



## Planning Report

**To:** Township of Huron-Kinloss Council

**From:** Monica Walker-Bolton, Sr. Policy Planner

**Date:** January 16, 2023

**Re:** Local Official Plan Amendment and Zoning By-Law Amendment - L-2022-012 and Z-2022-112 (Veranda Property Investments)

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### Recommendation:

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

That Council/Committee adopt Official Plan Amendment Number L-2022-012 and the necessary by-law be forwarded to the County of Bruce for approval.

That Committee approve Zoning By-law Amendment Z-2022-112 as attached and the necessary by-law be forwarded to Council for adoption.

### Summary:

The purpose of this application is for a Local Official Plan Amendment and Zoning By-law Amendment. If approved, the application will facilitate the development of two townhouse buildings consisting of fourteen (14) total dwelling units.

The proposed Local Official Plan Amendment changes the designation on a portion of the property from 'Open Space' to 'Residential' to facilitate the construction of one of the townhouse buildings. A portion of this area is affected by flood hazard (flood fringe) and this is reflected in the proposed residential designation.

The zoning by-law amendment proposes to rezone the subject lands from "Residential One (R1)", "Residential Three (R3)", and "Open Space (OS)" to a site-specific, special regulation "Residential Three (R3-25-172 and R3-25-172(f))" zone. Special provisions include:

- A parking rate of 1.9 spaces per unit; whereas 2.0 spaces per unit is permitted;
- A lot frontage of 12.1 m; whereas 15 m is permitted;
- An interior side yard setback of 0.5 m; whereas 2.5 m is permitted; and,
- A rear yard setback of 4.5m; whereas 7.5m is permitted.

The subject property is located in the settlement area of Lucknow west of Bruce County Road 1. The property is adjacent to residential uses and a public park. Vacant Highway Commercial designated land is to the east of the property.



## 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.

### Conformity with Official Plans

The Township of Huron-Kinloss Official Plan recognizes Lucknow as a primary urban area. Section 2.2.4.1 of the plan identifies a goal to achieve a minimum of 30% of new housing units in the form of medium and high density multi-unit development within Primary Urban Communities of Lucknow and Ripley. The proposed townhouses with rental tenure contribute positively to this goal and improve the range of housing available in Lucknow.

The General Housing Policies of Section 4.4.4.1 of the Bruce County Official Plan are intended to enable a wide variety of housing by type, size and tenure. The proposed development helps fulfill the policy objectives of the Bruce County Official Plan by offering cluster townhouse development where full municipal services are available.

The subject property is subject to site plan control. Details of the development such as landscaping, fencing, storm water management, lot grading, and drainage will be addressed by the Site Plan approval process.

### Natural Heritage

The subject property contains the natural heritage feature fish habitat within its adjacent lands. Unmapped watercourses, which are tributaries of the Nine Mile River, are located adjacent to the subject property and are regarded by the Saugeen Valley Conservation Authority (SVCA) as fish habitat.

In accordance with the More Homes Built Faster Act, 2022, which was passed November 28, 2022, amendments were made to the Conservation Authorities Act in support of Ontario's Housing Supply Action Plan, which came into effect January 1, 2023. Following the passing of these legislative amendments, a new Ontario Regulation 596/22 was made under the Conservation Authorities Act which also became effective January 1, 2023. Under this new regulation, conservation authorities are no longer able to review and provide commenting services on natural heritage for proposals under the Planning Act.

However, as an interim measure for the benefit of the County / Municipality, the SVCA has provided a summary of natural heritage interests for applications received by the SVCA before January 1, 2023.

Section 2.6.7 of the Huron-Kinloss Official Plan and Section 2.1.8 of the Provincial Policy Statement (PPS 2020) indicate that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological function.



However, as the property is previously developed, it is the opinion of the SVCA that the proposal is of a minor nature, and so in accordance with Huron-Kinloss Official Plan section 2.6.10, the SVCA recommends waiving the requirement for the preparation of an Environmental Impact Study (EIS) to address the adjacent lands to fish habitat.

### Natural Hazards

The lands subject to the proposed amendments are impacted by known flood hazards associated with the Nine Mile River.

Maitland Valley Conservation Authority (MVCA) has reviewed the above proposed amendments with regard for the natural hazard policies contained in the Provincial Policy Statement, 2020 (PPS, 2020) and pursuant to the 'Memorandum of Agreement' with the Corporation of the County of Bruce. This amendment has also been screened with regard for MVCA's policies made under Ontario Regulation 164/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

The MVCA commented that the proposed development will be subject to a conservation authority permit. They found that the applications were otherwise in general conformance with Section 3.1, Natural Hazard Policies of the PPS, 2020; and as such MVCA has no objections.

MVCA requests the Zoning Bylaw Amendment include wording to the effect of "construction must ensure flood hazards are excluded through appropriate site and building design to the satisfaction of the Maitland Valley Conservation Authority."

### Water and Sewer Services

Water and sewer services are currently provided to the subject property from the Township of Huron-Kinloss. The new development will also be serviced with municipal services. The proposed development represents an efficient use of land and resources because much needed housing will be provided in an area already serviced by municipal services.

### Zoning By-Law Amendment

A special zone is proposed for the subject property to make slight adjustments to the zoning provisions for the Residential Three (R3) zone. The special provisions are stated at the beginning of this report.

As is noted by Zelinka Priamo in the Planning Justification report, the parking rate reduction of 1.9 spaces per unit as opposed to 2 spaces per unit is due to the addition of the new townhouse buildings, while all other special regulations are being requested to bring the existing conditions into conformity.

The planning department is in general agreement with the conclusion of the Zelinka Priamo Justification report that the special provisions are minor in their effect and the proposed Zoning Amendment represents good planning.

## Archaeology

Portions of the subject property are identified on Bruce County screening maps as falling within an area of high archaeological potential. In support of the proposed amendments the applicant has commissioned an archaeological assessment.

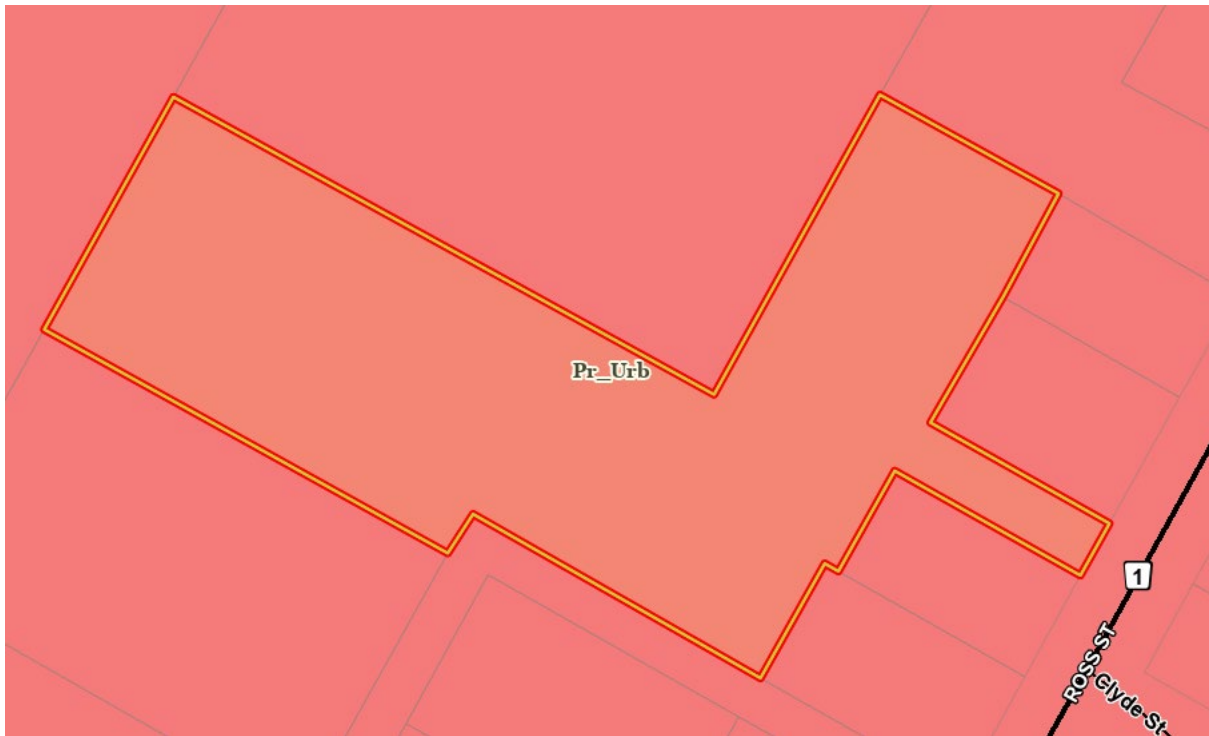
The Saugeen Ojibway Nation (SON) has expressed concerns with the archaeological assessment. The planning department has asked the applicant to reach out to SON to hopefully address the concerns prior to the site plan approval stage.

