



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-2022-010 and Z-2022-064 (Lucknow Kinsmen)

Recommendation:

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

That Council adopt Official Plan Amendment Number L-2022-010 and the necessary by-law be forwarded to the County of Bruce for approval.

That Committee approve Zoning By-law Amendment Z-2022-064 as attached and the necessary by-law be forwarded to Council for adoption.

Summary:

The purpose of these applications is for a local Official Plan Amendment and Zoning By-Law Amendment. If approved, the applications will expand the current permitted uses for the existing special policy area and special zones. The subject lands are proposed to be used for special events including camping, with a maximum of four (4) events to be held annually.

The following are the proposed annual events, each of which would include camping:

- Music in the Fields music festival, has been operating annually on the subject lands over the period of a Wednesday to Sunday with upwards of 8,000 people in attendance, held in August;
- Dungannon Super Pull tractor pull event, includes a dance, demolition derby and hospitality tent over the period of Friday to Sunday on a weekend in June;
- Lucknow Summerfest Festival, includes slow pitch and soccer tournaments and a hospitality tent over the period of a Thursday to Sunday in June; and
- Kite Flying Event, to be held in September.

Every 10 years the Lucknow Reunion is proposed to be held on the subject lands, and in those years, it would substitute for the Summerfest Festival. The next scheduled reunion is in 2028.

Each event is subject to a special events approval from the Township. The Township has provided comments recommending site plan approval be required to address Township interests and requirements including environmental best practices.

The subject property is located within the settlement area of Lucknow and is surrounded by residential uses, a water treatment facility, and hazardous land.

Three letters of objection have been received from neighbouring property owners to the subject property.

The concerns raised include impacts that neighbours have previously experienced during the Music in The Fields event that has been occurring at the site annually for several years and whether similar impacts will be experienced for the three additional events proposed.

Concerns associated with the Music in The Fields event have been noted as they include, noise, traffic, natural environment impact, disturbances associated with alcohol consumption, restriction of movement to and from their homes, trespassing, and destruction of property.

Concerns have also been noted regarding the proposed future Tractor Pull event, due to the potential noise, air pollution, and environmental contamination from fuel or oil spills arising from the demolition derby proposed as part of the event.

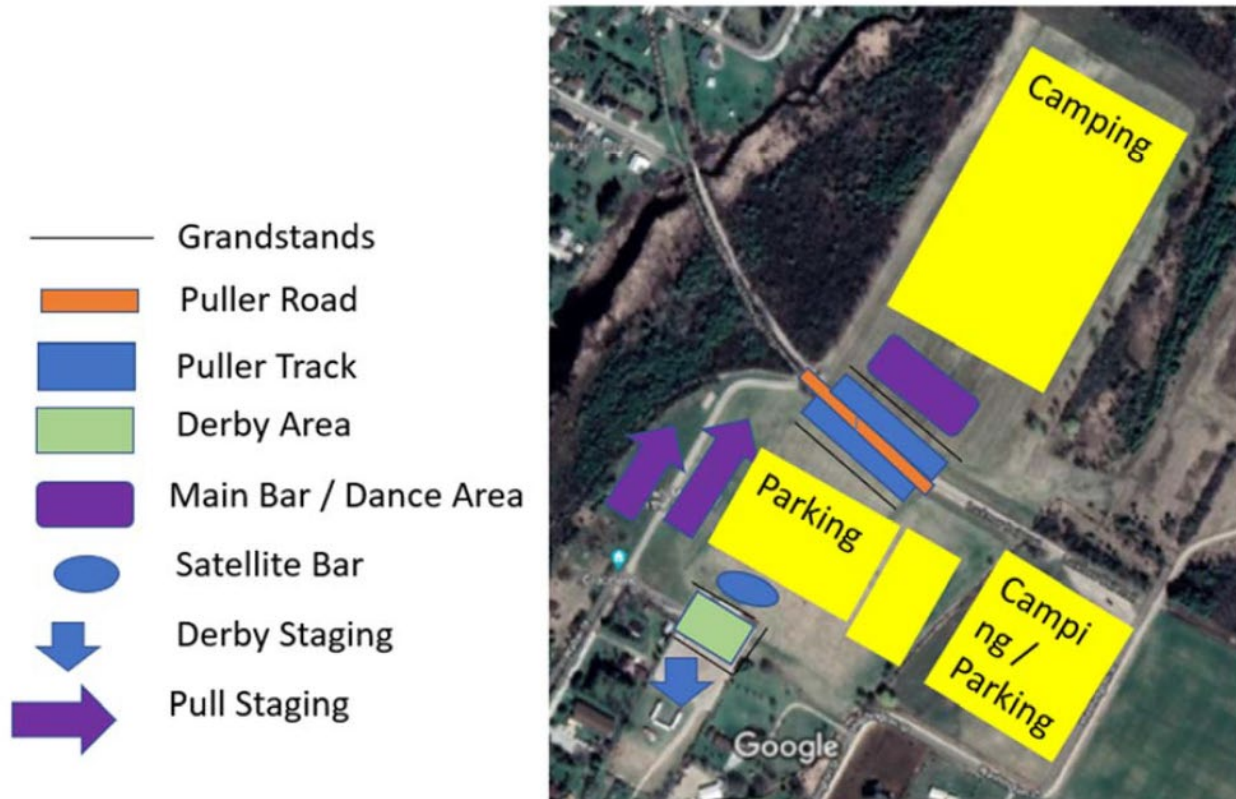
The public comments are provided in full at the end of this report. Further comments may arise at the public meeting.

