

# The Corporation of the Township of Huron-Kinloss



## BY-LAW

### 2020-92

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Being a by-law to amend By-Law No. 2018-98, as amended being the  
Comprehensive Zoning By-Law of the Township of Huron-Kinloss

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**WHEREAS** The Council for the Corporation of the Township of Huron-Kinloss deems it expedient to amend By-Law No. 2018-98, as amended being the Comprehensive Zoning By-Law for the Township of Huron-Kinloss;

**NOW THEREFORE** the Council of The Corporation of the Township of Huron-Kinloss, pursuant to Section 34 of the Planning Act, R.S.O. 1990 enacts as follows:

1.0 THAT Schedule 'A' to By-Law No. 2018-98, as amended, is hereby further amended by changing thereon from General Agriculture (AG1) and Environmental Protection (EP) to General Agriculture Special (AG1-25.145), General Agriculture Special with Holding (AG1-25.145-H1) and Environmental Protection (EP) the zoning designation of those lands described as Lots 14 to 15, Range 3 SDR, Township of Huron-Kinloss (geographic Township of Kinloss), attached to and forming a part of this By-Law.

2.0 THAT By-law No. 2018-98, as amended, is hereby further amended by adding subsections to Section 25, as follows:

25.145 Notwithstanding the provisions of the General Agriculture (AG1) Zone, the land identified with Special Provision AG1-25.145 shall be used in compliance with the 'AG1' zone provisions contained in this By-law, excepting however that:

- i) That a secondary farm residence dwelling for an occupant engaged in full-time operation of the farm is permitted. This residence shall be required to be located in the established building cluster and shall be subject to the provisions contained in Section 4.7 Dwelling, Secondary Farm Residence, of the Comprehensive Zoning By-law.
- ii) That the secondary farm residence dwelling is not eligible for severance from the farm.
- iii) Prior to the issuance of a building permit for the secondary farm residence dwelling, the owner shall demonstrate that safe access to the dwelling across the Black Creek Municipal Drain and its associated flooding and erosion hazards can be provided to the satisfaction of the Municipality and the Saugeen Valley Conservation Authority.
- iv) Prior to the issuance of a Certificate of Occupancy, any required upgrades to the driveway or culvert at the Black Creek Municipal Drain required to provide safe access in accordance with clause iii) of this subsection be implemented and verified to the satisfaction of the Municipality and the Saugeen Valley Conservation Authority.

- v) That the lands on which the symbol H1 are shown are subject to the provisions contained in Section 2.12 Holding Zones of the Comprehensive Zoning By-law.
- 3.0 This by-law takes effect from the date of passage by Council subject to the provisions of the Planning Act, R.S.O. 1990, as amended.
- 4.0 This by-law may be cited as the "Zoning - Dyer, Lot 14-15, Range 3 SDR Zoning By-Law".

**READ a FIRST and SECOND TIME** this 21st day of September, 2020

**READ a THIRD TIME and FINALLY PASSED** this 21st day of September, 2020

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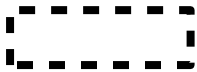
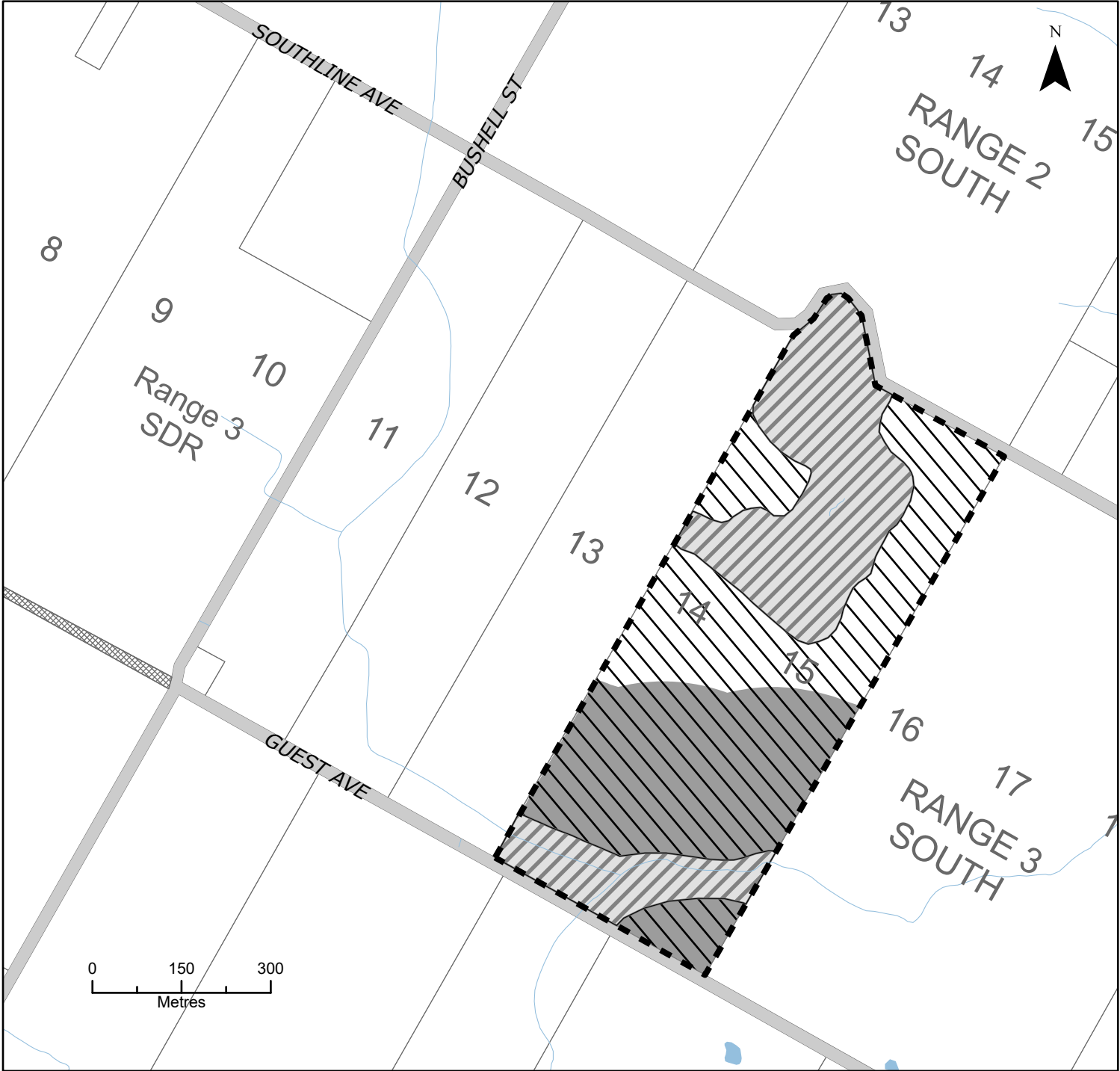
Mitch Twolan, Mayor

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Emily Dance, Clerk

Schedule 'A'

Range 3 SDR Lots 14 & 15 (380 Guest Ave)  
Township of Huron-Kinloss (geographic Township of Kinloss)



Subject Property



Lands to be zoned AG1-25.145 - General Agriculture Special



Lands to be zoned AG1-25.145-H1 - General Agriculture Special Holding



Lands zoned EP - Environmental Protection

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

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