The Ontario Ministry of Citizenship and Multiculturalism has provided confirmation that the archaeological assessment has been entered into their register. The ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

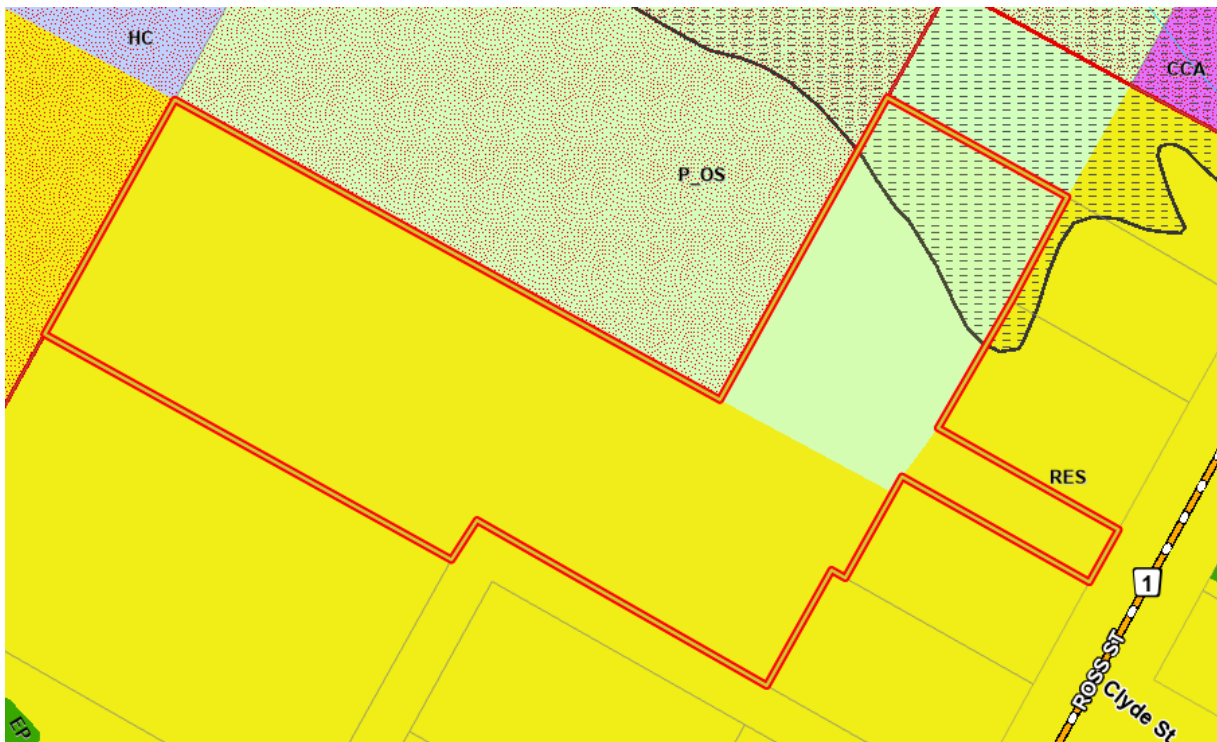
## Appendices

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

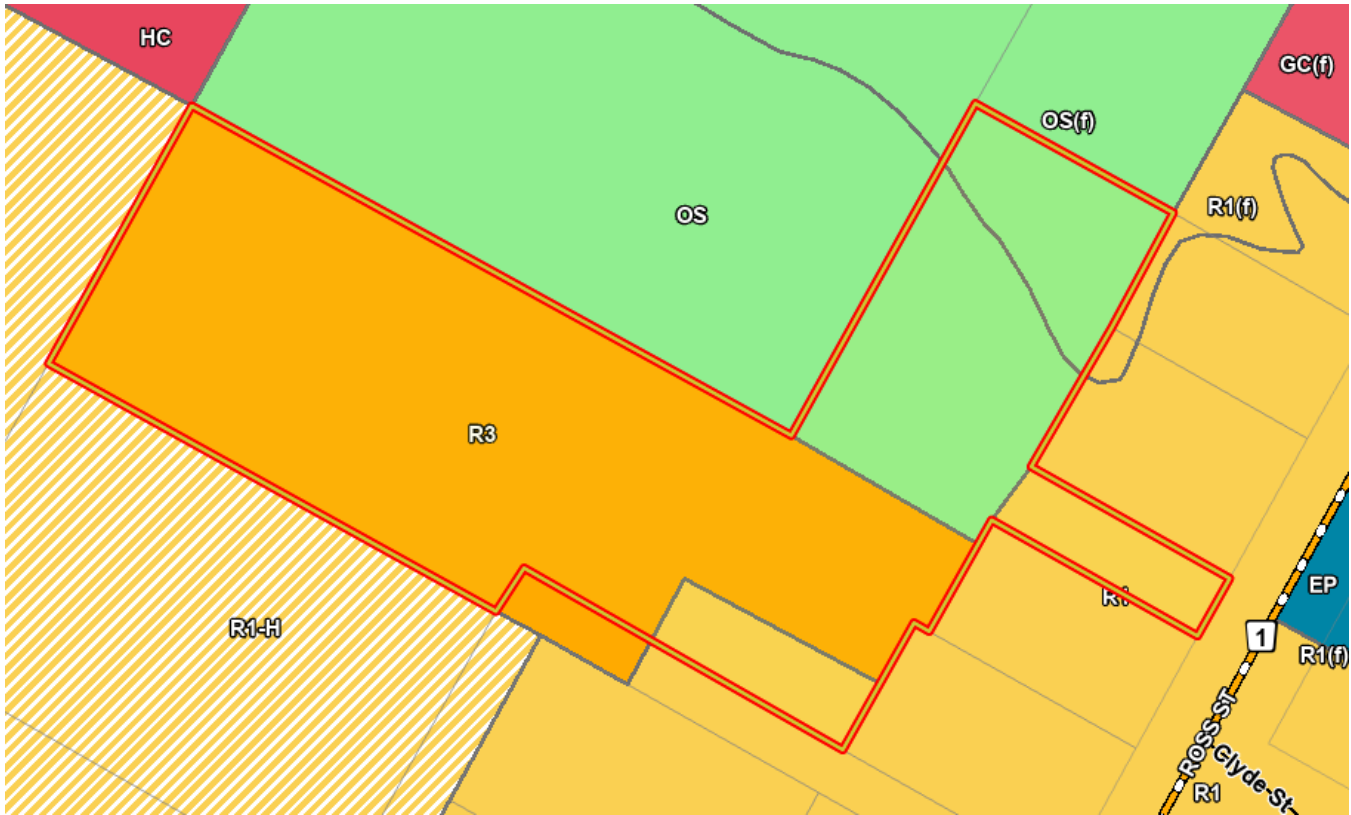
County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Residential, Parks & Open Space, Flood Fringe)



**Local Zoning Map (Zoned R1 - Residential One, R3 - Residential Three, OS - Open Space, OS(f) - Open Space [flood fringe])**



**List of Supporting Documents and Studies**

- Paradigm Transportation Services, Traffic Impact Study and Parking Study
- MTE Consultants, Servicing Brief
- Lincoln Environmental Consulting Corp., Archaeological Assessment
- Zelinka Priamo Ltd., Planning Justification Report

**Agency Comments**

BM Ross for Huron-Kinloss sewer service: The property is serviced by and will continue to be serviced by municipal sewer.

Historic Saugeen Métis: No objections or opposition.

Bruce County Transportation & Environmental Services (TES): Would like to see Site Grading Plan and Storm Water Management Plan to ensure no impact to Bruce County's existing storm system. Note: TES confirmed that it was acceptable for this comment to be addressed at the site plan approval stage.

Bruce Grey Catholic District School Board: No comments.

Saugeen Ojibway Nation (SON): Expressed concerns with the archaeological assessment. The planning department has asked the applicant to reach out to SON to hopefully address the concerns prior to the site plan approval stage.

Saugeen Valley Conservation Authority (SVCA): Provided in full below.

### **Public Comments**

Two letters were received from members of the public. One letter was requesting additional information and no objections were raised. The second letter identified concerns with dead trees causing a safety issue, fencing and boundary issues, noise, privacy and lot grading and drainage. Both letters are provided in full below.

The letter of concern was provided to the applicant. The applicant feels that the issues can be addressed at the site plan approval stage through the landscape plan, a stormwater management plan and fencing. These issues will need to be addressed to the satisfaction of the Township prior to site plan approval.



# Planning Justification Report

Veranda Property Investments Inc.

412 Ross Street

Lucknow, ON



September 15, 2022



Zelinka Priamo Ltd.

LAND USE PLANNERS

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## 1.0 INTRODUCTION

Zelinka Priamo Ltd., on behalf of Veranda Property Investments Inc., is pleased to submit this report in support of an application to the Township of Huron-Kinloss to amend its Official Plan and Zoning By-law to permit the redevelopment of the lands known municipally as 412 Ross Street (hereinafter referred to as the “subject lands”) for two townhouse buildings consisting of fourteen (14) total dwelling units.

The purpose of this Planning Justification Report is to evaluate the proposed Official Plan Amendment and Zoning By-law Amendment applications within the context of existing land use policies and regulations, including the Provincial Policy Statement, the County of Bruce Official Plan, the Township of Huron-Kinloss Official Plan, and the Township of Huron-Kinloss Zoning By-law.

This report concludes that the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit the proposed development are appropriate and desirable for the following reasons:

- The proposed Official Plan Amendment and Zoning By-law Amendment are generally consistent with the policies of the 2020 Provincial Policy Statement;
- The proposed Official Plan Amendment and Zoning By-law Amendment generally maintain the purpose and intent of both participating Official Plans;
- The proposed Official Plan Amendment and Zoning By-law Amendment will make efficient use of underutilized lands within an established built-up area of the Township; and,
- The proposed development provides a well-functioning site design and built form that is compatible with, and complimentary to, the surrounding land uses.

## 2.0 SUBJECT LANDS

The subject lands are generally located on the northwest side of Ross Street, approximately 140m southwest of the Ross Street and Willoughby Street intersection (Figure 1). The irregularly-shaped lands have an area of approximately 1.15ha and a frontage of approximately 12.10m along Ross Street. The subject lands abut open space and low-density residential uses to the north; low-density residential uses and Ross Street to the east; and, low-density residential uses to the south and west. Low-density residential uses, primarily in the form of single detached dwellings, and an environmental protection area are located opposite the subject lands on the west side of Ross Street.