Airphoto



Site Plan (Tractor Pull Event)

Proposed Lay out



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.

[Bruce County Official Plan](#)

The subject lands are designated Primary Urban Communities and Hazard in the Bruce County Official Plan.

Section 5.2.2 of the Bruce County Official Plan identifies Lucknow as a Primary Urban Community. Primary Urban Communities are recognized by the Bruce County Official Plan as the place to direct the majority of residential growth. Recreation and open space uses such as the subject property event grounds are permitted within the Primary Urban Community.

Section 5.8 of the Bruce County Official Plan provides policies for Hazard lands. The Hazard land designation generally identifies lands that pose a risk if developed, due to the inherent site conditions, but these areas may also include important environmental features.

The area of the lands designated Hazard corresponds with an area zoned Environmental Protection in the Huron-Kinloss Zoning by-law. This area is not to be used for event space. These lands are proposed to be fenced off or otherwise inaccessible to the event participants.

Township of Huron Kinloss Official Plan

The subject lands are designated Parks and Open Space - Special Policy Area, and Environmental Protection in the Huron-Kinloss Official Plan. The proposed use of the property for a maximum of four (4) events annually. The events will be confined to the areas designated Parks and Open Space Special Policy area. The areas designated Environmental protection are proposed to be fenced off.

Section 3.18.5 of the Huron-Kinloss Official Plan provides special policies related to the use of the subject property for one Special Event for no more than four consecutive days.

Section 3.18.6 of the Huron-Kinloss Official Plan provides special policy area and policies applying to the northern portion of the subject lands to allow camping associated with a special event.

The application for official plan amendment proposes the number of events to be increased to a total of four events and for camping to be added as a permitted use in addition to parking on the eastern portion of the subject lands.

Natural Heritage

There are natural heritage features on the subject lands. An Environmental Impact Study (EIS) was conducted by Beacon Environmental on behalf of the applicants. The EIS surveyed vegetation, watercourses and aquatic habitat, as well as wildlife. The study found that the activities associated with the Tractor Pull event would be confined to the open fields outside of the areas of vegetation and watercourses. Wildlife, including breeding birds were found to use the fields. The study recognized that agriculture in the form of hay harvesting was ongoing in the areas of the fields.

The EIS recommended mitigation measures to ensure that there would be no impacts to natural environment features and functions. The mitigation measures included surveying the fields in advance of the event to ensure that there are no breeding birds present. If nests are found, they are to be fenced off. Fencing such as snow fence with signage is to be placed along the edge of natural areas to ensure that vegetation is not trampled, and watercourses are not disturbed. Vehicle parking is to be prohibited in the Environmental Protection zoned areas of the site, which serve as buffers around the watercourse. It is recommended that the Tractor Pull event be limited to daylight hours to the extent possible to minimize disturbance to wildlife.

The Environmental Impact Study was commissioned to address the impact of the proposed new Tractor Pull event. However, the applicant has agreed to apply the recommended mitigation measures to all events occurring on the property, to the extent possible. The applicant will prepare operating plans that will address the mitigation measures and provide the plans to the Township as part of the special event approval process for each event.

