



Planning Report

To: Township of Huron-Kinloss Council

From: Monica Walker-Bolton, Sr. Policy Planner

Date: July 11, 2022

Re: Application(s) - Z-2022-068) (Griffin)

Recommendation:

Subject to a review of submissions arising from the public meeting:

That Council approve Zoning By-law Amendment Z-2022-068 above as attached and the necessary by-law be forwarded to Council for adoption.

Summary:

The application proposes to change the zoning on the subject property from General Agriculture (AG1) to General Agriculture - Special Provisions (AG1-25.165). If approved, the application will add the permitted use of private events including catered events to the permitted uses on the subject property.

The subject property is located north-west of Ripley and North of Bruce Road 6 on Sideroad 25 and is 1.54 hectares in area.

The application for Zoning By-Law Amendment was originally applied for and circulated for comments as a Minor Variance application. In response to comments from Huron-Kinloss staff the application for Minor Variance was withdrawn and re-submitted as a Zoning By-Law Amendment application.

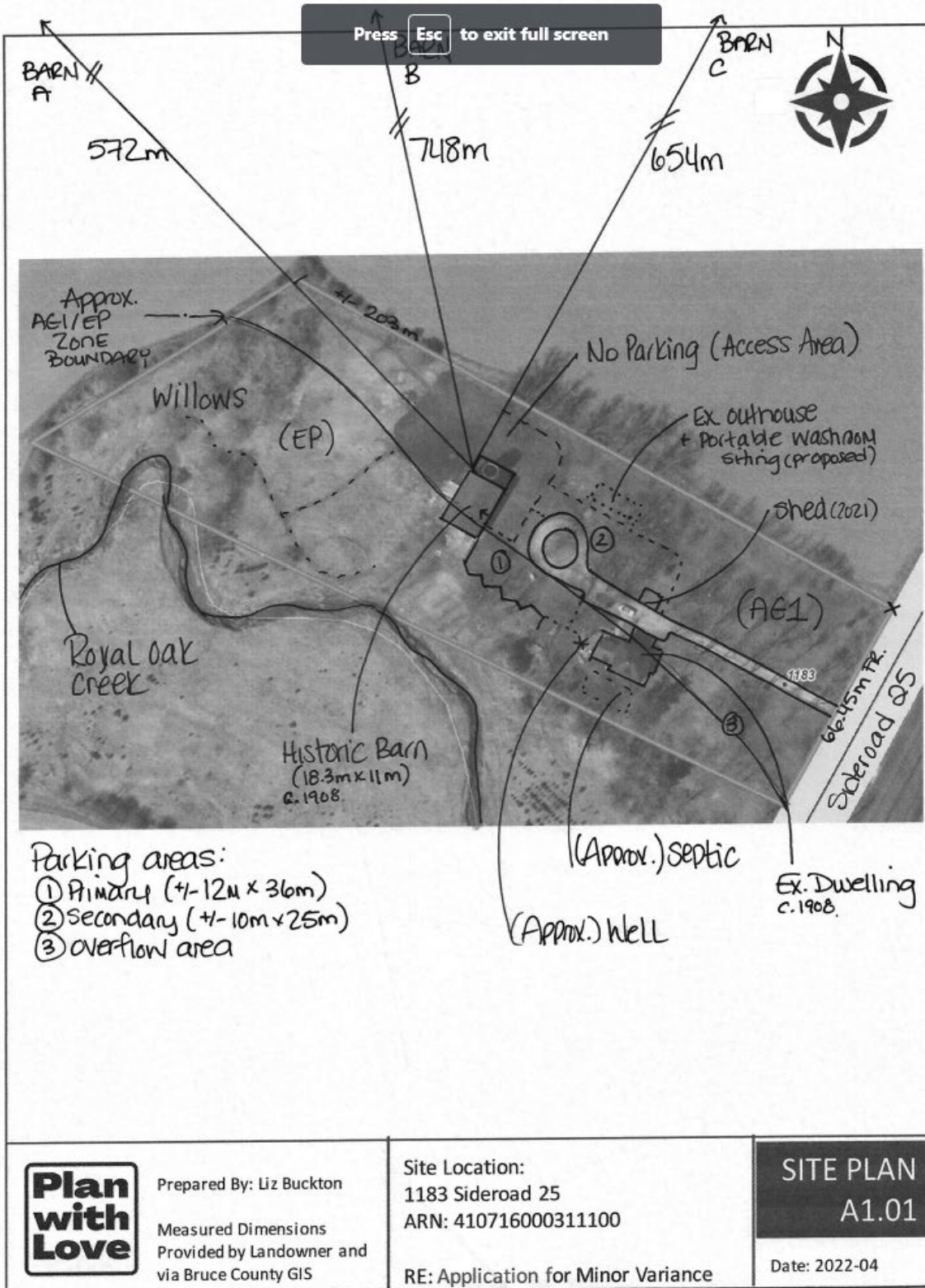
A planning justification report for the Minor Variance application was provided on behalf of the applicant from Registered Professional Planner, Liz Buckton of Buckton Consulting Inc. In conjunction with the re-submission of the application as a Zoning By-Law Amendment an addendum letter was provided by Ms. Buckton.