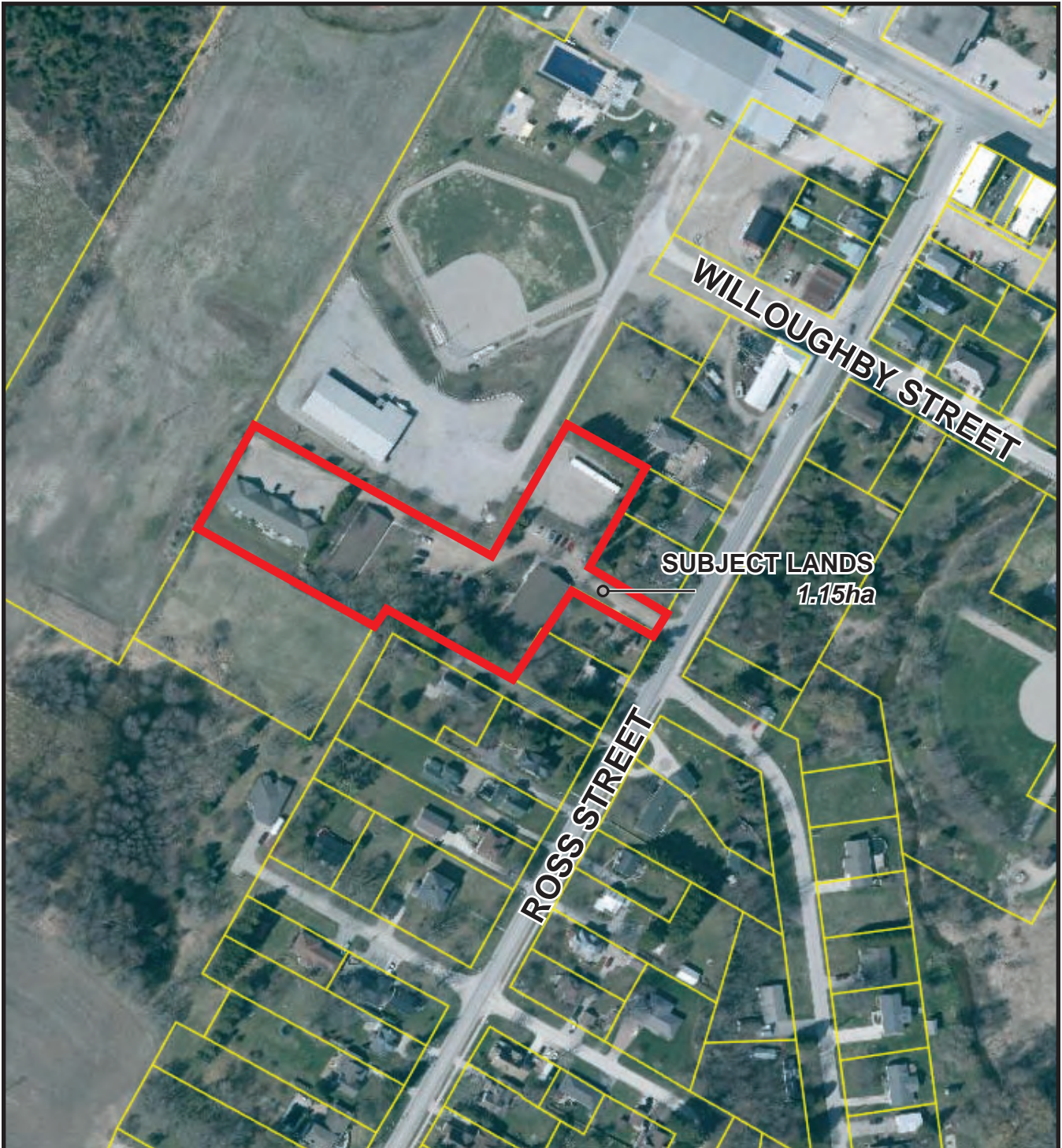
The subject lands are occupied by three (3) single-storey townhouse buildings and associated parking areas. The subject lands have a sloped topography, sloping upwards from Ross Street. Various vegetation is present throughout the lands, particularly along the southern property line. Additional boundary plantings screen the subject lands from existing single detached dwellings along Ross Street.

Vehicular access to the subject lands is in the form of a driveway from Ross Street, leading to the parking areas associated with the existing residential buildings. Based on a desktop review, the driveway and parking areas are not paved and appear to be comprised of packed dirt and gravel. The parking areas do not appear to have lines delineating individual parking spaces.

Public pedestrian sidewalks are located on the west side of Ross Street only and do not provide a connection to the subject lands. On-site sidewalk connections are present, providing a connection from the parking areas to the buildings.

The subject lands are designated “*Primary Urban Communities*” in the County of Bruce Official Plan; are designated “*Residential*” and “*Parks and Open Space*” in the Township of Huron-Kinloss Official Plan; and, are zoned “*Residential One (R1)*”, “*Residential Three (R3)*”, and “*Open Space (OS)*” in the Township of Huron-Kinloss Zoning By-law. A portion of the subject lands are also located within the Saugeen Valley Conservation Authority regulated area.





**Project No.:** VDA/LCK/21-01

**Date:** September 15, 2022

**Scale:** NTS



**Zelinka Priamo Ltd.**  
LAND USE PLANNERS

318 Wellington Road, London, ON, N6C 4P4  
TEL (519) 474-7137 Email: zp@zpplan.com

**FIGURE 1 - LOCATION**

*image retrieved from Bruce County Maps*

**412 ROSS ST OPA/ZBA**

**VERANDA PROPERTY INVESTMENTS**

412 ROSS STREET

PT. LOT 12, CONCESSION 14 EASTERN DIVISION

GEO. TOWNSHIP OF ASHFIELD

TOWNSHIP OF HURON-KINLOSS

COUNTY OF BRUCE



**Image 1 – Subject Lands** (looking east from Ross Street)



**Image 2 – Looking north on Ross Street**



**Image 3 – Looking south on Ross Street**



### 3.0 SURROUNDING LAND USE CONTEXT

The existing street character for local streets within the immediate vicinity of the subject lands consists of a range of single detached dwellings 1- to 2-storeys in height. Sidewalks are typically not present, or are located on one side of the street only. Street trees are located along the Township-owned boulevards and large, mature trees are located on many of the properties. Vehicular access is typically via driveways located in the front yard. Vehicular parking is a mix of surface parking, detached garages, and attached garages. The exterior finishes of the dwellings are typically brick/masonry with vinyl siding and a mix of window styles and treatments.

The existing streetscape along this portion of Ross Street primarily consists the front yards of single detached dwellings and woodland. Pedestrian sidewalks are located on the west side of the street. The vehicular portion of the right-of-way consists of two lanes (one in each direction) with no centre median, allowing for all-way vehicular turning movement.

The subject lands are generally surrounded by residential and open space uses. The land uses within a 400m and 800m radii of the subject lands, representing an approximate 5-minute and 10-minute walking distance respectively, are shown in Figure 2.

The existing land uses within a 400m, 5-minute walk radius of the subject lands are as follows:

North: Located north of the subject lands are various recreational and institutional uses, including Caledonia Park, Lucknow Arena, and the Lucknow & District Fire Department; a variety of low-rise commercial establishments (car dealership, gas station, restaurants, etc.) and their associated parking lots; and, single-storey multi-unit residential buildings.

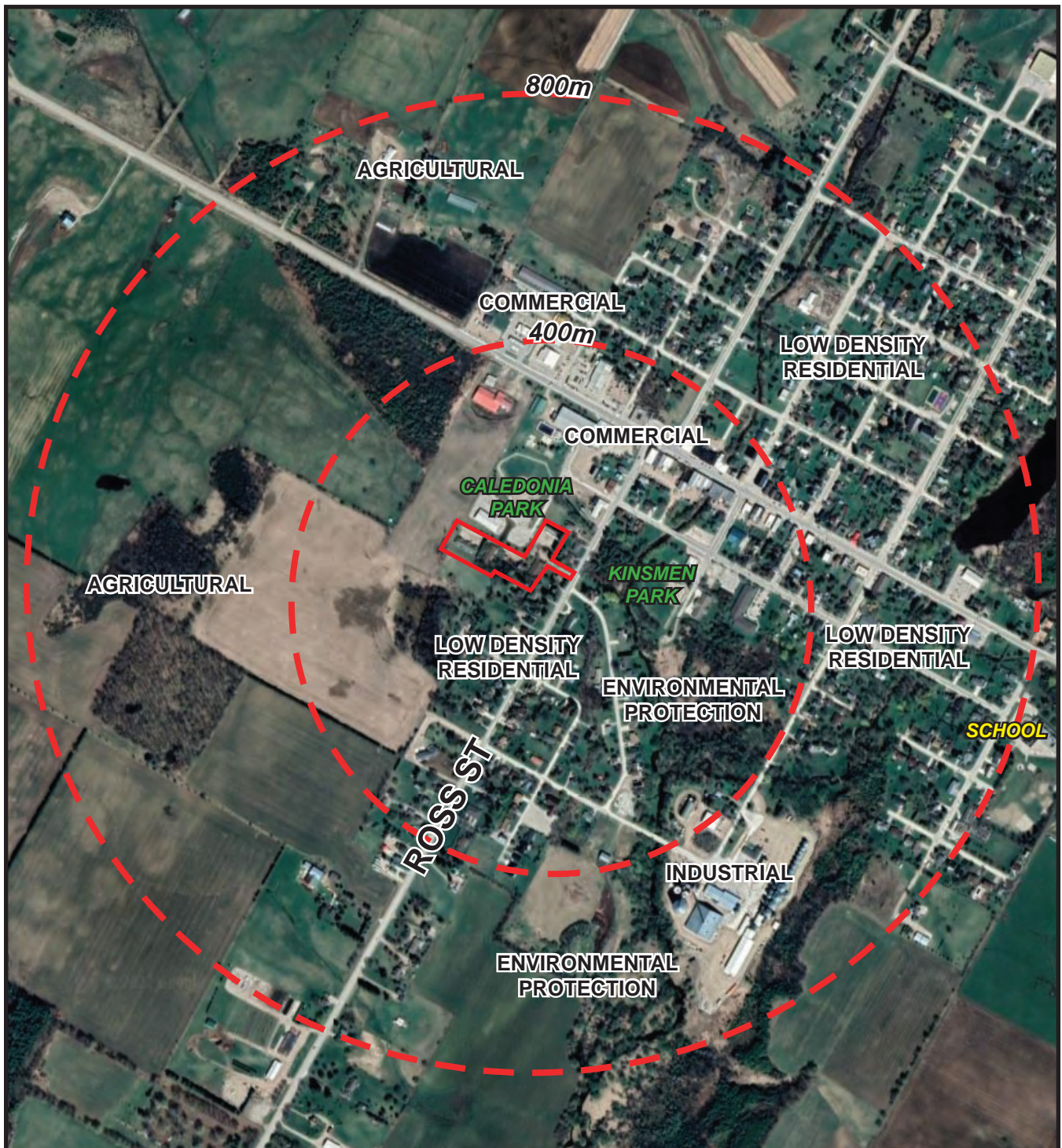
East: Located east of the subject lands is a wooded area; Kinsmen Park; a variety of low-rise commercial establishments and their associated parking lots; and, a variety of residential uses including single detached dwellings and single-storey multi-unit residential buildings.