In discussions with the applicant, the author of the EIS, Township staff, Planning Department staff, and Saugeen Valley Conservation Authority staff, it was agreed and acknowledged that some aspects of the events occurring on the subject property are planned to occur after daylight hours. For example, the Tractor Pull dance and portions of the Music in the Fields event are planned to occur after dark. It was acknowledged that the disturbance to wildlife associated with the planned after dark activities is expected to be minimal due to the nature of the events only occurring sporadically for a few nights of the year, as opposed to a sustained or prolonged disturbance.

Due to the Provincial Bill 23 the ability of the Saugeen Valley Conservation Authority (SVCA) to comment on Natural Heritage matters has been restricted. However, as part of the pre-consultation conducted in 2022 for this file comments were provided by the SVCA. The SVCA indicated that they had reviewed the EIS and that they found it satisfactory. Provided the mitigation measures recommended by the EIS were followed the SVCA would be supportive of the proposed changes to the Official Plan and Zoning By-Law.

Natural Hazards

According to comments received from the Maitland Valley Conservation Authority (MVCA), the lands subject to the proposed amendments are adjacent Provincially Significant as well as unevaluated wetlands. Wetlands are generally not suitable for development and are considered flood-prone areas and may contain unstable organic soils. The subject land is further impacted by known flood hazards to the northwest corner, associated with the Nine-Mile River.

The MVCA reviewed the proposed applications 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. The 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).

MVCA requested that the Zoning Bylaw Amendment include wording to the effect of "limiting camping and comparable accommodation settings to areas outside of the flood hazard."

The MVCA found that the applications are otherwise in general conformance with Section 3.1, Natural Hazard Policies of the PPS, 2020; and as such had no objections.

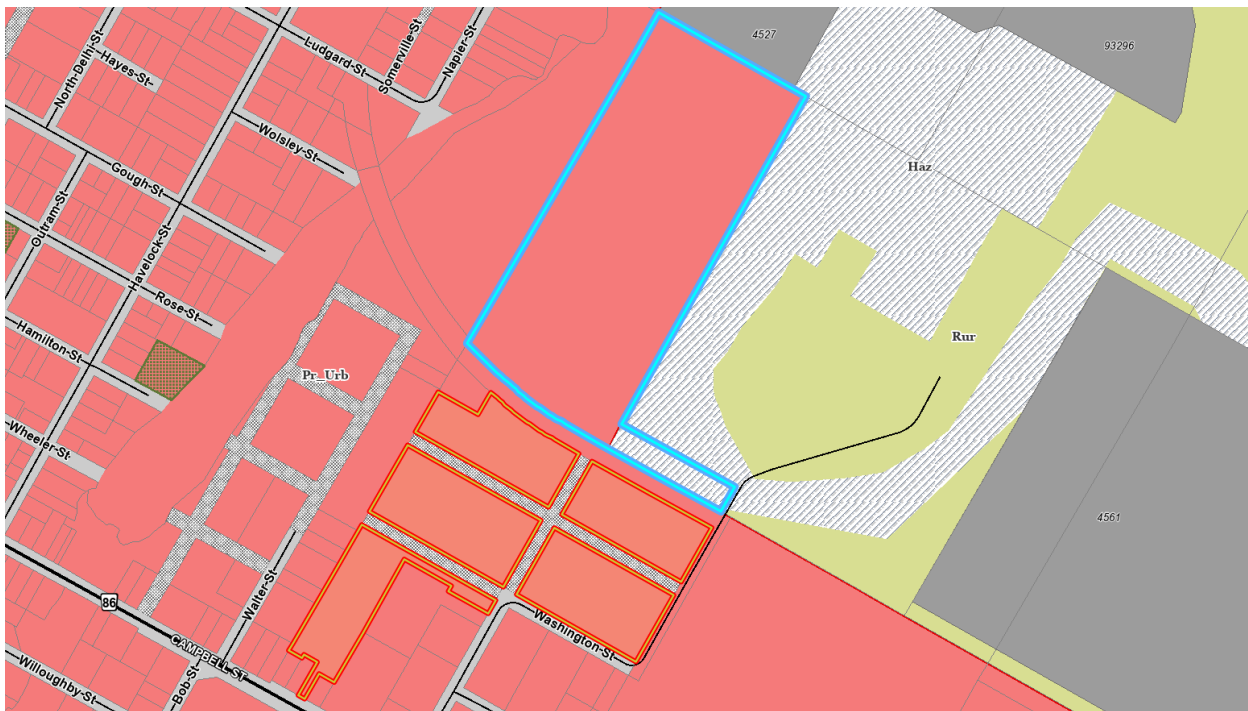
Archaeology

According to Bruce County screening maps, the subject lands fall within an area of high archaeological potential. Because the proposed uses of the property do not include the construction of permanent buildings, grading or deep ground disturbance an Archaeological Assessment was not required to support the Official Plan Amendment and Zoning By-Law Amendment applications.

