

# The Corporation of the Township of Huron-Kinloss



## BY-LAW

## 2022-XXX

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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 Lifestyle Community Residential Holding (LCR-H), Lifestyle Community Residential Special Holding (LCR-25.147-H), Open Space Holding (OS-H) and Residential One Holding (R1-H) to Lifestyle Community Residential Special (LCR-25.166), Lifestyle Community Residential Special (LCR-25.167), Open Space (OS) and Residential One (R1), the zoning designation of those lands described as CON 8 PT LOT 16 HURON W SEC;M49 PCL PLAN 2, Township of Huron-Kinloss (Ripley), 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:

25.166 Notwithstanding the provisions of the Lifestyle Community Residential (LCR) Zone, the land identified with Special Provision LCR-25.166 shall be used in compliance with the 'LCR' zone provisions contained in this By-law, excepting however that:

- i) The permitted uses shall include:
  - Accessory Use (Section 4.1)
  - Associated Community Facilities
  - Dwelling, Single Detached
  - Dwelling, Semi-detached
  - Dwelling, Townhouse
  - Land Lease Community
  - Land Lease Community Home
  - Life Lease Community
  - Life Lease Community Home
  - Mobile Home
  - Mobile Home Park
- ii) 'Land Lease Community', shall mean a parcel of land containing two or more 'Land Lease Community Lots' and which is under single management or ownership. A 'cooperative community' or 'condominium corporation' shall also be defined as a 'Land Lease Community'.
- iii) 'Land Lease Community Home', shall mean a building or structure containing one or more dwelling units occupied by one or more persons and constructed for permanent use where the owner of the dwelling unit leases

the land used or intended for use as the site for the dwelling. A 'Land Lease Community Home' shall not include a park model trailer, mobile home, camping trailers or a trailer house.

- iv) 'Land Lease Community Lot', shall mean a parcel of land within a 'Land Lease Community' intended for occupancy by a 'Land Lease Community Home' but is not capable of having an interest in land conveyance pursuant to the Planning Act.
- v) 'Life Lease Community', shall mean a parcel of land containing two or more 'Life Lease Community Homes' and which is owned by the 'Life Lease Community' occupants and the developer or a third party.
- vi) 'Life Lease Community Home', shall mean a separate building or structure containing one or more dwelling units occupied by one or more persons and constructed for permanent use where those persons hold the right to occupy the unit or units and ancillary rights related to the 'Life Lease Community'. A 'Life Lease Community Home' shall not include a park model trailer, mobile home, camping trailers or a trailer house.

25.167 Notwithstanding the provisions of the Lifestyle Community Residential (LCR) Zone, the land identified with Special Provision LCR-25.167 shall be used in compliance with the 'LCR' zone provisions contained in this By-law, excepting however that:

- i) That the exterior side yard shall be no less than +/-4.5m.
- ii) The permitted uses shall include:
  - Accessory Use (Section 4.1)
  - Associated Community Facilities
  - Dwelling, Single Detached
  - Dwelling, Semi-detached
  - Dwelling, Townhouse
  - Land Lease Community
  - Land Lease Community Home
  - Life Lease Community
  - Life Lease Community Home
  - Mobile Home
  - Mobile Home Park
- iii) 'Land Lease Community', shall mean a parcel of land containing two or more 'Land Lease Community Lots' and which is under single management or ownership. A 'cooperative community' or 'condominium corporation' shall also be defined as a 'Land Lease Community'.
- iv) 'Land Lease Community Home', shall mean a building or structure containing one or more dwelling units occupied by one or more persons and constructed for permanent use where the owner of the dwelling unit leases the land used or intended for use as the site for the dwelling. A 'Land Lease Community Home' shall not include a park model trailer, mobile home, camping trailers or a trailer house.
- v) 'Land Lease Community Lot', shall mean a parcel of land within a 'Land Lease Community' intended for occupancy by a 'Land Lease Community Home' but is not capable of having an interest in land conveyance pursuant to the Planning Act.
- vi) 'Life Lease Community', shall mean a parcel of land containing two or more 'Life Lease Community Homes' and which is owned by the 'Life Lease Community' occupants and the developer or a third party.
- vii) 'Life Lease Community Home', shall mean a separate building or structure containing one or more dwelling units occupied by one or more persons and constructed for permanent use where those persons hold the right to occupy the unit or units and ancillary rights related to the 'Life Lease Community'. A 'Life Lease Community Home' shall not include a park model trailer, mobile home, camping trailers or a trailer house.

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 Amendment By-law – B Clancy Z-2022-055".