South: Low-density residential in the form of single detached dwellings is the predominate land use south of the subject lands; however, an institutional use in the form of a church, and a motel are also located within this radius.

West: The lands west of the subject lands are primarily vacant and are zoned for low-density residential development, subject to a holding provision.

Lands within an 800m, 10-minute walk radius are similar to those within 400m of the subject lands. They include a variety of residential uses and those compatible to residential, such as commercial, institutional (including Lucknow Public School), open space, and environmental protection. Some light industrial uses, such as farm operations, are located within the 800m of the subject lands. It is noted that some of the lands within the 800m radius (south and west) are within the County of Huron and are primarily zoned agricultural.





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**FIGURE 2 - SURROUNDING CONTEXT**

*image retrieved from Google Earth*

**412 ROSS ST OPA/ZBA**

VERANDA PROPERTY INVESTMENTS  
 412 ROSS STREET  
 PT. LOT 12, CONCESSION 14 EASTERN DIVISION  
 GEO. TOWNSHIP OF ASHFIELD  
 TOWNSHIP OF HURON-KINLOSS  
 COUNTY OF BRUCE



**Image 4 – Neighbourhood character** (along Ross Street, south of the subject lands)



**Image 5 – Neighbourhood character** (along Ross Street, north of the subject lands)



**Image 6 – Neighbourhood character** (looking west on Ross Street, near subject lands)



## 4.0 PROPOSED DEVELOPMENT

The redevelopment of the subject lands proposes 2 new single-storey residential townhouse buildings (Figure 3). The first building will consist of 6 units and will be located in the northeasterly portion of the property. The second building will consist of 8 units and will be located along the southerly property line, between two of the existing buildings. The existing development consists of 2 single-storey buildings with 6 units each, and 1 single-storey building with 4 units, equating to a total of 16 dwelling units and a residential density of approximately 14 units per hectare (uph). With the addition of 14 new units, the new residential density of the subject lands will equate to 26uph.

Vehicular access to the lands is proposed to be provided by the existing driveway, which is to be paved, and curbed if needed, with parking aisles and parking spaces clearly delineated. Pedestrian connections to the parking areas are provided in the form of direct connections from each unit. Vehicular parking is generally located in the front of each building. Several landscaped strips are proposed to separate parking areas from the driveway and will be further refined as part of a future Site Plan Approval process.

In consideration of the abutting single detached dwellings, the proposed buildings have been positioned away from the abutting rear yards to the greatest extent feasible. The proposed buildings provide setbacks of 4.0m or greater, and landscape treatments are proposed to act as a buffer to the adjacent lands. Due to the irregularly-shaped nature of the lands, the development is generally screened from view from the street.





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**FIGURE 3 - CONCEPT PLAN**

*provided by Zelinka Priamo Ltd.*

**412 ROSS ST OPA/ZBA**

**VERANDA PROPERTY INVESTMENTS**  
412 ROSS STREET  
PT. LOT 12, CONCESSION 14 EASTERN DIVISION  
GEO. TOWNSHIP OF ASHFIELD  
TOWNSHIP OF HURON-KINLOSS  
COUNTY OF BRUCE



## 5.0 PROPOSED APPLICATIONS

### 5.1 Official Plan Amendment

Given that a portion of the lands is within the “Parks and Open Space” designation which does not permit residential development, an Official Plan Amendment is required. The subject lands are proposed to be designated in their entirety to the “Residential” land use. No special regulations are requested at this time.

### 5.2 Zoning By-law Amendment

The subject lands are proposed to be rezoned in their entirety to a site-specific, special regulation “Residential Three (R3-\_)” zone to permit the new townhouse buildings, with special regulations as follows:

- A parking rate of 1.9 spaces per unit; whereas 2.0 spaces per unit is permitted;
- A lot frontage of 12.1m; whereas 15.0m is permitted;
- An interior side yard setback of 0.5m; whereas 2.5m is permitted; and,
- A rear yard setback of 4.5m; whereas 7.5m is permitted.

It is noted that the parking rate reduction as requested is due to the addition of the new townhouse buildings, while all other special regulations are being requested to bring the existing conditions into conformity.

## 6.0 POLICY ANALYSIS

### 6.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient development and protection of natural resources. All planning applications, including Official Plan Amendment and Zoning By-law Amendment applications, are required to be consistent with these policies.

The policy analysis describing how the proposed application is consistent with the stated policies within the PPS is detailed in the below table.

<b>2020 Provincial Policy Statement Policy Analysis Table</b>	
<b><i>Policy</i></b>	<b><i>Response</i></b>
<p><b><u>Section 1.1.1</u></b> Healthy, liveable and safe communities are sustained by:</p> <ul style="list-style-type: none"> <li>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</li> <li>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</li> <li>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.</li> </ul>	<p>The proposed townhouse buildings are an efficient and appropriate form of intensification development for the subject lands and contribute to the range and mix of housing types to satisfy long-term housing needs. The proposed development is a compact and cost-effective housing form that will utilize existing municipal services within an existing built-up area of Huron-Kinloss. Thus, the consumption of land and servicing costs are minimized.</p>
<p><b><u>Section 1.1.3.1</u></b> Settlement areas shall be the focus of growth and development.</p>	<p>The subject lands are located within a settlement area, being within the built-up area of the Town of Huron-Kinloss. The proposed development of the</p>

	<p>subject lands promotes vitality and regeneration by intensifying the use of the land with an efficient form of housing on an underutilized parcel that is connected to existing and appropriate infrastructure levels to accommodate the development.</p>
<p><b><u>Section 1.1.3.2</u></b> Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> <li>a) efficiently use land and resources;</li> <li>b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.</li> <li>e) support active transportation;</li> </ul> <p>Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p>	<p>The proposed development broadens the range of residential forms and intensities in the immediate area, and compliments the range and intensities of residential forms in the greater surrounding area. It makes efficient use of underutilized land, resources, infrastructure, and transportation networks by increasing the density (uph) on the subject lands. There is sufficient infrastructure capacity to adequately service the subject lands through full municipal services. The subject lands are proximate to several open space areas and are serviced by pedestrian sidewalks via the Ross Street right-of-way, supporting the use of active transportation.</p>
<p><b><u>Section 1.1.3.3</u></b> Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p>	<p>The proposed development is considered to be intensification as it proposes a greater number of residential units than what currently exists. The subject lands are considered an appropriate location for intensification as they are proximate to open space, neighbourhood facilities, and commercial establishments; and, are sufficiently sized to accommodate the proposed number of dwelling units, amenity space, and parking, while also providing appropriate building setbacks.</p>
<p><b><u>Section 1.1.3.4</u></b> Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</p>	<p>The proposed development will utilize zoning regulations that are generally applied to this level of intensification. Special provisions are sought for lot frontage, interior and rear yard setbacks, and parking to allow for a more compact form of development. There are no risks to public health and safety associated with the proposed development.</p>
<p><b><u>Section 1.1.3.6</u></b> New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>	<p>The subject lands are within a settlement area and abut existing low-density residential uses. The proposed density of 26uph is reflective of a compact and efficient form of housing, comparatively to the surrounding area, which adds to the range of uses and densities in the area.</p>

<p style="text-align: center;"><b><u>Section 1.4.3</u></b></p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:</p> <ul style="list-style-type: none"> <li>b) permitting and facilitating:             <ul style="list-style-type: none"> <li>2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;</li> </ul> </li> <li>c) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</li> <li>d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;</li> <li>f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</li> </ul>	<p>The proposed development contributes to the range and mix of housing types to accommodate future growth in the Town of Huron-Kinloss, and is consistent with the policy intent to encourage appropriate intensification.</p> <p>This proposed development is considered appropriate intensification as it takes advantage of existing infrastructure; establishes significant residential development; makes use of underutilized land; contributes to housing supply; and, has a compact and cost-effective built form.</p> <p>Residential townhouses can provide an affordable type of housing, in comparison to the single detached dwellings which dominate the surrounding area, which will contribute to the range of housing affordability in the Town of Huron-Kinloss.</p>
<p style="text-align: center;"><b><u>Section 1.6.6.2</u></b></p> <p>Municipal sewage services and municipal water services are the preferred form for servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.</p>	<p>The proposed development will make use of full municipal services as there is existing sufficient capacity to service the development.</p>

Given the above, the proposed development and associated Official Plan Amendment and Zoning By-Law Amendment applications are generally consistent with the policies of the 2020 Provincial Policy Statement.