Several letters of support from neighbouring property owners were submitted with the application. These letters are attached to this report.

Airphoto



Site Plan



Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), public comments (attached) and planning policy sections.

Natural Heritage & Natural Hazards

A portion of the subject property along the south boundary of the lands is designated Hazard in the Bruce County Official Plan and zoned Environmental Protection (EP) in the Huron-Kinloss Zoning By-Law. The Hazard designation and EP zone correspond with an area that is regulated by the Saugeen Valley Conservation Authority (SVCA) due to the presence of a watercourse known as Royal Oak Creek and risk of flooding associated with low laying lands adjacent to that watercourse.

Royal Oak Creek is identified as fish habitat by the SVCA. The SVCA indicates that since no development is proposed as part of the application an Environmental Impact Study is not required.

The SVCA has provided comments indicating that they find the application acceptable, and that consistency with Natural Heritage and Natural Hazard policies has been demonstrated.

Waste Water Servicing

The applicant has provided information about the frequency and size of the private gatherings proposed for the subject property. The applicant proposes to use portable washroom facilities for the use of guests attending events.

The justification report provided by the applicant's planner discusses the seasonal nature, frequency and size of the proposed events and recommends that the proposed method of servicing is appropriate.

Comments have been received from the Township of Huron-Kinloss indicating that the proposed temporary washroom facilities are acceptable.

BM Ross, which is the agent for administration of the Ontario Building Code (OBC), Part 8, Sewage Systems for the Township, has confirmed that the existing septic system on the property is functioning properly and they have no concerns with the proposal to use temporary washroom facilities for events.

Permitted Uses in Prime Agricultural Areas

The policies of the Bruce County Official Plan recognize non-farm residential lots within the Agriculture designation. These lots are often created as a result of a severance of a residence surplus to the needs of a farming operation. Although there are some agriculture uses on the subject property such as the growing of fruit and flowers, and hobby livestock, the general character of the property is residential.

The subject property is zoned General Agriculture (AG1). Although the subject property is undersized to certain provisions of the Huron-Kinloss Zoning bylaw such as minimum lot area (37 ha) and frontage (100m), the subject property, existing buildings and uses are considered to be existing non-complying, and are legally permitted under the provisions of Section 4.19 of the Huron-Kinloss Zoning By-Law.

The General Agriculture Zone (A1) permits uses that are associated with and accessory to the residential use on the property such as “Bed and Breakfast Establishment”, “Home Business -Domestic and Household Arts”, and “Home Business -Professional”. The intent of the zoning by-law is to allow residents of properties in the countryside to have a home-based business of a scale and character that is supportive of, and ancillary to, the residential use.

The owner of the property runs a small home-based consulting business, which is permitted as a “Home Business - Professional” use under the provisions of the Huron-Kinloss Zoning By-Law.

The proposed use of the property for small scale events is similar to the permitted use of “Home Business- Domestic and Household Arts”. In accordance with this permitted use, classes and groups of up to six students are allowed. Similarly, the proposed use will invite groups of larger sizes to participate in events. Provided these larger groups can be accommodated with parking and appropriate washroom facilities, and the disturbance to neighbouring properties is minimized, the overall impact of the proposed use will be comparable to the existing permitted uses.

