

The Corporation Of The Municipality Of Kincardine

No. 2023 - XX

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2003 - 25, BEING THE
COMPREHENSIVE ZONING BY-LAW FOR
THE MUNICIPALITY OF KINCARDINE**

Fast Holdings Ltd. c/o Fred Hasan

KINCARDINE CON C PT LOT 59;PLAN 210 LOT 83 PT LOT 85 RP;3R2074 PT
PART 1 (Tiverton Village), Municipality of Kincardine

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 Municipality of Kincardine has enacted By-law No. 2003 - 25, a zoning by-law enacted under Section 34 of the said Planning Act;

AND WHEREAS the Council of the Corporation of the Municipality of Kincardine desires to amend By-law No. 2003 - 25;

NOW THEREFORE the Council of the Corporation of the Municipality of Kincardine **ENACTS** as follows:

1. Schedule 'A' to By-law No. 2003 – 25, as amended, is hereby further amended by changing thereon from 'General Agriculture (A1)' Zone, 'Environmental Protection (EP)' Zone and 'Residential One (R1)' Zone to 'General Agriculture Special (A1-hp)' Zone, 'Environmental Protection (EP)' Zone, 'Open Space (OS)' Zone, 'Residential One (R1)' Zone, 'Residential One Special (R1-bw)' Zone and 'Residential Three (R3)' Zone on those lands described as KINCARDINE CON C PT LOT 59;PLAN 210 LOT 83 PT LOT 85 RP;3R2074 PT PART 1 (Tiverton Village), Municipality of Kincardine, as outlined on the attached Schedule 'A'.

2. By-law No. 2003 – 25, as amended, is hereby further amended by adding the following subsection to Section 12.3 thereof:

Notwithstanding their 'R1' zoning designation, those lands delineated as 'R1-bw' on Schedule 'A' to this By-law shall be used in compliance with the 'R1' zone provisions contained in this By-law, and shall comply with the following regulations which shall prevail in the event of conflict:

- a. The lot area (minimum) shall be 461 square metres;
- b. The lot frontage (minimum) shall be 14 metres.

3. By-law No. 2003 – 25, as amended, is hereby further amended by adding the following subsection to Section 9.5 thereof:

Notwithstanding their 'A1' zoning designation, those lands delineated as 'A1-hp' on Schedule 'A' to this By-law shall be used in compliance with the 'A1' zone provisions contained in this By-law for a Farm Lot, and shall comply with the following regulations which shall prevail in the event of conflict:

- a. The lot area (minimum) shall be 2.1 hectares;
- b. The lot frontage (minimum) shall be 20 metres;

- c. A residential building or structure shall not be permitted;
 - d. A livestock facility or manure storage structure shall not be permitted.
- 4. This By-law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended.
- 5. This By-law may be cited as the “Amendment to Comprehensive Zoning By-law 2003-25, KINCARDINE CON C PT LOT 59;PLAN 210 LOT 83 PT LOT 85 RP;3R2074 PT PART 1 (Tiverton Village) (Fast Holdings Ltd.) By-law.”

READ a FIRST and SECOND TIME this ____ day of _____, 2023.

