

The Corporation of the Township of Huron-Kinloss



BY-LAW No.

2025 - **XXXX**

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

196 BRUCE ROAD 86 – KINLOSS CON 1 PT LOT 10 PLAN;153 PT LOTS 11
AND 12
– Roll 410711000201800

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), Residential One (R1), and Environmental Protection (EP) to Residential One Special (R1-25.185), Residential One Special Holding (R1-25.186-H), General Agriculture Special Holding (AG1-25.187-H1), and Environmental Protection (EP), for the zoning designation of those lands described as KINLOSS CON 1 PT LOT 10 PLAN;153 PT LOTS 11 AND 12 [196 BRUCE ROAD 86] 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 adding the following subsections to 25 thereof:

25.185

Notwithstanding their 'R1' Zoning designation, those lands delineated as 'R1-25.185' 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) A minimum lot frontage of +/- 36 m is permitted.
- ii) A minimum lot area of +/- 0.22 ha is permitted.
- iii) Buildings and structures existing as of March 18, 2025 which do not comply with the provisions of this By-law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law.

Note: Registered development agreement for the existing residence to be serviced by an advanced tertiary sewage disposal system that meets

the specifications of the CAN/BNQ 3680-600 standard, as amended from time to time.

25.186

Notwithstanding their 'R1' Zoning designation, those lands delineated as 'R1-25.186-H' 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) A minimum lot frontage of +/- 20 m is permitted.
- ii) A combined minimum lot area of +/-2.5 hectares is permitted within the AG1-25.187-H1 and R1-25.186-H zones.
- iii) Prior to the removal of the 'H – Holding' provision, site alternation and development shall be prohibited. Council may consider removal of the 'H – Holding' provision in accordance with the Planning Act, R.S.O. 1990, once the following condition has been met:
 - a. A detailed site plan has been received to the satisfaction of the Zoning Administrator of the Township of Huron-Kinloss, including, but not limited to, the locations of future buildings and structures.

25.187

Notwithstanding their 'AG1' Zoning designation, those lands delineated as 'AG1-25.187-H1' on Schedule 'A' to this By-law shall be used in accordance with the 'AG1' Zone provisions contained in this By-law, excepting however, that:

- i) A combined minimum lot area of +/-2.5 hectares is permitted within the AG1-25.187-H1 and R1-25.186-H zones.
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-2024-072 - Michie” By-law

READ a FIRST and SECOND TIME this 17th day of March 2025.

READ a THIRD TIME and FINALLY PASSED this 17th day of March 2025.

Mayor

Clerk