

# The Corporation of the Township of Huron-Kinloss



## BY-LAW

## 2022-XXX

---

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

---

**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 Residential (R1), Resort/Recreational Commercial (RRC) , and Environmental Protection (EP) to Residential Special (R1-25.164), Resort/Recreational Commercial Special (RRC-25.163) and Environmental Protection (EP) the zoning designation of those lands described as CON A PT LOT 51 [136 Boiler Beach Road & 137 Boiler Beach Road] Township of Huron-Kinloss (geographic Township of Huron), 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:

25.164 Notwithstanding the provisions of the Residential (R1) Zone, the land identified with Special Provision R1-25.164 shall be used in compliance with the 'R1' zone provisions contained in this By-law, excepting however that:

- i) That the lot area shall be no less than 782 sq. m;
- ii) That the lot frontage shall be no less than 13 m; and
- iii) Any buildings and structures existing as of June 13, 2022 which do not comply with the provisions of the By-law are hereby recognized as being in compliance with the zoning. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law;
- iv) Development shall be serviced by an advanced tertiary sewage disposal system that achieves at least 50% nitrate removal and meets the specifications of the CAN/BNQ 3680-600 standard, as amended from time to time or by connection to a Municipal sewage disposal system.

25.163 Notwithstanding the provisions of the Resort/Recreational Commercial (RRC) Zone, the land identified with Special Provision RRC-25.163 shall be used in compliance with the 'RCC' zone provisions contained in this By-law, excepting however that:

- i) That the lot area shall be no less than 2589 sq. m.;
- ii) That the lot frontage shall be no less than 45 m.; and
- iii) Any buildings and structures existing as of June 13, 2022 which do not comply with the provisions of the By-law are hereby recognized as being in

compliance with the zoning. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law; and any future development will comply with Provincial criteria for nitrates, this may require updates to existing septic services.

- 2.0 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 –Z-2022-044 MacMasters”.

**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.

\_\_\_\_\_

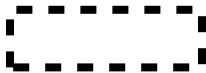
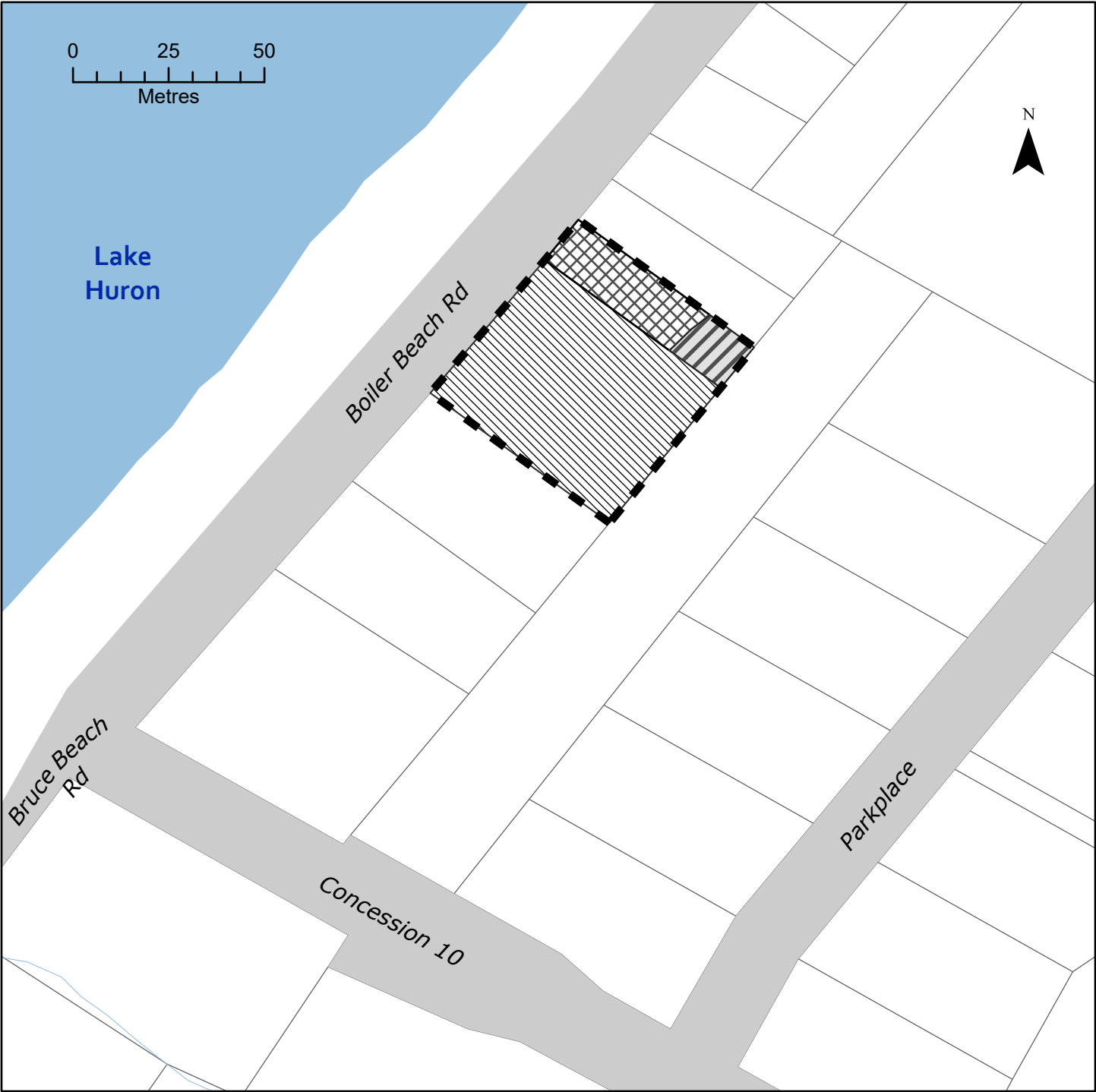
Mayor

\_\_\_\_\_

Clerk

Schedule 'A'

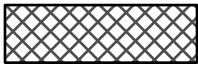
136 BOILER BEACH RD - CON A PT LOT 51 - Roll 410716000900500  
137 BOILER BEACH RD - CON A PT LOT 51 - Roll 410716000900400  
Township of Huron-Kinloss, (geographic Township of Huron)



Subject Property



Lands to be zoned RRC-25.163 - Resort/Recreational Commercial Special



Lands to be zoned R1-25.164 - Residential Special



Lands zoned EP - Environmental Protection

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

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