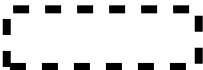
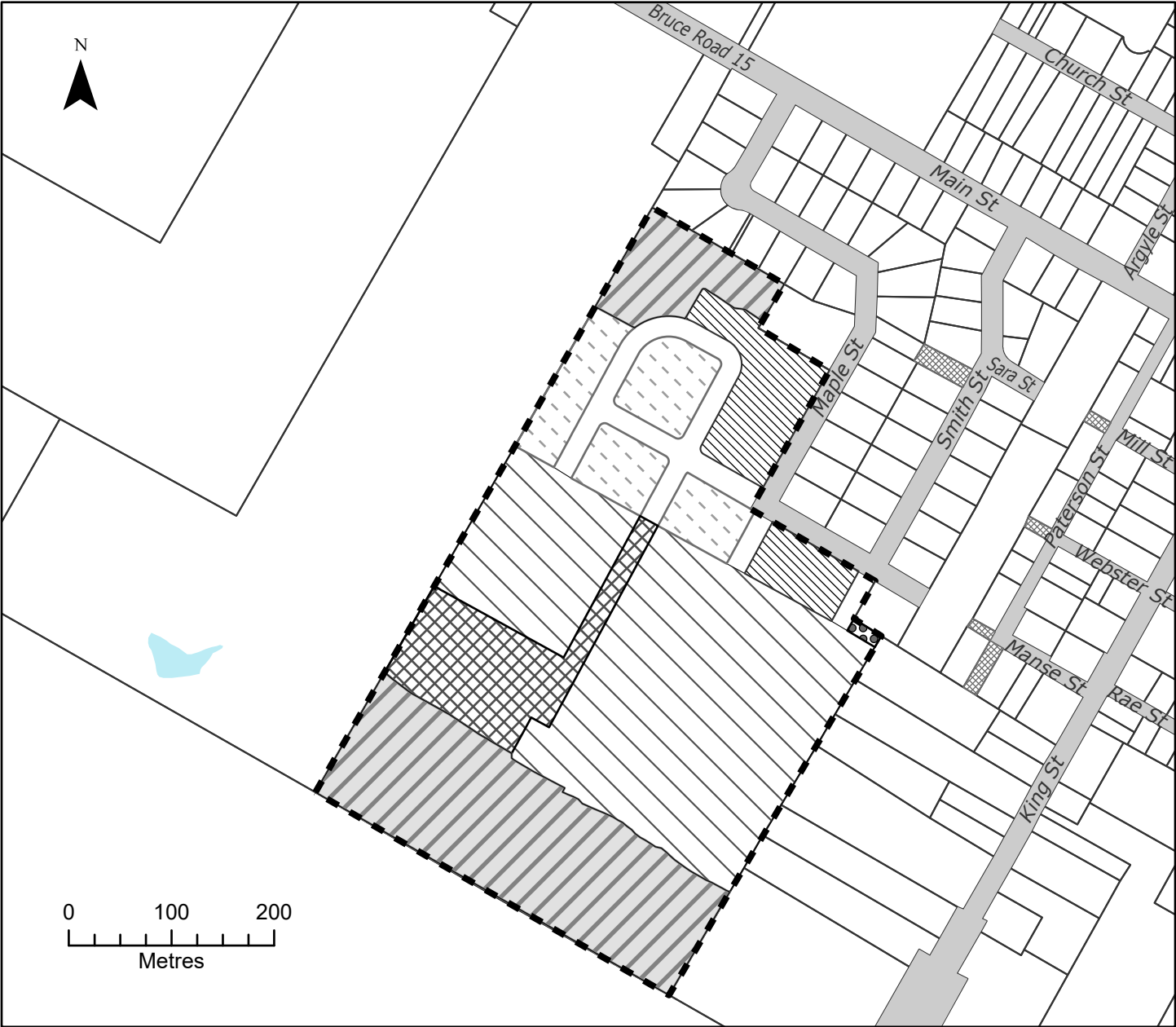
READ a THIRD TIME and FINALLY PASSED this ____ day of _____, 2023.

Mayor

Clerk

Schedule 'A'

CON C PT LOT 59;PLAN 210 LOT 83 PT LOT 85 RP;3R2074 PT PART 1 - Roll 410826000612700
Municipality of Kincardine (Village of Tiverton)



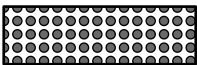
Subject Property



Lands to be zoned R1 - Residential One



Lands to be zoned R3 - Residential Three



Lands to be zoned R1-bw - Residential One Special



Lands to be zoned A1-hp - General Agriculture



Special Lands to be zoned OS - Open Space



Lands to be zoned EP - Environmental Protection

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

Mayor _____
Clerk _____