

The Corporation of the Township of Huron-Kinloss



BY-LAW No.

2026 - XXXX

**BEING A BY-LAW TO AMEND BY-LAW NO. 2018 – 98, BEING THE
COMPREHENSIVE ZONING BY-LAW OF THE
TOWNSHIP OF HURON-KINLOSS
RIPLEY INDUSTRIAL PARK**

3365 BRUCE ROAD 6 - CON 7 PT LOT 14 PLAN 264 LOT;278 TO 282
Roll 410716000211200

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86 WILLIAM STREET - PLAN 183 LOT 212 TO 214;QUEEN S/S
- Roll 410716001106700

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76 PARK STREET - HURON CON 7 PT LOT 14 PLAN;264 PT LOTS 285 TO 288
RP;3R4476 PARTS 1 2 RP 3R5774;PART 3 RP 3R10651 PARTS 8 10;15 19 PT PARTS
11 12
- Roll 410716000211100

&

45 ANGUS STREET – HURON CON 7 PT LOT 14 RP;3R10768 PARTS 1 AND 2
– Roll 410716000211115

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UNADDRESSED LANDS - HURON CON 7 PT LOT 14 RP;3R10651 PARTS 13 AND 14
Roll 410716000211102

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 Light Industrial (M1) to Highway Commercial Special (HC-25.192), Highway Commercial Special Holding (HC-25.192-H), and Light Industrial Special (M1-25.193), for the zoning designation of those lands described as CON 7 PT LOT 14 PLAN 264 LOT;278 TO 282 [3365 BRUCE RD 6] & PLAN 183 LOT 212 TO 214;QUEEN S/S [86 WILLIAM ST] Township of Huron-Kinloss (geographic Township of Huron), attached to and forming part of this By-law.
2. THAT Schedule 'A' to By-Law No. 2018-98, as amended, is hereby further amended by changing thereon from Light Industrial (M1) to Light Industrial Special (M1-25.193), and Light Industrial Special Holding (M1-25.193-H), for the zoning designation of those lands described as HURON CON 7 PT LOT 14 PLAN;264 PT LOTS 285 TO 288 RP;3R4476 PARTS 1 2 RP 3R5774;PART 3 RP 3R10651 PARTS

8 10;15 19 PT PARTS 11 12 [76 PARK ST] Township of Huron-Kinloss (geographic Township of Kinloss), attached to and forming a part of this By-Law.

3. THAT Schedule 'A' to By-Law No. 2018-98, as amended, is hereby further amended by changing thereon from Light Industrial (M1) to Light Industrial Special (M1-25.193), for the zoning designation of those lands described as HURON CON 7 PT LOT 14 RP;3R10768 PARTS 1 AND 2 [45 ANGUST ST] Township of Huron-Kinloss (geographic Township of Huron), attached to and forming part of this By-law.
4. THAT Schedule 'A' to By-Law No. 2018-98, as amended, is hereby further amended by changing thereon from Light Industrial (M1) to Light Industrial Special (M1-25.193), and Light Industrial Special Holding (M1-25.193-H), for the zoning designation of those lands described as HURON CON 7 PT LOT 14 RP;3R10651 PARTS 13 AND 14 [NO CIVIC ADDRESS] Township of Huron-Kinloss (geographic Township of Kinloss), attached to and forming a part of this By-Law.
5. That By-law No. 2018-98, as amended, is hereby further amended by adding the following subsections to 25 thereof:

25.192

Notwithstanding their 'HC' Zoning designation, those lands delineated as 'HC-25.192' and 'HC-25.192-H' on Schedule 'A' to this By-law shall be used in accordance with the 'HC' Zone provisions contained in this By-law, excepting however, that:

- i) Permitted uses shall not include an Automobile Washing Establishment, Hotel or Motel.
- ii) Permitted Uses in addition to those of the general HC Zone:
 - Medical Clinic
 - Personal Service Shop
 - Commercial School
 - Convenience Store
 - Dry Cleaning Establishment
 - Government Administration Building
- iii) A minimum interior side yard setback of 3 metres is permitted.
- iv) A minimum front yard setback of 6 metres is permitted.
- v) A maximum lot coverage of 75% is permitted.
- vi) Off street parking is permitted in any required yard provided there is a 1m setback to property line(s), this shall not supersede the requirements of any required Planting Areas (Section 4.24) or Landscaping (Section 5.3.5).
- vii) Setbacks - Provincial and County Roads and Railways (Section 4.25) - shall not apply.
- viii) A -H Holding Provision shall be applied within what were the required setbacks of Section 4.25 which may be lifted upon submission of Site Plan(s) and Engineered Lot Grading and Drainage Plan(s) which demonstrate positive drainage from any proposed buildings with no impacts to the County storm water management system and no impacts to snow plowing operations.

25.193

Notwithstanding their 'M1' Zoning designation, those lands delineated as 'M1' and 'M1-25.193-H' on Schedule 'A' to this By-law shall be used in accordance with the 'M1' Zone provisions contained in this By-law, excepting however, that:

- i) A rear yard setback of 7.5 metres is permitted.
- ii) A front yard setback of 6 metres is permitted.
- iii) A maximum lot coverage of 75% is permitted.
- iv) Off street parking is permitted in any required yard provided there is a 1m setback to property line(s), this shall not supersede the requirements of any required Planting Areas (Section 4.24) or Landscaping (Section 5.3.5).
- v) Setbacks - Provincial and County Roads and Railways (Section 4.25) - shall not apply.
- vi) A -H Holding Provision shall be applied within what were the required setbacks of Section 4.25 which may be lifted upon submission of a Site Plan and Engineered Lot Grading and Drainage Plan which demonstrates positive

drainage from any proposed buildings with no impacts to the County storm water management system and no impacts to snow plowing operations.

vii) Outdoor Storage is permitted in accordance with the Outdoor Storage Regulations (Section 4.22). Any outdoor storage shall be screened from view from the street and any adjacent non-industrial zoned properties.

6. 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-2026-001 coming into force and effect.

7. That this by-law may be cited as the “Zoning Amendment By-law – Z-2026-005 - Ripley Industrial Park” By-law

READ a FIRST and SECOND TIME this 18th day of February 2026.

READ a THIRD TIME and FINALLY PASSED this 18th day of February 2026.

Mayor

Clerk

DRAFT