The planning justification report and addendum provided by the applicant discuss in detail how the proposed uses conform with the Bruce County Official Plan and Huron-Kinloss Zoning By-Law. The planning department agrees with the conclusions of the justification reports that recommend approval of the proposed Zoning By-Law Amendment.

Compatibility with Surrounding Land Uses

In considering compatibility with surrounding land uses factors such as noise, traffic and Minimum Distance Separation should be considered.

With respect to traffic, the subject property is located on a municipal road that is maintained all year. The surface of the road is gravel. The driveway entrance to the subject property has good visibility in each direction. The entrance to the property is not located in proximity to other property entrances or road intersections. The impact to traffic of the proposed uses is expected to be minimal.

With respect to noise, the subject property is not located in proximity to other residential uses. The closest residence is over 400 metres from the subject property. The subject property is well treed, which will aid in providing both visual and auditory screening for the proposed uses. If noise issues do arise, these can be addressed through the Township’s Noise By-Law.

The planning justification report speaks to the issues of Minimum Distance Separation from

nearby livestock barns. When new uses are introduced in proximity to livestock operations compatibility issues can arise when odours, which are a part of normal farm operations, impact the new use, leading to conflict. It is important to consider the potential long-term impacts of adding new uses to the countryside if those uses could have an impact on livestock agriculture and the ability of farmers to operate or expand their operations. The planning justification report has determined that the subject property meets the required Minimum Distance Separation (MDS I) from nearby livestock barns. This helps to address the issue of compatibility.

Temporary Facilities

No new permanent development is proposed in association with the subject application for Zoning By-Law Amendment. Portable washroom facilities in the form of a trailer are proposed to be located on site in association with events. These facilities may remain on site between events or be moved off site when not required. Temporary tent(s) may be erected for the purpose of shade and shelter for some events in accordance with the requirements of the Building Code.

Proposed parking areas have been identified on the site plan and will be located on existing portions of lawn for the subject property. No site alteration is proposed to establish the parking areas.

In accordance with the proposed zone provisions parking, portable shade shelters and portable washrooms will be permitted in 35% of the total lot area.

Existing Structures

The applicant has provided an engineer's report to address the potential use of the existing barn structure as part of the permitted events on the property. The engineer's report recommends some remediation of the building, occupancy limitations and inspections every 5 years to monitor any deterioration of the building. Comments from Township of Huron-Kinloss had previously indicated that the use of the barn is not supported without an architect or engineer's evaluation. The proposed zoning amendment neither prohibits nor explicitly permits the use of the barn or other existing structures on the property. The use of the barn would be subject to the requirements of the Township being satisfied.