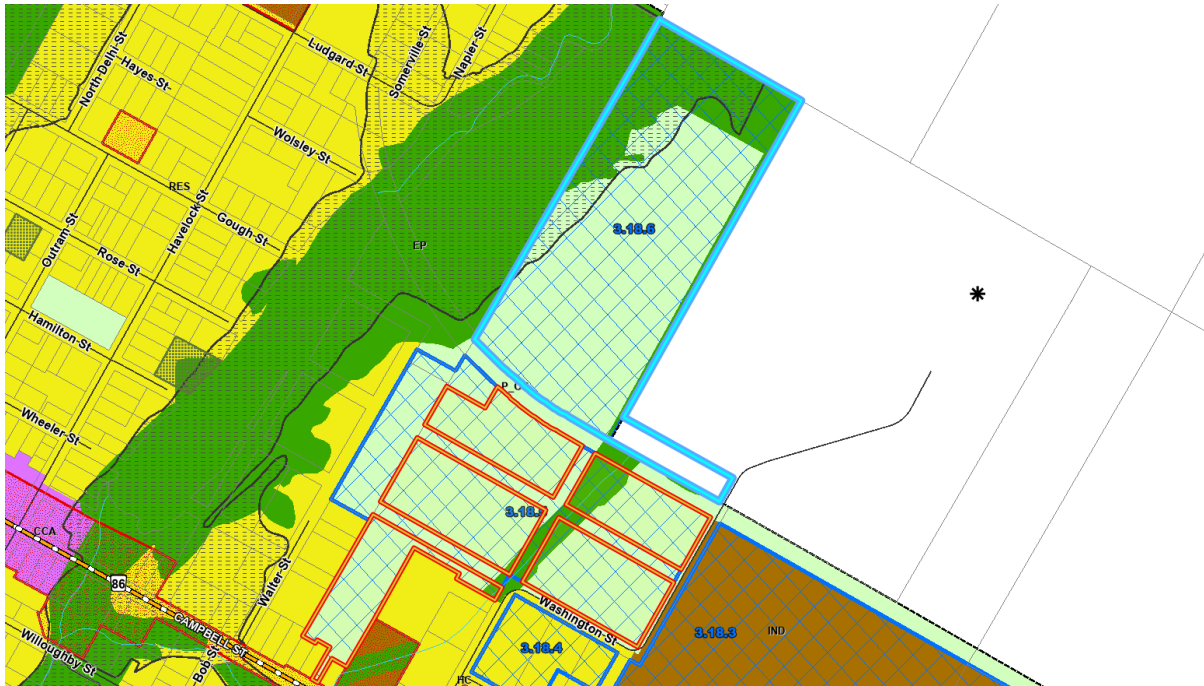
Appendices

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

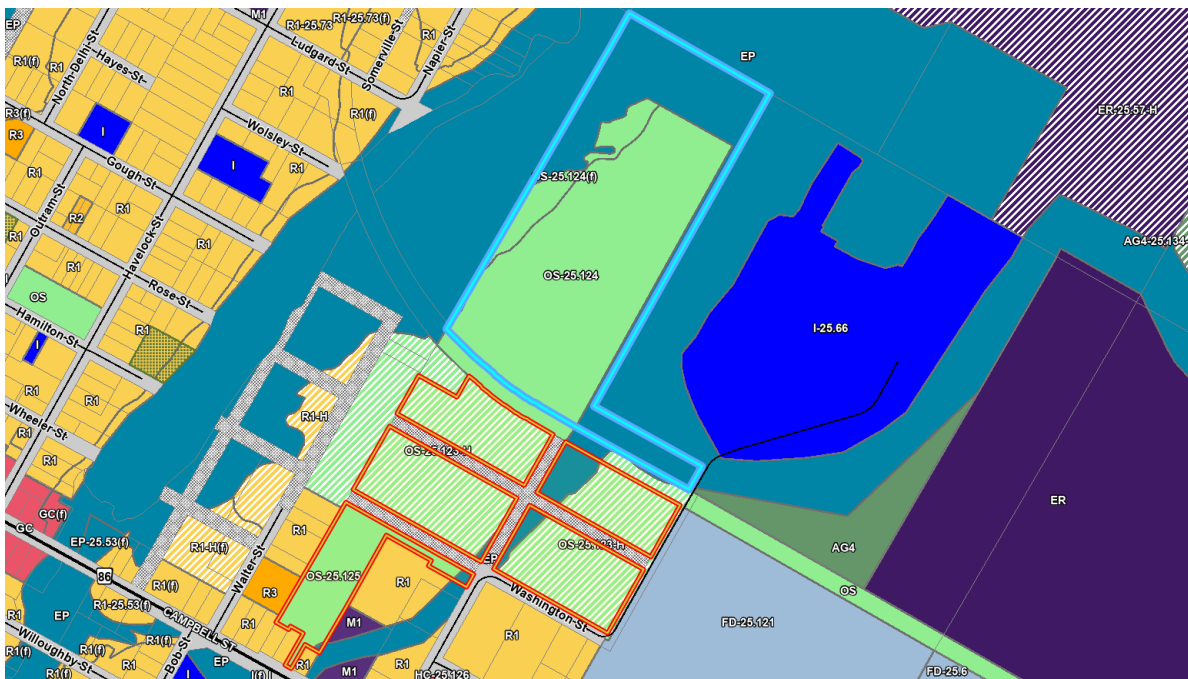
County Official Plan Map (Designated Primary Urban Communities and Hazard)