## 6.2 County of Bruce Official Plan

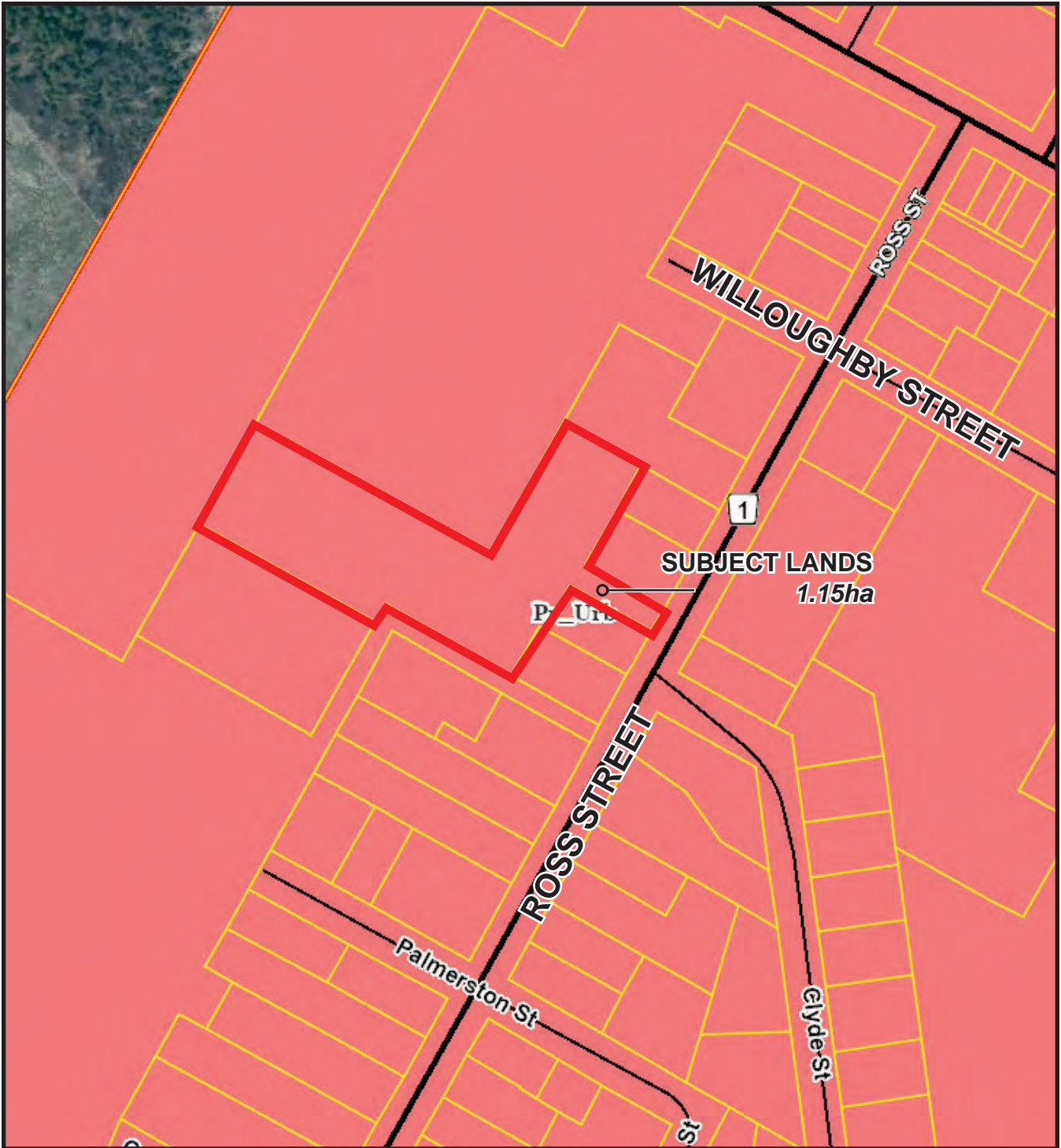
The County of Bruce Official Plan establishes a policy framework to guide the physical, social, and economic development of the County and to protect the natural environment within the County. The intent of the Official Plan is to achieve an orderly pattern of settlement; protect and conserve good agricultural land; protect and when possible, enhance the quality of the natural environment; encourage economic development and prosperity; and, encourage necessary social, cultural, and educational facilities and services.

The subject lands are designated “*Primary Urban Communities*” in the County of Bruce Official Plan (Figure 4). Lands within this designation may be developed for a broad variety of residential, home occupations, commercial, industrial, and institutional land uses. The following table contains a policy analysis detailing how the proposed development conforms with the Official Plan.

<b>County of Bruce Official Plan Policy Analysis Table</b>	
<b><i>Policy</i></b>	<b><i>Response</i></b>
<p style="text-align: center;"><b><u>Section 4.4.1</u></b></p> <p>Population and Housing Objectives:</p> <ul style="list-style-type: none"> <li>i. Direct the majority of the anticipated growth to Primary and Secondary Urban Communities and allow for development within the existing boundaries of Hamlet Communities;</li> <li>ii. Ensure a range of housing types and tenure to meet the broad range needs of the County residents;</li> <li>v. Provide for intensification in existing urban areas which enhances the positive characteristics of those areas;</li> <li>vi. Ensure that new development occurs in a cohesive and efficient manner without undue impact on the social or natural environment.</li> </ul>	<p>The subject lands are located within the Village of Lucknow, thus contributing to the goal of directing growth to Primary Urban Communities.</p> <p>The addition of smaller residential units (comparatively to the surrounding neighbourhood context) supports the intent of providing housing choice for residents in the area that is otherwise primarily dominated by single detached dwellings.</p> <p>Appropriate building setbacks will be put in place to ensure no undue adverse impacts or privacy issues between the proposed development and adjacent lands. Landscaping, which will be further refined through a future Site Plan Approval process, will act as a buffer between the subject lands and abutting lands, reducing the risk of compatibility issues. The proposed development is within walking distance of commercial, retail, and recreational opportunities which will enhance the viability of neighbouring land uses.</p>
<p style="text-align: center;"><b><u>Section 4.4.4.1.1</u></b></p> <p>The following policies are intended to enable a wide variety of housing by type, size and tenure throughout the County as directed by the Provincial Policy Statement. These policies shall be incorporated into local Municipal Official Plans, as appropriate.</p> <ul style="list-style-type: none"> <li>v. The County and local municipalities shall support opportunities to increase the supply of housing through intensification and redevelopment in appropriate</li> </ul>	<p>The subject lands are well-located, and of a sufficient size and configuration, to accommodate the proposed residential intensification. The proposed development is proximate to amenities, public service facilities, and open space areas.</p> <p>The proposed development will increase the residential housing supply on the subject lands, which are within the built-up area of the Village of Lucknow with access to full municipal services.</p>

<p>locations, taking into account municipal services, existing facilities such as parks and schools, all modes of transportation, including walking and cycling, compatibility with adjacent land, environmental considerations, health and safety, and the demonstrated demand for the proposed type of dwellings.</p> <p>vi. Housing intensification shall be located primarily in Primary and Secondary Urban Communities and will be permitted in other built-up areas with full municipal services. In built-up areas with partial services, housing intensification may be considered on existing lots for the purposes of redevelopment and minor infilling. All housing intensification is subject to the policies of this Plan.</p>	
<p style="text-align: center;"><b><u>Section 4.6.1</u></b></p> <p>Transportation Objectives:</p> <p>i. Minimize the environmental and financial costs associated with the development of transportation systems and facilities in the County.</p>	<p>The proposed development seeks to further intensify a parcel of land that is occupied by an established development serviced by Ross Street. As such, the proposed development makes efficient use of transportation systems.</p>
<p style="text-align: center;"><b><u>Section 4.7.2.5</u></b></p> <p>County Council shall encourage local municipalities to give priority to the provision of Municipal services within urban areas for development and redevelopment proposals that utilize Municipal servicing in an efficient compact manner.</p>	<p>The proposed development will utilize existing municipal services which is supported by the Servicing Brief provided by MTE Consultants.</p>

The proposed development is a compact and efficient form of development that generally conforms to the policy and intent of the County of Bruce Official Plan.



**Project No.:** VDA/LCK/21-01

**Date:** September 15, 2022

**Scale:** NTS



**Zelinka Priamo Ltd.**  
LAND USE PLANNERS

318 Wellington Road, London, ON, N6C 4P4  
TEL (519) 474-7137 Email: zp@zpplan.com

**FIGURE 4 - BRUCE COUNTY OFFICIAL PLAN**

*image retrieved from Bruce County Maps*

**412 ROSS ST OPA/ZBA**

VERANDA PROPERTY INVESTMENTS

412 ROSS STREET

PT. LOT 12, CONCESSION 14 EASTERN DIVISION

GEO. TOWNSHIP OF ASHFIELD

TOWNSHIP OF HURON-KINLOSS

COUNTY OF BRUCE

### 6.3 Township of Huron-Kinloss Official Plan

The Township of Huron-Kinloss Official Plan guides land use decisions and manages change in the Township. The lands are designated “Residential” in the Official Plan (Figure 5), which permits a full range of dwelling types at appropriate locations and where designed to be compatible with adjacent uses.