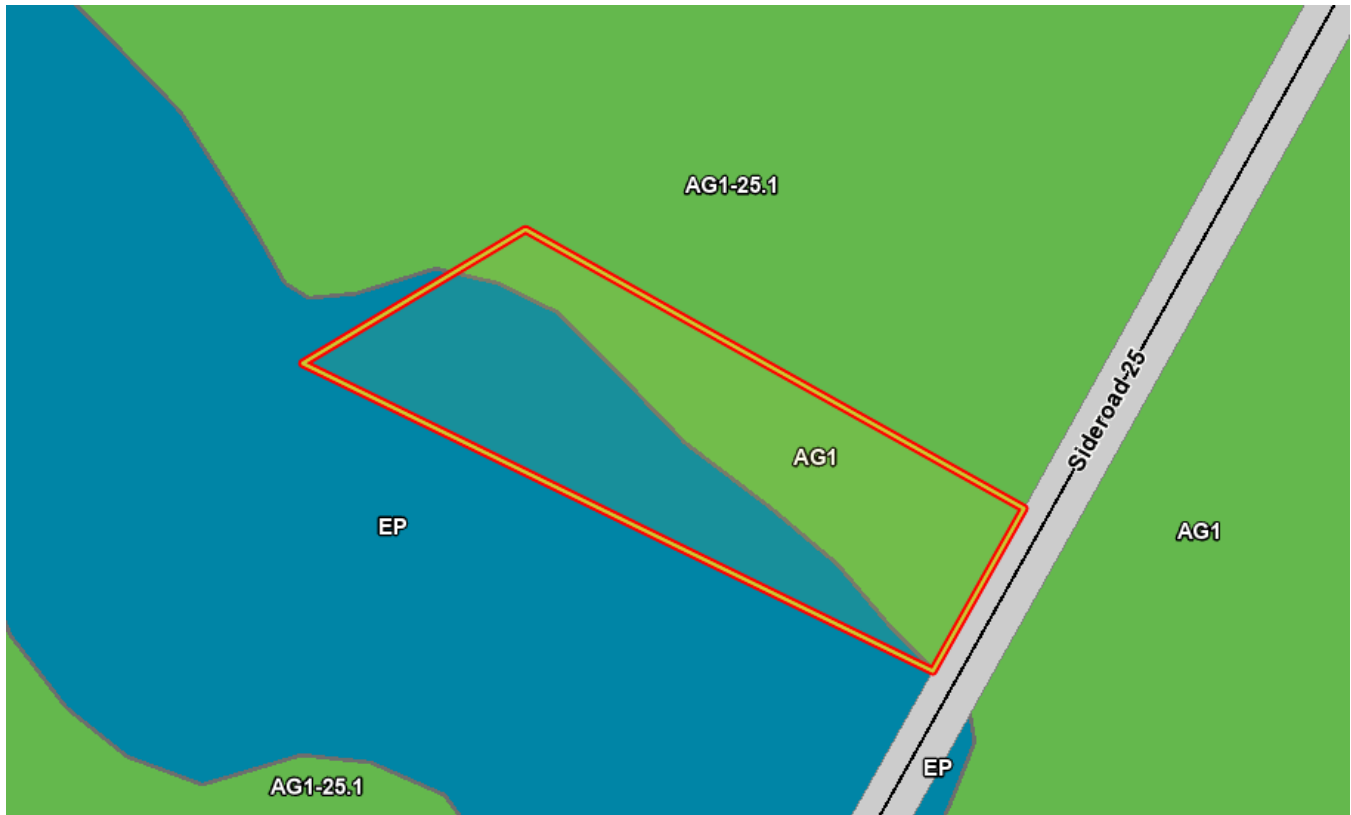
Appendices

- County Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Comments
- Public Notice

County Official Plan Map (Designated Agriculture and Hazard)



Local Zoning Map (General Agriculture (AG1) and Environmental Protection (EP))



List of Supporting Documents and Studies

- Planning Justification Report, Liz Buckton, Buckton Consulting Inc., April 2022
- Planning Justification Report Addendum, Liz Buckton, Buckton Consulting Inc., May 2022

Agency Comments

Saugeen Ojibway nation: No concerns.

BM Ross on behalf of Huron-Kinloss: No issues with the existing septic system and no concerns with the proposed portable washroom facilities.

Township of Huron-Kinloss: The Township of Huron-Kinloss supports the application in principle to allow for the property to host small scale private party events and gatherings. We do request that the application move forward as a zoning application opposed to a minor variance as the Township approved a similar use for catered wedding events or other events AG4-25.44, which required a zoning By-Law amendment. The Township opposes using a specific number of events and number of attendees as a provision, the Township does not have the resources to monitor or enforce this provision. The Township feels that the small-scale operation proposed, the seasonality of use and other enforcement regulations in place such as Noise By-Law are adequate to ensure neighbouring properties will not be negatively

impacted by the proposed use. The Township is satisfied with the proposed use of temporary washroom facilities in conjunction with the use of the lands for private events. The Township does not support the use of the historic barn without an Architect and Engineer evaluation. The Township reserves the right to comment further on on-site sanitary services subject to this review.

Saugeen Valley Conservation Authority: Provided in full below.

From: [Michael Oberle](#)
To: [Monica Walker Bolton](#); [Bruce County Planning - Inland Hub](#)
Subject: SVCA comments Z-2022-068 Griffin
Date: Monday, June 20, 2022 12:27:24 PM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon Ms. Walker Bolton,

Further to the emails of below regarding the above referenced application, please be advised that SVCA comments remain unchanged from the A-2022-033 to Z-2022-068 applications and are still applicable.

I trust that this is helpful. Any questions, please do not hesitate to contact me.