Local Official Plan Map (Designated Special Policy Area 3.18.6; Parks and Open Space; Environmental Protection)



Local Zoning Map (Zoned Open Space - OS-25.124; Open Space - OS-25.125; Open Space Holding Provision - OS-25.123-H)



List of Supporting Documents and Studies

- Beacon Environmental, Environmental Impact Study (EIS)

Agency Comments

BM Ross for Township of Huron-Kinloss Sewer: No comment.

Bruce County Transportation Services: No comment.

Drinking Water Source Protection, Risk Management Official: No Prohibition or Risk Management Plan related to existing activities and land use required.

Historic Saugeen Métis: No objection or opposition.

Hydro One: No comments.

Maitland Valley Conservation Authority: Provided in full below.

Saugeen Ojibway Nation: When an arch assessment is to be conducted, please contact SON prior to obtaining an arch consultant or undertaking the assessment.

Saugeen Valley Conservation Authority: No objection.

Township of Huron-Kinloss: Recommend a site plan be required to address the Township's interests and requirements; including environmental best practices. A development agreement may be considered to accommodate the use of the road allowance. Special event permitting will apply. Current tax classification is farm; changes may result in a reclassification.

Public Comments

Provided in full below.



MEMORANDUM

TO: Monica Walker-Bolton, Senior Policy Planner, Bruce County, via email
CC: Paul Zinn, Lucknow & District Kinsmen, via email
FROM: Patrick Huber-Kidby, Supervisor of Planning & Regulations, MVCA
DATE: December 20, 2022
SUBJECT: Applications: L-2021-010 & Z-2021-064
Concession 1, South Part Lots 55 & 56, Subject to Easement over RP 3R-4526, Pat 2, and Plan 101, Lots 21-30, 39-47, 66-101, 105, Part Lot 102-104, 106; Township of Huron-Kinloss, County of Bruce

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 our '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). Based on our review, we offer the following comments.

It is our understanding the purpose of these amendments are to expand the amount of permitted camping and number of annual events to 4.

Natural Hazards:

The lands subject to the proposed amendments are adjacent Provincially Significant as well as unevaluated wetlands. Wetlands are generally not suitable for development and are considered flood-prone areas and may contain unstable organic soils. The subject land is further impacted by known flood hazards to the northwest corner, associated with the Nine-Mile River.

MVCA Regulated Lands:

As per *Ontario Regulation 164/06*, Provincially Significant Wetlands plus 120 meters, other wetlands plus 30 meters, and flood hazards plus 15 meters, are regulated by the Maitland Valley Conservation Authority (MVCA) under the *Conservation Authorities Act (R.S.O., 1990, chapter C.27)*. Subject to the regulation, any proposed development (construction, reconstruction, filling and/or site grading) interference and/or site alteration must be reviewed and approved by MVCA prior to any works beginning.

Work requiring a permit is not anticipated at this time, based on the submitted applications.

Recommendation:

MVCA requests the Zoning Bylaw Amendment include wording to the effect of "limiting camping and comparable accommodation settings to areas outside of the flood hazard."

The application is otherwise in general conformance with Section 3.1, Natural Hazard Policies of the PPS, 2020; and as such MVCA has no objections.