<b>Township of Huron-Kinloss Official Plan Policy Analysis Table</b>	
<i>Policy</i>	<i>Response</i>
<p style="text-align: center;"><b><u>Section 2.2.3</u></b></p> <p>To provide opportunities for a range of housing types and densities to accommodate a diversity of lifestyles, age groups, income levels and persons with special needs and to ensure that new housing styles are in character with existing neighbourhoods. Future residential growth is expected to be accommodated primarily within the Villages of Lucknow and Ripley and the Lakeshore areas which can provide adequate water and/or sewage systems. Limited growth is planned to occur within the Hamlets.</p>	<p>The subject lands are located within the built-up area of the Village of Lucknow with access to existing municipal services and, as such, supports the forecasted growth in this area.</p> <p>The existing area surrounding the subject lands is primarily composed of low-density housing in the form of single detached dwellings. The proposed multi-unit residential development contributes to a mix of housing stock to accommodate people at all stages of life, household sizes, and levels of affordability.</p>
<p style="text-align: center;"><b><u>Section 2.4</u></b></p> <p>Proposed development of all land within the Township’s Settlement Areas must generally be compatible with adjacent land uses. Residential areas and other sensitive land uses shall be protected from undesirable air quality, excessive noise or vibration through the policies of this Plan and the use of Site Plan Control.</p>	<p>In the context of infill and intensification developments, adverse impacts are typically considered to be loss of privacy, noise, and the visual impacts of site development (view obstruction, shadowing). For the proposed development, privacy will be maintained through the use of landscaping and appropriate building setbacks.</p> <p>Noise levels will be typical of that expected from a development of this nature, and will be dampened by the surrounding landscape elements.</p> <p>The proposed buildings will not obstruct any significant views as the proposed single-storey built-form is equal or less than the height of surrounding development. The visual impacts of the development on surrounding land uses will be minimal given that the irregularly-shaped lands locate the existing and proposed buildings away from the street and adjacent dwellings.</p> <p>Averse impacts and compatibility issues are appropriately accounted for and mitigated; thus, the proposed development poses no undue adverse impact on the social or natural environment.</p>














<p style="text-align: center;"><b><u>Section 2.6.10</u></b></p> <p>The majority of the Natural Heritage System consists of lands designated Environmental Protection and those that are identified as adjacent lands in accordance with the Provincial Policy Statement and Table 3 of this Plan. Adjacent lands are those lands that are contiguous to a feature and are considered integral to the protection and functioning of a feature and development or site alteration of these lands could have a negative impact on the feature or area.</p> <p>An application for development or site alteration within adjacent lands shall be accompanied by an Environmental Impact Study (EIS), which evaluates the ecological function of the adjacent land and demonstrates that there will be no negative impacts on the natural features or on their ecological functions.</p> <p>Notwithstanding the policies in this section to the contrary, where an application for development or site alteration is of a minor nature, the appropriate Conservation Authority in consultation with the Township and/or the County, may waive or scope the requirements for the Environmental Impact Study.</p>	<p>Through discussions with Saugeen Valley Conservation Authority (SVCA), it is of their opinion that the natural heritage feature affecting the subject lands is that they are adjacent lands to fish habitat. Unnamed watercourses that are mapped as constructed drains, which are tributaries of Nile Creek, appear to be located on lands adjacent to the subject lands. These watercourses are considered to be fish habitat by SVCA.</p> <p>The Township of Huron-Kinloss Official Plan generally states that development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impact on the fish habitat or on their ecological function. However, as the subject lands are previously developed, it is of the opinion of SVCA that the proposed development is of a minor nature. This, in accordance with the Township of Huron-Kinloss Official Plan, the SVCA recommended waiving the requirement for the preparation of an Environmental Impact Study (EIS).</p>
<p style="text-align: center;"><b><u>Section 3.3.2</u></b></p> <p>Full municipal water and sewage services are the preferred form of servicing. In areas serviced by full municipal sewage and water services development will be permitted only if sufficient reserve water and sewage plant capacity will be available to accommodate the development, and other approved development.</p>	<p>The proposed development and associated amendments would increase the density on a property with full access to municipal services at a location proximate to amenities and transportation networks.</p>
<p style="text-align: center;"><b><u>Section 3.5.2</u></b></p> <ul style="list-style-type: none"> <li>• To provide a variety of housing forms and a mix of densities to accommodate all age groups.</li> <li>• To ensure that future development, where the development abuts an established residential area, respects the character of established residential areas.</li> </ul>	<p>The proposed development provides a range of options housing forms and densities in the area surrounding the subject lands, appealing to a broad range of the population in various social and economic situations. The proposed multi-unit buildings merely expand on the existing development. Thus, the character of the established residential neighbourhood is maintained.</p>
<p style="text-align: center;"><b><u>Section 3.5.4</u></b></p> <p>Residential densities shall directly relate to available servicing capacities. It is the intent of this Plan that all subdivisions, condominiums or multi-unit/multi-lot developments serviced with municipal</p>	<p>The proposed amendments provide for development that:</p> <ul style="list-style-type: none"> <li>• Is serviced by municipal drinking-water and wastewater systems, increasing the</li> </ul>

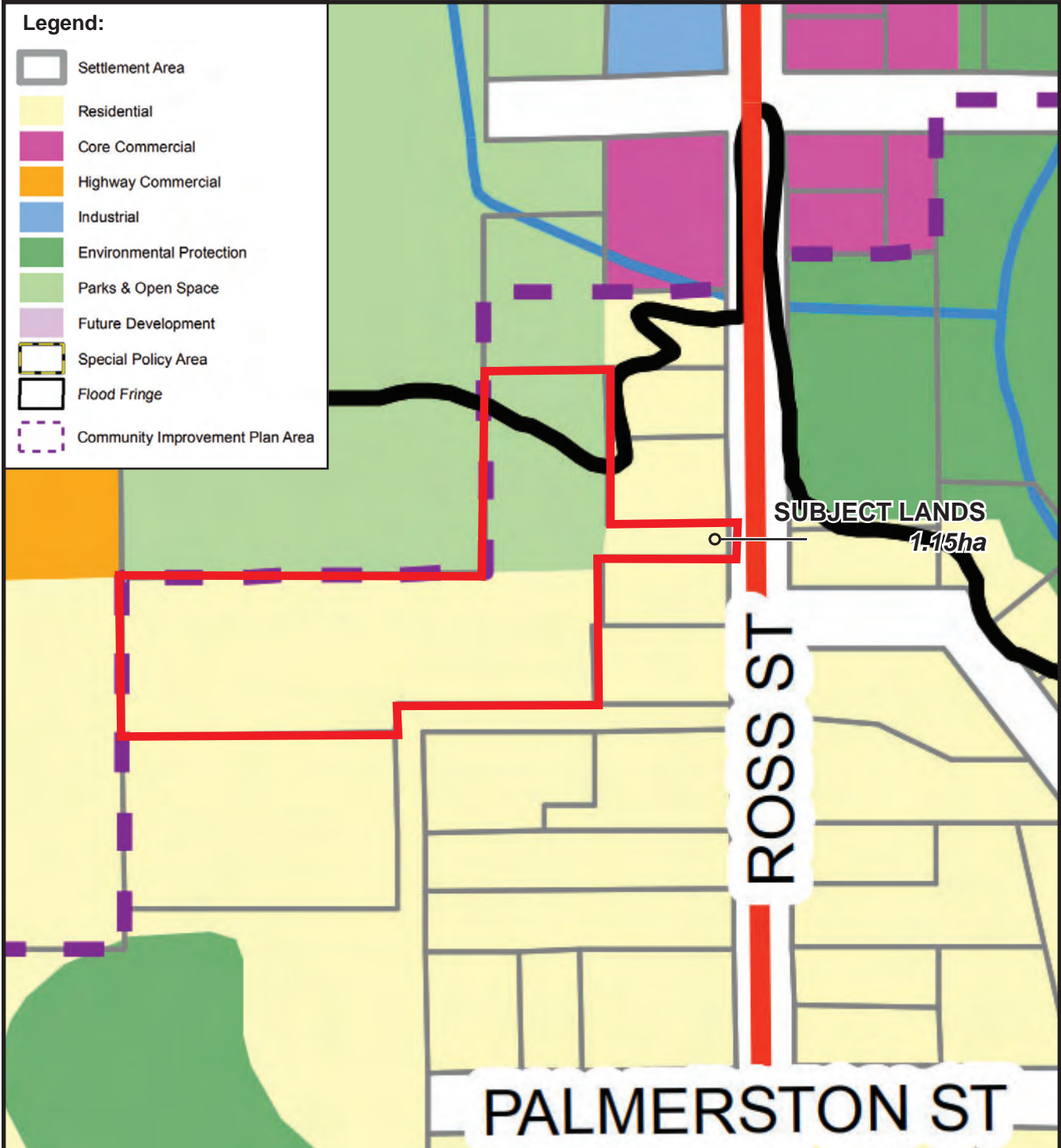
<p>sewer or communal services have a minimum density target of 15 dwelling units per gross developable hectare. Generally, a maximum density of 43 dwelling units per gross developable hectare shall be the maximum residential density permitted within the Villages of Lucknow and Ripley. The County may grant approval for developments that do not meet this density when justified and appropriate. An applicant/developer requesting a reduced density must provide planning justification at the time of application.</p> <p>Multiple residential developments such as townhouses and apartments shall be allowed in areas designated Residential subject to the requirements of the Zoning By-law and further provided that the following criteria can be met:</p> <ul style="list-style-type: none"><li>a) Multiple residential development shall be on full municipal services and shall not exceed a density of 43 units per gross developable hectare.</li><li>b) That the design of the development regarding building height, setbacks, landscaping and vehicular circulation ensures that it will be compatible with existing or future development on adjacent properties.</li><li>c) That the site shall have a suitable area and configuration to provide:<ul style="list-style-type: none"><li>a. Adequate landscaping to screen outdoor amenity areas and to buffer adjacent low-rise residential uses;</li><li>b. On-site amenity areas for the enjoyment of the occupants of the residential units; and</li><li>c. Adequate off-street parking, direct access to a public road which is open and maintained on a year-round basis and appropriate vehicular circulation, particularly for emergency vehicles.</li></ul></li></ul> <p>New residential development will occur on existing lots through infilling and/or minor rounding out within the settlement area by means of consents (severances) in accordance with Section 2.3. The Zoning By-law shall require duplex and semi-</p>	<p>efficacy of land and services comparatively to the existing development;</p> <ul style="list-style-type: none"><li>• Respects the scale, physical character, and context of the surrounding neighbourhood by:<ul style="list-style-type: none"><li>○ Directing the development towards the rear of the property;</li><li>○ Eliminating visible parking from view of Ross Street and adjacent lands by utilizing building orientation and landscaping;</li><li>○ Providing a built-form that is compatible with existing development in terms of height, scale, and massing;</li></ul></li><li>• Is located on lands that are of a suitable size and configuration to provide:<ul style="list-style-type: none"><li>○ Appropriate integration of on-site vehicular and pedestrian traffic, including emergency vehicles;</li><li>○ Adequate parking that will generally be screened from the street and adjacent lands;</li><li>○ Outdoor amenity spaces for the common enjoyment of residents; and,</li><li>○ A variety of screening and buffering mechanisms to maintain, or enhance where possible, privacy between the proposed development and adjacent lands.</li></ul></li></ul> <p>The proposed density of 26uph contributes to achieving a range of densities and is well within the maximum permitted density range as established by the Township.</p>
--	---

detached dwellings to be included in all zone categories that permit single detached dwelling units.	
--	--

The proposed development represents an appropriate and compatible form of residential intensification at an appropriate location and is generally in conformity with the policies and intent of the Township of Huron-Kinloss Official Plan. The proposed development is consistent with the planned function of the “Residential” land use designation to permit appropriate intensification with a range and mix of densities and housing unit types.