Kind regards,
Mike
Michael Oberle
Environmental Planning Technician
Saugeen Conservation
Cell: 519-373-4175

SENT ELECTRONICALLY ONLY: MWalkerBolton@brucecounty.on.ca and bcplwa@brucecounty.on.ca

June 1, 2022

County of Bruce Planning & Development Department
30 Park Street
Walkerton, Ontario NOG 2V0

ATTENTION: Monica Walker Bolton, Planner

Dear Ms. Walker Bolton,

RE: Proposed Minor Variance A-2022-033 (Griffin)
1183 Sideroad 25
Part Lot 26 Concession 11, Part 1 Plan 3R5490
Roll No.: 410716000311100
Geographic Township of Huron
Township of Huron-Kinloss

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA), dated September 2019, with the County of Bruce representing natural hazards, natural heritage, and water resources; and the application has also been reviewed through our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The purpose of the application is to seek relief from the provisions of the zoning by-law related to home occupation. If successful, the application will permit a maximum 5 events per year at max 50 people and permit a maximum 15 events per year at max 25 people for private parties and gatherings.

Recommendation

The proposed application is acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the applications through our responsibilities as a service provider to the County of Bruce in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, natural heritage, and water resources as set out in the PPS, 2020, County Official Plan (OP)

and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

The natural hazard features affecting the property includes the low laying floodplain areas associated with Royal Oak Creek/Royal Oak Creek drain, and the creek/drain, which is an open channel watercourse that flows through the property. It is SVCA staff's opinion that the Hazard Lands Area designation as shown on Schedule A to the Bruce County OP and the Environmental Protection (EP) zone as shown in the Huron-Kinloss Zoning By-law, generally coincides with SVCA Hazard Lands (which represents the natural hazard features) as mapped by the SVCA for the property.

Provincial Policy Statement – Section 3.1

Section 3.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of: b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding and erosion hazards; and c) hazardous sites. It is the opinion of SVCA staff that the application is consistent with Section 3.1. of the PPS, 2020.

County of Bruce OP Policies

Section 5.8 of the County of Bruce OP generally directs development to be located outside of Hazardous Land Area. It is the opinion of SVCA staff that the application is consistent with the natural hazard policies of the Bruce County OP.

Natural Heritage:

As part of SVCA staff's desktop review, it is our opinion that the significant natural heritage features affecting the property are: fish habitat, and potentially habitat of endangered species and threatened species.

Provincial Policy Statement – Section 2.1

Section 2.1 of the PPS, 2020 states in part that development shall not be permitted in: fish habitat, habitat of endangered species and threatened species, and the adjacent lands to the above referenced features, except in accordance with the specified policies found in Section 2.1.

Bruce County OP Policies

Fish Habitat

As mentioned above, Royal Oak Creek/Royal Oak Creek drain flows through the property. The watercourse is considered fish habitat by SVCA staff. Section 4.3 of the Bruce County OP generally prohibits development within fish habitat and its adjacent lands, except in accordance with applicable policies. However, as no new buildings are proposed as part of the application, and the proposed development is within the existing building area, SVCA staff are of the opinion that the negative impacts to fish habitat and its adjacent lands as a result of this proposal are likely to be negligible, and SVCA staff recommend that the preparation of an EIS to address fish habitat be waived according to Section 4.3.3.8 of the Bruce County OP.

Endangered Species and Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species and/or threatened species may be located on and/or on lands adjacent to the property. The SVCA's role is to identify habitat through a screening process in consideration of the PPS, 2020 and local policies, however, it is the responsibility of the owner/applicant to ensure the endangered species and threatened species policy referred to in the PPS and the local OPs have been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca.

Statutory Comments

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The majority of the property is within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Screening Area may require permission from SVCA, prior to carrying out the work. For the property, the SVCA Approximate Screening Area includes Royal Oak Creek/Royal Oak Creek drain, its floodplain and an offset distance of 15 metres outwards from the floodplain.

"Development" as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

"Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>.

SVCA Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, is proposed within the SVCA Approximate Screening Area on the property, the SVCA should be contacted, as permission may be required.

SVCA staff (Darren Kenny) issued SVCA permit 21-102 on May 3, 2021 for the construction of a detached garage on the property.

However, based on the site plan as submitted with the application, no new buildings are proposed as part of the application. Therefore permission (SVCA permit) is not required as part of the application.