Thank you for the opportunity to comment at. Please contact this office if you have any questions.

To whom it may concern,

I am the owner of 557 Walter Street, Lot 214-218 and the south side of Lot 219 within the Township of Huron Kinloss. My property neighbours the property owned by the Kinsmen and of which the proposed changes apply.

To being with, I was disappointed to see that the neighbours were not notified directly of these proposed changes, if we had not seen the sign at the end of Walter Street we would not have known about this proposal or the upcoming meeting.

My understanding of the proposal is that the Kinsmen are asking to be able to host four events per year at the property. Currently, there are two large events held there each year (Music in the Fields in August and the Kite event later in September). My understanding is that the other two events will be the Tractor Pull in July and one event to be held every ten years for the Reunion. Confirmation that these are the four events being proposed would be appreciated. If in fact, the fourth event is the one that they want to hold every ten years for the reunion, I would propose that the change is written as such "a fourth event may be held every ten years beginning in 2028". This would eliminate any concerns about a fourth event being held without any consultation. Any regular taxpayer of Huron-Kinloss does not need to worry about their neighbours hosting a Tractor Pull, Demo Derby or a multi-day Concert. If any other neighbour began smashing up cars in their backyard, I would guarantee I would be calling the cops. Communication with the neighbours is important and so far, has not been made a priority.

Music in the Fields has been held at this location for a few years now and creates a significant disruption to our daily lives each year. The noise levels do continue well past the 1AM limit that is extended via the noise bylaw exemption and while I do understand that with the large number of campers it is difficult to control those noise levels, it is still worth being mentioned. I also have an issue every year with people coming onto my property (even with the fencing that MITF provides) and that causes quite a bit of anxiety as you never know who could be wandering around. Traffic is another issue each year with MITF. I feel like I am a prisoner in my own home as I am unable to come and go as I normally would. While I understand that MITF is a volunteer run event, it is frustrating and quite frankly scary, to have someone stand in front of your vehicle and tell you that you can't return to your own home (even with the visitor/neighbour passes that are provided). All of these issues will now translate into the Tractor Pull event and instead of it being one week out of the year, it will now be two.

I would like to propose that the gate to access Graceland, currently at the corner of Walter Street and Campbell Street, be moved to the gate at the end of Walter Street, the actual entrance to Graceland. This would alleviate the traffic issues that we currently experience, as well as move vehicles off of the highway. There is an area to the left of the Graceland gates that could be used for people to turn around if required (it is used the rest of the year for folks to drive by the gates when they are closed).

The Kite event that is held each September is a lovely, quiet family event. The organizers of that event normally come to my home to make sure all is well and we have never had an issue connected with this event.

For the proposed change, allowing the Kinsmen to host the Tractor Pull each July, I do have a few concerns. The actual Tractor Pull looks to be in the middle of the property along the railroad tracks. I have no concerns with that event, aside from the concerns listed above that I already have with any

large event (noise, traffic, security). My main opposition is for the Demo Derby that they are planning to host right along our fence line. There is a significant amount of property back there, it doesn't seem necessary to hold a demolition derby right in between the two houses that are neighbouring the property. Noise, garbage, flying debris are all things that I should not have to worry about in my own home. I am also surprised that there are no environmental concerns with having this type of event on a greenspace like Graceland. Fuel/Oil/other liquids will all leak into the ground along with metal debris that will be difficult to fully cleanup.

There have been rumours that the Kinsmen plan to build a clubhouse on the property in between my property and Irwins to the east. Clarification on that would be appreciated as my current understanding is that there are no permanent structures allowed on this property. Is that part of this proposal to change? I don't believe it is from what I have read, but would like to confirm. That would lead to further questions and concerns regarding multiple events and multiple noise bylaw exemptions in one season. There are currently trailers on the property year-round that I assume do not qualify as a permanent structure. My final concern is regarding the homeless people who were living in the fields last summer. I believe they were in the one ticket hut along the trail, and then later in a tent or sleeping directly outside at points. With the continued housing crisis, is this a concern we should expect each summer? Who has responsibility for that, is it similar to a public park in which the township would be responsible or are the owners of the property responsible. Is there someone that we should be calling when we see folks taking up residence back there?

Overall, the Kinsmen do an amazing job of raising money for the community. Graceland is a beautiful greenspace that has been a great addition to the community of Lucknow and I do appreciate what they have done with the property. Many members of the community and my family enjoy the events that are put on. Creating a permanent communication liaison between the Kinsmen and the neighbours would go a long way to coming to agreements on more future events, a lot of these concerns could be dealt with, with a simple conversation.