**Legend:**

-  Settlement Area
-  Residential
-  Core Commercial
-  Highway Commercial
-  Industrial
-  Environmental Protection
-  Parks & Open Space
-  Future Development
-  Special Policy Area
-  Flood Fringe
-  Community Improvement Plan Area



**FIGURE 5 - HURON-KINLOSS OFFICIAL PLAN**  
*Schedule 'A-1' - Land Use Plan*

**Project No.:** VDA/LCK/21-01

**Date:** September 15, 2022

**Scale:** NTS



318 Wellington Road, London, ON, N6C 4P4  
 TEL (519) 474-7137 Email: zp@zpplan.com

**412 ROSS ST OPA/ZBA**  
**VERANDA PROPERTY INVESTMENTS**  
 412 ROSS STREET  
 PT. LOT 12, CONCESSION 14 EASTERN DIVISION  
 GEO. TOWNSHIP OF ASHFIELD  
 TOWNSHIP OF HURON-KINLOSS  
 COUNTY OF BRUCE



## 6.4 Township of Huron-Kinloss Zoning By-law

The subject lands are currently zoned “Residential One (R1)”, “Residential Three (R3)”, and “Open Space (OS)” in the Township of Huron-Kinloss Zoning By-law (Figure 6).

The “Residential One (R1)” zone permits an accessory use; a bed and breakfast establishment; an accessory second dwelling unit; a single detached dwelling; a home business; and, a residential care facility. The “Residential Three (R3)” zone permits an accessory use; an accessory second dwelling unit; an apartment dwelling; a group home dwelling; a cluster townhouse dwelling; a street fronting townhouse dwelling; and, a residential care facility. The “Open Space (OS)” zone does not permit any form of residential development.

The proposed development is not permitted within the regulations of the *Residential One* or *Open Space* zones; however, the proposed development is permitted within the *Residential Three* zone which contemplates the cluster townhouse built-form.

Table 1 provides a breakdown of the regulations for the “R3” zone and the requested, site-specific “R3-(\_)” zone, as well as a comparison to the built form regulations exhibited in the Concept Plan. Site-specific development standards are to be confirmed and refined subject to a review of the application by Staff through the approvals process.

**Table 1 – Zoning Statistics**

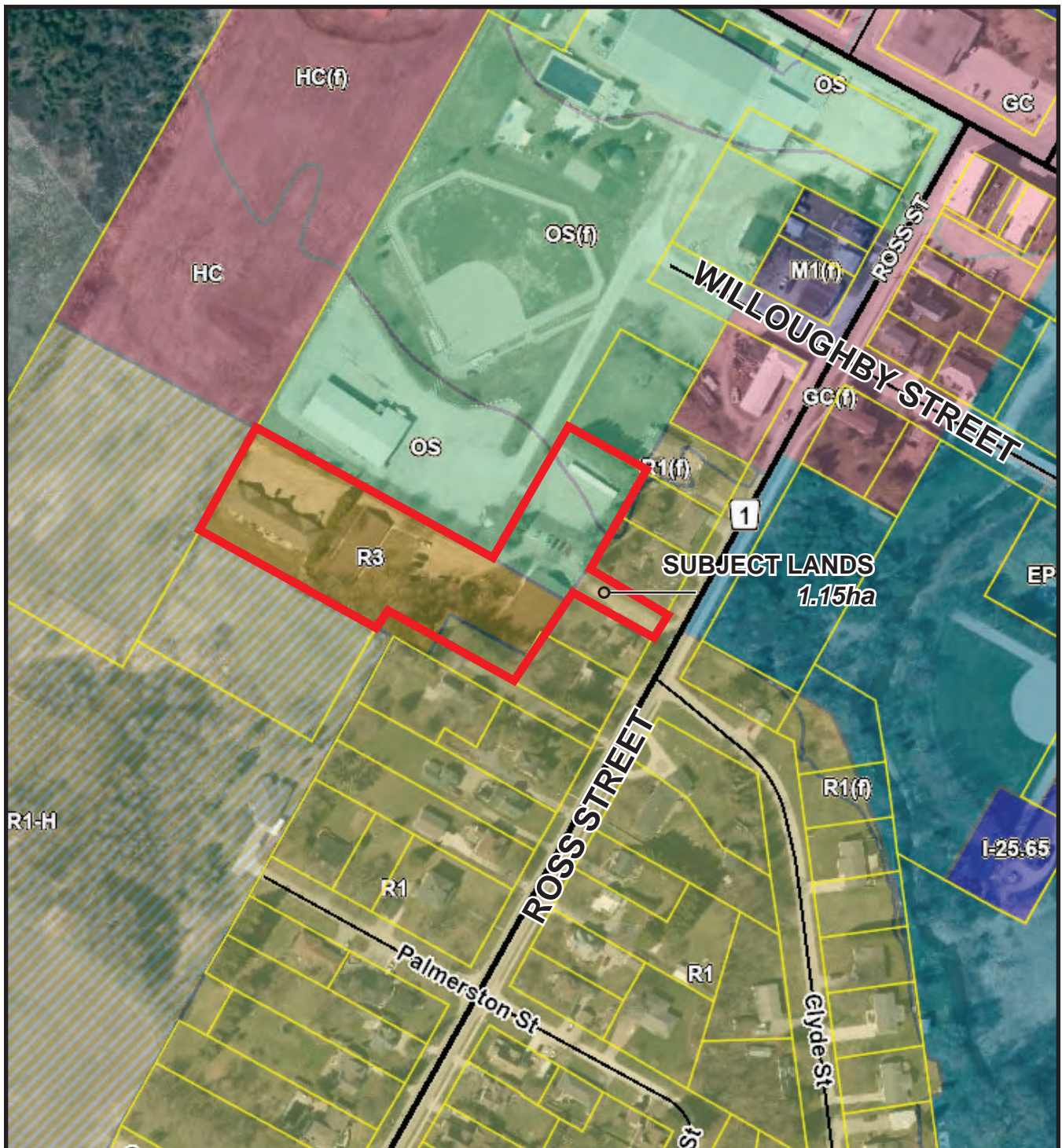
	Existing Regulations	Proposed Regulations	Concept Plan
	R3	R3-(_)	
<b>Lot Area (min.)</b>	4,440m <sup>2</sup>	4,440m <sup>2</sup>	11,484m <sup>2</sup>
<b>Lot Frontage (min.)</b>	15.0m	<b>12.1m *</b>	12.1m
<b>Front Yard Setback (min.)</b>	4.5m	4.5m	44.9m
<b>Interior Side Yard Setback (min.)</b>	2.5m	<b>0.5m *</b>	0.5m
<b>Rear Yard Setback (min.)</b>	7.5m	<b>4.5m *</b>	4.5m
<b>Building Height (max.)</b>	10.0m	10.0m	~5.0m
<b>Lot Coverage (max.)</b>	50%	50%	24%
<b>Landscaped Open Space (min.)</b>	N/A	N/A	50%
<b>Vehicular Parking</b>	60 (2.0 / unit)	<b>57 (1.9 / unit) *</b>	57
<b>Unit Count (max.)</b>	49	49	30
<b>Density (max.)</b>	43uph	26uph	26uph

The regulations proposed for the “R3-(\_)” zone are standard, except for the specific regulations relating to parking, lot frontage, interior side yard setback, and rear yard setback.

The special regulations to permit a reduced interior side yard and rear yard setback are required to provide sufficient width for a driveway with access to the parking areas. The proposed setbacks do not significantly differ from the standard required, and any perceived privacy issues will be mitigated through landscaping and fencing.

The requested special regulation to permit a reduced lot frontage is necessary due to the irregularly-shaped nature of the lands. However, due to the shape of the lands, most of the development is screened from view from the street, enhancing privacy for residents and adjacent land owners.

The proposed reduced residential parking rate is minor in nature and is anticipated to be sufficient. This is confirmed by the Transportation Impact Study & Parking Study prepared by Paradigm Transportation Solutions Ltd. in support of the development, which is summarized in Section 7 of this report.



