoor Storage' as per Section 4.22 shall be limited to an area not exceeding 700 square metres and shall only be permitted if 'Outdoor Storage' does not exist on lands zoned 'OS-25.123';
  - x) No camping is permitted; and,
  - xi) The childcare centre shall be located within the principal building. An outdoor play area shall also be permitted.
3. This by-law shall come into force and take effect pursuant to the provisions and regulations of the Planning Act, R.S.O. 1990, c.P.13., as amended and subject to Local Official Plan Amendment L-2024-011 coming into force and effect
  4. That this by-law may be cited as the "Zoning Amendment By-law – Z-2023-039 - Kinsmen" By-law

**READ a FIRST and SECOND TIME** this 13<sup>th</sup> day of January 2025.

**READ a THIRD TIME and FINALLY PASSED** this 13<sup>th</sup> day of January 2025.

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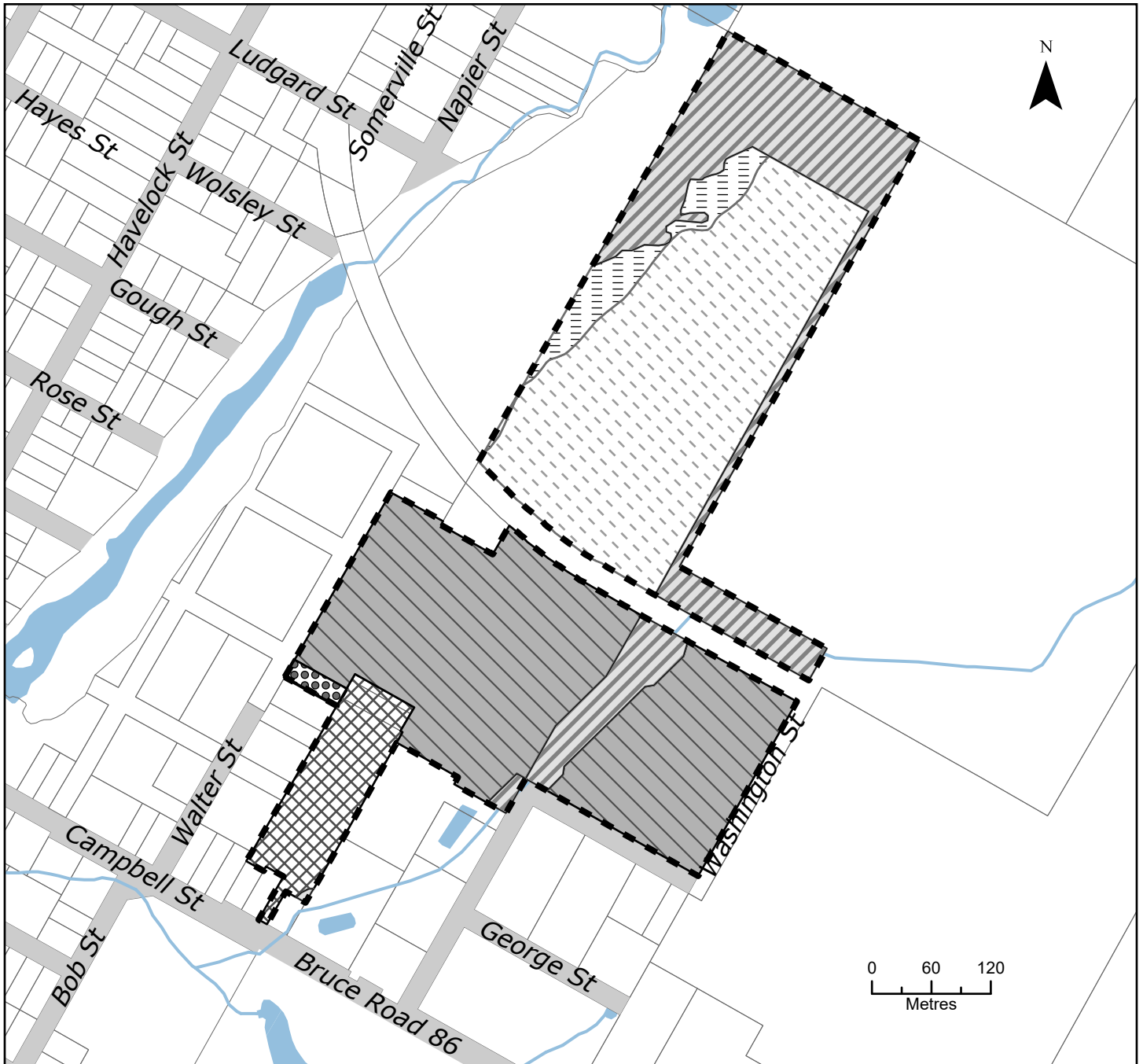
Mayor



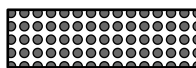




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Clerk

# Schedule 'A'

- 1) 59 WASHINGTON ST - PLAN 101 21 TO 30 39 TO 47;66 TO 101 LOT 105 PT LOT 102;TO 104 AND 106
  - 2) 575 WALTER ST - PLAN 20 N PT LT 219 LT 220;TO 229WALTER - (Lucknow Village)
  - 3) CON 1 S PT LOTS 55 & 56 SUBJ;TO EASEMENT OVER RP 3R4526;PART 2
- Municipality of Huron-Kinloss (Kinloss Township)



-  Subject Property
-  Lands to be zoned OS-25.125 - Open Space Special
-  Lands to be zoned OS-25.123 - Open Space Special
-  Lands to be zoned OS-25.123-H1 - Open Space Special Holding
-  Lands to be zoned OS-25.124-H1 - Open Space Special Holding
-  Lands to be zoned OS-25.124(f)-H1 - Open Space Special 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 \_\_\_\_\_