January 6, 2023

11 Washington St.,

Lucknow ON N0G2H0

To Whom it May Concern;

We are writing to offer our comments and opposition to the proposed Local Official Plan Amendment and the Zoning By-law Amendment for the Lucknow Kinsmen property, "Graceland".

To begin, we have reviewed all supporting materials, including the Application, Site Plan, and Draft Scoped Environmental Impact Study. Let us also say that, although we do not support these amendments, we appreciate the hard work and support that the Lucknow Kinsmen provide to our community.

We are the property owners and residents of 11 Washington St., Lucknow. We live in the house you see in the arial photographs of Graceland; our property line runs along the south eastern corner of Graceland. What happens at Graceland also happens in our backyard.

It is our understanding that the Kinsmen are requesting these amendments so that they can host the 2023 Tractor Pull. If approved, however, the amendments will give the Kinsmen approval to host at least four (4) special events and camping each year. This is one of the reasons for our objection to the amendments.

Currently we live through the stress of one of those events: Music in the Fields. Although this is a weekend event, our lives are disrupted for much longer than just Thursday to Sunday. The noise of generators outside our family room window for days even before the event, the activity of camping and stage set up prior to the event, the ongoing securing of our property both from vehicle and pedestrian traffic during the event, and the inability to travel on Washington St. at times (trailers arriving make it almost impossible for two way traffic) are just a few of the things we live with that weekend and for days prior. You might call the time surrounding Music in the Fields to be an 'invasion' on our life. Despite living next to the venue, we never feel that these disruptions to our lifestyle are ever considered in the planning of the event. Quite honestly, it really feels that we (and our neighbours) don't matter.

Our biggest worry, of course, is that now we will be dealing with this for not once each year, but possibly four times. In addition to the proposed Tractor Pull, we wonder what other two events will be disrupting our usually quiet life? We are hearing about the possibility of a 'Club House' being built. It is our understanding that this property is to have no permanent structures. We are concerned about what having a Club House next door will mean for us.

In reading the environmental study, it is noted that noise is recommended to be limited to daylight hours to keep the disturbance to wildlife at a minimum. We know that a request has been made to council to have the noise bylaw be extended past 10:00pm for the Tractor Pull. Is there any consideration for the noise that surrounding neighbours must endure during these events? We think it is sort of funny that there is consideration for the noise and disruption to wildlife but not to people.

In addition, the study recommends a survey of the fields for any nesting birds and that if any were found, the area would be fenced off. Also, it was suggested that fencing and signage be placed to keep people from environmentally protected areas. Will any of this happen? We know that some attendees of Music in the Fields do not have any respect for wildlife or property; bluebird boxes on our fence line have been destroyed when people climbed over the fence into our yard.

As more events are added to the Graceland calendar, we believe strongly that our property value goes down as each event is added. Not every future home buyer wants to live next to an events grounds.

When we attended the council meeting at the time when holding Music in the Fields at Graceland was proposed, we recall very clearly that the Kinsmen were asked to work hard to maintain good relations with their 'neighbours'. We have never felt that this has happened. There has never been any real communication plan. Something as simple as having someone check in with us to see if we have any concerns about the upcoming event would allow us to feel that we were thought about and that our home was respected.

Living beside a property that hosts any large event with camping means that the time during and around the event our outdoor and backyard lifestyle is compromised, our security is at risk, and our mental health is negatively affected. Adding three more to the one we currently tolerate is too much. We are in strong opposition to both the Local Official Plan Amendment and the Zoning By-law Amendment as it applies to Graceland.

Finally, Huron-Kinloss is, and should be, very proud of the plan that they have developed in response to global climate change. The following is taken directly from their plan: *Having felt the impacts of climate change directly, the Township recognizes the importance of proactive climate change planning through mitigating the causes of climate change, reducing energy, and preparing for future climate change impacts. Although effort is required from all levels of government and across all sectors, **municipalities are uniquely positioned to take action** as over half of emissions are under the direct influence or control of local governments and they are also on the front lines of responding to impacts.*

We ask ourselves where a tractor pull, that visibly pollutes our environment and contributes emissions that lead to global warming, fits into the action plan that Huron-Kinloss so proudly promotes.

We challenge our elected council to “practice what they preach” and to not allow a tractor pull to take place anywhere in our municipality.