Summary

SVCA staff has reviewed the application in accordance with our MOA with the County of Bruce, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*. The applications are acceptable to SVCA staff.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS, 2020 has been demonstrated;
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS, 2020 has been demonstrated; and
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated.

Please inform this office of any decision made by the Township of Huron-Kinloss and/or the County of Bruce with regards to the application. We respectfully request to receive a copy of the decisions and notices of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Emily Dance, Clerk, Township of Huron-Kinloss (via email)
Don Murray, SVCA Authority Member representing the Township of Huron-Kinloss (via email)

To whom it may concern

I am writing to express my delight with the space at 1183 side road 25 Huron Kinloss that is currently working through a Development application. Living around the corner, I am pleased to have such a versatile property in the neighborhood! I have had the pleasure of attending this space in the past and believe that it will be a wonderful addition to the list of Huron Kinloss amenities. I believe that this property and its services will bring people from across south western Ontario. In turn many more local business will gain new supports. I look forward to attending events at this property and seeing it flourish as a business! Please reach out if you have any direct questions about my support for this Development Application.

Amanda Elliott
1695 conc 12
Huron-Kinloss

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Hi,
We are writing concerning File Number: A-2022-033.
We would like to express that we have no objections and fully support this application. We feel that this type of alternate property use adds value and benefits our township.

We own the adjacent property Roll# 410716000311110 CON 11 PT OF LOT 26. The only comment we would like on record is that this zoning provision does not impact or limit our current use, future use and ability to carry out normal farming practices on our AG1 farmland, as this property shares 3 sides of its boundary with ours. Also, we would like to ensure that this zoning change does not further restrict or impact MDS calculations should we wish to erect farm buildings in the future.

Thanks,
Tyson and Angela Devitt
[REDACTED]

Tori & Bob Hamilton

2046 Concession 10
Ripley, ON N0G2R0

March 25, 2022

To whom it may concern,

We live at residence 2046 Concession 10 RR2 Ripley, Ontario. Our neighbours, Karen and Chris Griffin live a sideroad and a half away from us with their two young kids. We are very happy that Karen has been able to create her staging, hosting & design business from her home. We believe that her business is an excellent addition to our community, providing a relaxing venue for friends and family to gather and celebrate together. As pandemic restrictions lift, I hope that Willow & Ren will provide a much-needed, safe space for our community to come together. I see no negative consequences and we have never experienced any noise disturbances from the events hosted thus far. We wish Willow & Ren continued success and hope that our municipality will support this business created by a young, female entrepreneur.

Sincerely,

Tori & Bob Hamilton

Hi Karen

We are excited about your business.
Roy has lived in the house he was
born in on the 12th 93 yrs ago for 93 yrs.
He has seen many changes.
We wish you success. We are happy
your family lives in the neighbourhood.

Roy E Elliott
Lois Hackett

KAREN GRIFFIN WILLOW & REN STAGING AND DESIGN

1183 Sideroad 25 | Ripley ON | N0G2R0

RECEIVED

FEB 10 2022

BRUCE COUNTY
PLANNING

Neighbour Consultation Letter

I am writing to express my business goal to my surrounding neighbours, in hopes they can share my excitement. I aim to attract and bless local businesses and community members by offering an EVENTS STUDIO and STAGING out of my barn on the property. The barn loft would highlight my rentals, décor stock, and staging techniques as well as offer my outdoor environment for intimate events and collaborations. Your feedback and thoughts are more than encouraged.

Summary

The Township of Huron Kinloss requires that my barn space be rezoned in order to accommodate the public and my in-home business in an accessory building. My overall goal in this pursuit is to offer community unity and a sense of togetherness again. I want to help people stage, design and plan their celebratory moments. I also want people to enjoy what this sideroad setting has to offer. I have gathered my own stock of antique décor and rentals – offer consultations on wedding planning - as well as event coordination of small parties such as bridal showers, retirement and dinner parties, and even picnics.

I am a mom of 2 young ladies, 5 and 2. What I am most excited about in this stage of my career switch is my opportunity to pursue a passion of mine as well as work from home and be more available to those kiddos. I want them to see their mom smiling over blessing others.