**READ a FIRST and SECOND TIME** this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2022.

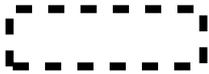
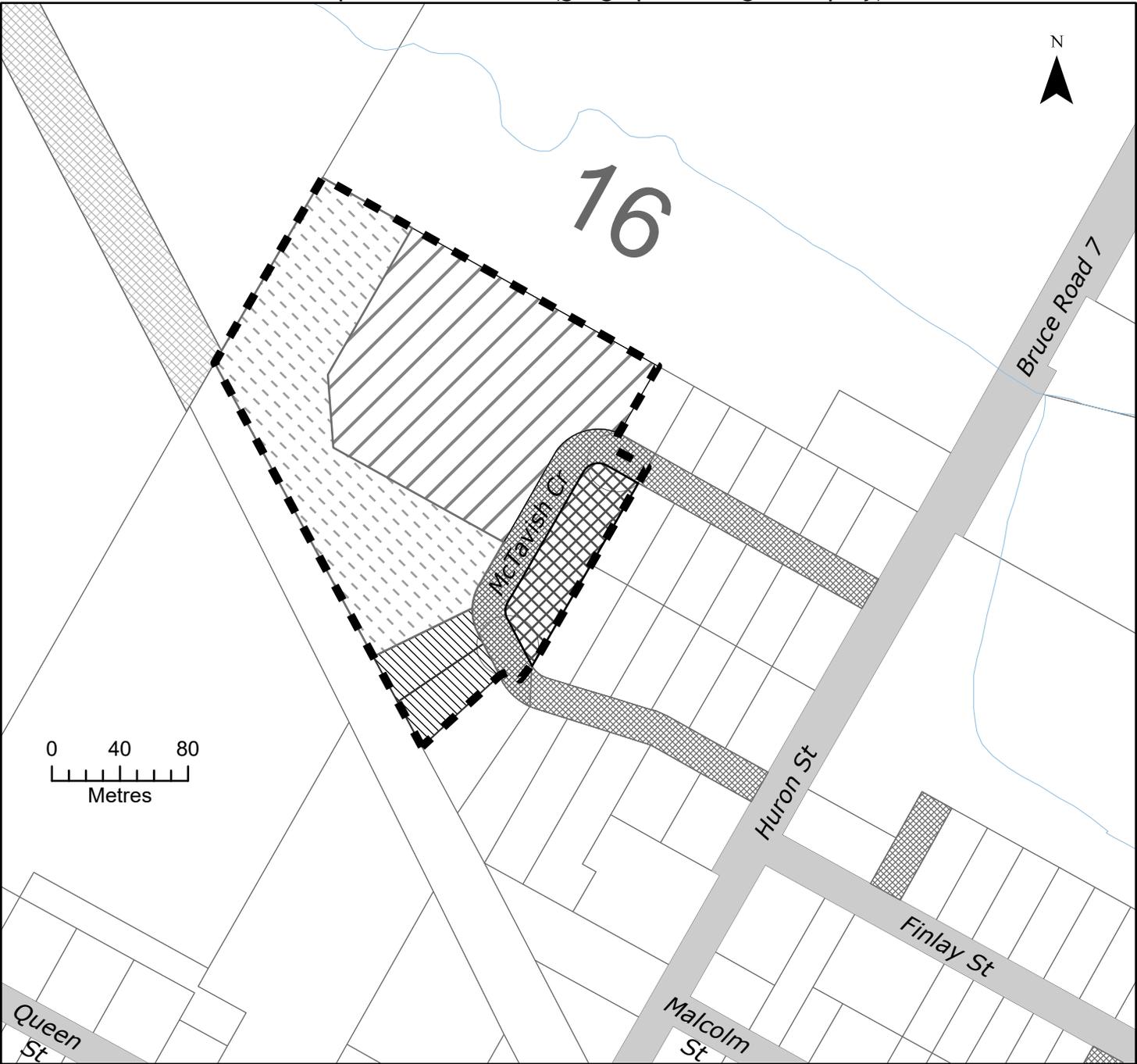
**READ a THIRD TIME and FINALLY PASSED** this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

# Schedule 'A'

29, 30, 31, 33, 35, 37, 39 & 41 MCTAVISH CR - CON 8 PT LOT 16 HURON W  
SEC;M49 PCL PLAN 2 - Roll Number 410716001000100  
Township of Huron-Kinloss (geographic Village of Ripley)



Subject Property



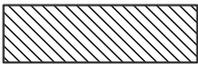
Lands to be zoned LCR-25.166 - Lifestyle Community Residential Special



Lands to be zoned LCR-25.167 - Lifestyle Community Residential Special



Lands to be zoned OS - Open Space



Lands to be zoned R1 - Residential One

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

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