We sincerely hope that the issues we have presented in this letter will be given consideration before any decisions are made.

Don and Suzanne Irwin

Cliff and Anne Mann
837 Napier St.,
[REDACTED]
Lucknow, ON N0G 2H0

January 9, 2023

County of Bruce
Planning and Development Department
bcplwa@brucecounty.on.ca

We are property owners of:

1136 Bruce Road 86
Lots 17 to 19 Washington St
1138 Bruce Road 86
837 Napier St

We are writing this letter in opposition to the proposed local official plan amendment L-2021-010 and the zoning by-law amendment Z-2021-064 submitted by the Lucknow Kinsmen Club for their property known as Graceland.

This property is currently the site used for Music in the Fields (MIF) which is held for 5 days in August and impacts our privacy. We refrain from having our grandchildren visit during this time because of the noise and partying that can spill over into our yard from the campground to the east of our property. We have neighbours that have had people wander into their home and crawl into a bed, mistaking it for the residence they were visiting. If 3 more events are added to the summer that would be almost half of the vacation time for elementary students.

The risk of accidental injury and property damage is dramatically increased with the amount of alcohol consumed at these events and we are always relieved when the week-end passes without any incidents. In our opinion there is no need to increase the opportunities for excessive partying for the youth in our area. They will find lots of time to do this themselves without encouraging it to last for multiple days at a camping event sanctioned by the municipality.

People who choose to live in a village forego some of the amenities the towns and cities have to offer in exchange for a more peaceful, rural atmosphere. The noise and traffic generated by MIF is a significant change from the norm and alters villager's ability to enjoy the natural beauty of their surroundings. The sound of the generators is a constant drone for a week while MIF is gearing up until they are finished and if it bothers us, half a kilometer away, we cannot imagine having it within 200 meters!

A lot of natural habitat for wildlife has been removed in the process of making additional camping space available for this event and it is compounded by the impact of thousands of people, for a week every year, sharing the space that is left. We can only surmise that more week-end events will be even more detrimental to the natural environment.

We hope all these and other concerns are considered seriously before a decision that impacts our village and the natural environment is made.

Sincerely,

Cliff and Anne Mann



County of Bruce
Planning & Development Department
30 Park Street, Box 848
Walkerton, ON N0G 2V0
brucecounty.on.ca
226-909-5515



December 15, 2022

File Numbers: L-2021-010 & Z-2021-064

Public Meeting Notice

You're invited

Monday, January 16, 2023 at 2:00 pm, Council Chambers,
Township of Huron-Kinloss, 21 Queen Street, Ripley, ON

A change is proposed in your neighbourhood: The purpose of this application is for a local Official Plan Amendment and Zoning By-Law Amendment. If approved, the application will expand the current permitted uses for the existing special policy area and special zones. The subject lands are to be used for special events and camping, with up to 4 events being held annually.



CON 1 S PT LOTS 55 & 56 SUBJ; TO EASEMENT OVER RP 3R4526; PART 2; and PLAN 101
21 TO 30 39 TO 47; 66 TO 101 LOT 105 PT LOT 102; TO 104 AND 106 (Kinloss)
Township of Huron-Kinloss, Roll Numbers 410711000101500; 410711000102300

Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request by e-mailing bcplwa@brucecounty.on.ca or calling 226-909-5515. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Monica Walker Bolton

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after January 9, 2023 may not be included in the Planning report but will be considered if received prior to a decision being made, and included in the official record on file.

1. Please contact us by mail (address above) or bcplwa@brucecounty.on.ca if you have any questions, concerns or objections about the application.
2. You can speak at the Public Meeting.

For information on how to participate in the Public Meeting, please visit the Township of Huron-Kinloss website at: <https://calendar.huronkinloss.com/meetings>, or contact the Township by 4:30 pm on January 13, 2023 (jwhite@huronkinloss.com or 519-395-3735 ext. 123) if you have any questions regarding how to participate in the hearing.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 17(36) of the [Planning Act](#) outlines rights of appeal for Official Plan Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the County of Bruce to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Bruce County Planning Department before the proposed official plan (or official plan amendment) is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Bruce County Planning Department before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Huron-Kinloss to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Bruce County Planning Department before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Bruce County Planning Department before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Site plan

Proposed Lay out

- Grandstands
- Puller Road
- Puller Track
- Derby Area
- Main Bar / Dance Area
- Satellite Bar
- ↓ Derby Staging
- Pull Staging