Project No.: VDA/LCK/21-01

Date: September 15, 2022

Scale: NTS



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 TEL (519) 474-7137 Email: zp@zpplan.com

**FIGURE 6 - HURON-KINLOSS ZONING BY-LAW**

*image retrieved from Bruce County Maps*

**412 ROSS ST OPA/ZBA**

**VERANDA PROPERTY INVESTMENTS**

412 ROSS STREET

PT. LOT 12, CONCESSION 14 EASTERN DIVISION

GEO. TOWNSHIP OF ASHFIELD

TOWNSHIP OF HURON-KINLOSS

COUNTY OF BRUCE



## 7.0 ADDITIONAL CONSIDERATIONS

### 7.1 Public Consultation Strategy

It is proposed that the public consultation process for the proposed applications follow the statutory requirements as set forth in the *Planning Act*. The following procedure of public consultation is proposed:

- Adequate information and material, including a copy of the proposed development, to be made available to the public;
- A public meeting be held for the purpose of giving the public an opportunity to make representations in respect of the proposed development; and,
- If deemed necessary, an open house be held for the purpose of giving the public an opportunity to review and ask questions about the information and material made available.

The consultation strategy proposed will provide members of the public with meaningful opportunities to review, understand, and comment on the proposed development and associated applications.

### 7.2 Technical Reports

The proposed development is supported by the following technical reports.

#### 7.2.1 Archaeological Assessment

Lincoln Environmental Consulting Corp. was retained to conduct a Stage 1-2 Archaeological Assessment of the subject lands in support of the proposed development. The conclusions and recommendations of the assessment are as follows:

- The Stage 1 archaeological assessment of the subject lands determined that the study area exhibited high potential for the identification and recovery of archaeological resources. Thus, a Stage 2 study was recommended.
- The Stage 2 assessment was conducted and no archaeological resources were identified within the study area.
- No further archaeological assessment of the property was recommended.

#### 7.2.2 Transportation Impact Study & Parking Study

Paradigm Transportation Solutions Ltd. was retained to conduct a Transportation Impact Study & Parking Study for the proposed development. The study includes an analysis of existing traffic conditions, a description of the proposed development, traffic forecasts for a five-year horizon, assessment of traffic impacts with recommendations to accommodate the proposed development as appropriate, and parking justification assessment. The conclusions and recommendations of the TIS include the following:

- The existing site access on Ross Street is operating with acceptable levels of service;
- The site access on Ross Street is forecast to operate with acceptable levels of service under 2027 background and total traffic conditions;
- A northbound left-turn lane is not warranted at the site access on Ross Street under 2027 forecast total traffic conditions; and,
- The development will be providing a parking supply of 57 spaces, three spaces fewer than the 60 spaces required under the Zoning By-law. The proposed parking supply is justifiable based on the following considerations:
  - Parking requirements in nearby municipalities;
  - Observed parking utilization at the existing townhouse development; and,
  - ITE parking rates.

### 7.2.3 Functional Servicing Report

MTE Consultants was retained to provide a servicing brief for the proposed development. The conclusions of the report include the following:

- Water supply servicing will be achieved through the existing 150mmØ connection to the existing 200mmØ municipal watermain;
- Fire protection will be provided by the existing hydrant at the 412 Ross Street entrance;
- The existing 150mmØ sanitary connection to the 200mmØ sanitary sewer on Ross Street will be used for sanitary servicing;
- It is estimated that the post-development site runoff coefficient will not be increased and that stormwater quantity and quality controls are not required; and,
- Post-development grading will stay consistent to the pre-development grading.

## 8.0 CONCLUSIONS

The proposed Official Plan and Zoning By-law Amendment applications seek to permit 2 new single-storey residential townhouse buildings on the subject lands, consisting of 14 total dwelling units. The subject lands are proximate to public services and amenities as well as recreation opportunities and open space areas. The proposal to redevelop the subject lands to appropriately provide efficient and cost-effective residential development provides a built-form and residential intensity that is compatible with abutting uses, maintains privacy, and achieves the goal of residential intensification.

The proposed development will contribute to a range of housing choices in the area, increasing housing supply to provide housing at a lower cost, and will greatly contribute to the demand for residential housing experienced in Bruce County and beyond. Notably, this proposal can make efficient use of underutilized lands to help address the significant housing shortage being experienced across the province.

Based on the above, and as detailed throughout this Planning Justification Report, the proposed Official Plan Amendment and Zoning By-law Amendment applications are consistent with the intent and policies as set forth in provincial and municipal planning legislation and, as such, the proposed amendments are appropriate and represent good land use planning.

SENT ELECTRONICALLY ONLY: [MWalkerBolton@brucecounty.on.ca](mailto:MWalkerBolton@brucecounty.on.ca) and [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca)

January 9, 2023

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

ATTENTION: Monica Walker Bolton, Planner

Dear Ms. Walker Bolton,

RE: Z-2022-112 and L-2022-012 (Veranda)  
412 Ross Street  
Roll No.: 410712000301200  
Part Lot 12 Con 14 W/S Ross St; Part Part 2 Plan 3R1910; Part 1 Plan 3R1961; Part 2 Plan 3R1982  
Geographic Village of Lucknow  
Township of Huron-Kinloss

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications as per our Memorandum of Agreement (MOA), dated September 2019, with the County of Bruce representing natural heritage within the Maitland Valley Conservation Authority (MVCA) watershed. The applications have 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 (Policies Manual), amended October 16, 2018, with regard to Natural Heritage Features.

In accordance with the More Homes Built Faster Act, 2022, which was passed last fall, amendments were made to the Conservation Authorities Act in support of Ontario's Housing Supply Action Plan, which came into effect January 1, 2023. Following the passing of these legislative amendments, a new Ontario Regulation 596/22 was made under the Conservation Authorities Act which also became effective January 1, 2023. Under this new regulation, conservation authorities are no longer able to review and provide commenting services on natural heritage for proposals under the Planning Act. However, as an interim measure for the benefit of the County / Municipality, the SVCA has provided a summary of natural heritage interests for applications received by the SVCA before January 1, 2023.

#### Purpose

The purpose of this application is for a Local Official Plan Amendment and Zoning By-law Amendment. If approved, the application will facilitate the development of two townhouse buildings consisting of fourteen (14) total dwelling units.

#### Background

As part of the pre-submission consultation process for a planning application, the agent (Zelinka Priamo Ltd.) for the owner/applicant contacted the SVCA on January 31, 2022, at the request of the County planning staff. SVCA provided comments, dated February 8, 2022, with copy sent to Bruce County planning staff. SVCA comments



are summarized on page 19 of the Planning and Design Report dated September 15, 2022 by Zelinka Priamo Ltd. SVCA note that page 3, paragraph 5, of the Planning and Design Report also notes that “a portion of the subject lands are also located within the Saugeen Valley Conservation Authority regulated area”. However, as noted above, the property is within the MVCA watershed, not the SVCA watershed.

### Recommendation

The applications are generally acceptable to SVCA staff.

### **Natural Heritage:**

It is the opinion of SVCA staff that the natural heritage features affecting the property is fish habitat and its adjacent lands.

### Huron-Kinloss OP and Provincial Policy Statement

Unnamed watercourses that are mapped as constructed drains (both an open channel watercourse, to the north of the property, and a closed channel watercourse to the southwest of the property) which are tributaries of Nile Creek appear to be located on lands adjacent to the property. The watercourses are considered fish habitat by SVCA staff. Section 2.6.7 of the Huron-Kinloss OP and Section 2.1.8 of the Provincial Policy Statement (PPS 2020) indicate that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological function. However, as the property is previously developed, it is the opinion of the SVCA that the proposal is of a minor nature, and so in accordance with Huron-Kinloss OP section 2.6.10, the SVCA recommends waiving the requirement for the preparation of an Environmental Impact Study (EIS) to address the adjacent lands to fish habitat.

### Summary

SVCA staff has reviewed the applications in accordance with our MOA with the County of Bruce representing natural heritage; and the applications have also been reviewed through our role as a public body under the *Planning Act* as per our SVCA Member approved Policies Manual.

The applications are generally acceptable to SVCA staff.

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

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

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

Sincerely,



Michael Oberle  
Environmental Planning Coordinator

County of Bruce Planning & Development Department

Z-2022-112 and L-2022-012 (Veranda)

January 9, 2023

Page 3 of 3

Saugeen Conservation

MO/

cc: Jennifer White, Clerk, Township of Huron-Kinloss (via email)

Larry Allison, SVCA member representing the Township of Huron-Kinloss (via email)

Patrick Huber-Kiddy, Planning and Regulations Supervisor, MVCA (via email)

From: Sitnam Marahatta

Sent: Wednesday, December 21, 2022 9:22 PM

To: Bruce County Planning - Inland Hub <bcplwa@brucecounty.on.ca>

Cc:

Subject: Inquiry about Public meeting re: L-2022-012 & Z-2022-112 (Attn: Monica Walker Bolton)

\*\* [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.

Hi Monica,

I'm contacting you from MD&PS Inc., we are the planning consultants who have been retained by the owners of 736 Campbell Street. We are working on an application for OP Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision in order to develop that property.

Our client has been notified of a public meeting notice for the proposed development on 412 Ross Street. Since this property is adjacent to our client's, we are interested in learning more about the subject application. We have gathered all the data that was publicly available, and wanted to get in touch with you to obtain additional information including supporting documents. It would be great if we could hear from you before the holidays.

Additionally, our team plans to participate in the public meeting on January 16, as this proposal is of interest to us. Please let us know how we can participate.

Regards,

Sitnam Marahatta

Project Coordinator

MD&PS Inc.

Newmarket, ON

KEN & JOYCE ELPHICK

428 ROSS STREET, Box 51

LUCKNOW, ON

N0G 2H0

Bruce County Planning Department

Monica Walker-Bolton

I would like to stay in the loop, being notified of the decision made.

These are my concerns

1. Trees are a hazard should come down they're half dead.
2. Is property line surveyed and marked? There is debris, rubbish, tree seedlings and weeds in between two lots. Since we are in the lower half, we get a lot of garbage etc.
3. Concerned about water run off on our property.
4. Sound barrier, eg. Fence (privacy)
5. Who does the inspection, and measurements etc. Township or County?