Please take a moment below to write your feedback and comments of this movement in the neighbourhood. (This can be anonymous if you wish. Just submit back to the Griffin residence, 1183 Sideroad 25)

Blessings always!

We fully support this new unique small business plan which fits our township. Country with peace. This plan works with the townships mandate to support and encourage new business. We would like to see effort from the township to resolve their concerns.
Robert & Karen Elliott

KAREN GRIFFIN WILLOW & REN STAGING AND DESIGN

1183 Sideroad 25 | Ripley ON | N0G2R0

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Blessings always!

willow & REN
Staging & Design

We think this venture is a
Wonderful idea! Good luck
Chis + Karen! Can't wait to see
you up and running,
Craig + Michelle Liddle.

KAREN GRIFFIN WILLOW & REN STAGING AND DESIGN

1183 Sideroad 25 | Ripley ON | N0G2R0

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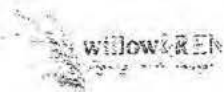
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Blessings always!



*Sounds beneficial
to the local community
what a beautiful
endeavour! Best of luck!*

January 29, 2022

In response to Neighbour Consultation Letter re. Willow & Ren Staging and Design

We are writing to express our support of Willow & Ren Staging and Design. We believe that this business is a unique and refreshing addition to the businesses and services offered in Huron-Kinloss.

Do Business Huron-Kinloss states that "Huron-Kinloss is the place to grow it all: a business, a family, a sense of community, and a connection to the land," and *Invest in Huron-Kinloss* makes it very clear that Huron-Kinloss is supportive of and encourages small businesses in the area. We hope that the township of Huron-Kinloss will work with Willow & Ren Staging and Design to provide appropriate knowledge and support to help this business grow and thrive in our township.

We hope this business has the opportunity to support the community in the future.

Regards,

Tyler and Jocelyn Elliott,

1878 Concession 10,

Ripley, ON

RECEIVED

FEB 10 2022

BRUCE COUNTY
PLANNING

KAREN GRIFFIN WILLOW & REN STAGING AND DESIGN

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Blessings always!



We are in full support of this business goal for Willow & Ren. This beautiful setting is one-of-a-kind and is truly breathtaking. It would be an absolute loss to Huron-Kinloss to change it in any way. We have had the pleasure of enjoying it's true sparkle and hope to revel in many more. Thank you for what you do!

We think this is a great idea and fully support it.

Seeing as we have a dairy farm, we will be spreading manure on several occasions throughout the year. Several of our fields are close to your property. We want to make sure we are not spreading on the days you have events and would like to work with you ensuring that everyone gets that sideroad setting you would like your clients to have— without the smell of it.

Reach out to us with any concerns/dates.

Thanks so much and best of luck!

Ashleigh and Spencer Harris

RECEIVED

FEB 10 2022

BRUCE COUNTY
PLANNING



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 General Agriculture (AG1), to General Agriculture Special (AG1-25.165) and the zoning designation of those lands described as CON 11 PT OF LOT 26 RP;3R5490 PART 1 [1183 Sideroad 25] 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:

25.161 Notwithstanding the provisions of the General Agriculture (AG1) Zone, the land identified with Special Provision AG1-25.165 shall be used in compliance with the 'AG1' zone provisions contained in this By-law and may be used for the permitted uses, with the additional permitted uses of weddings and other private events, including catered events, instructional events, ceremonies, retreats and receptions. Notwithstanding the provisions of Section 6.4 to the contrary, temporary lawn parking areas, portable washrooms and temporary shade structures may occupy up to 35% of the lot area.

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 –Z-2022-068 Griffin".

READ a FIRST and SECOND TIME this ___th day of _____, 2022.

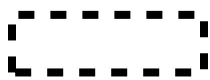
READ a THIRD TIME and FINALLY PASSED this ___th day of _____, 2022.

Mayor

Clerk

Schedule 'A'

1183 SIDEROAD 25 - Concession 11 Part of Lot 26 RP;3R5490 PART 1- Roll Number 410716000311100
Township of Huron-Kinloss, (Township of Huron)



Subject Property



Lands to be zoned AG1-25.165 - General Agriculture Special



Lands zoned EP - Environmental Protection

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

Mayor _____
Clerk _____