



Planning Report

To: Township of Huron-Kinloss Council

From: Monica Walker-Bolton, Sr. Policy Planner

Date: January 16, 2023

Re: Zoning By-Law Amendment - Z-2022-097 (Eadie)

Recommendation:

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

That Committee does not approve Zoning By-law Amendment Z-2022-097.

Or, if Council is inclined to support the Amendment:

That final adoption of the associated Zoning By-law Amendment Z-2022-097 be deferred pending consideration of the severance application by the County of Bruce.

Summary:

The purpose of the application is for a consent for a severance. If approved, the application will facilitate the re-creation of two lots, which have merged. The applicants intend, through these applications, to convey a large sum of information to each of their two sons. A zoning by-law amendment is also required to recognize the reduced lot areas of the lots of 25.3 hectares and 24 hectares.

The Bruce County Planning Department recommends that the applications for the Zoning By-Law Amendment and Consent not be approved due to lack of conformity with the Bruce County Official Plan.

A Planning Justification report has been provided by Cuesta Planning Consultants in support of the severance and zoning by-law amendment.

The subject property is located in the Agricultural designation and is surrounded by Agricultural uses with a residential use abutting the property.

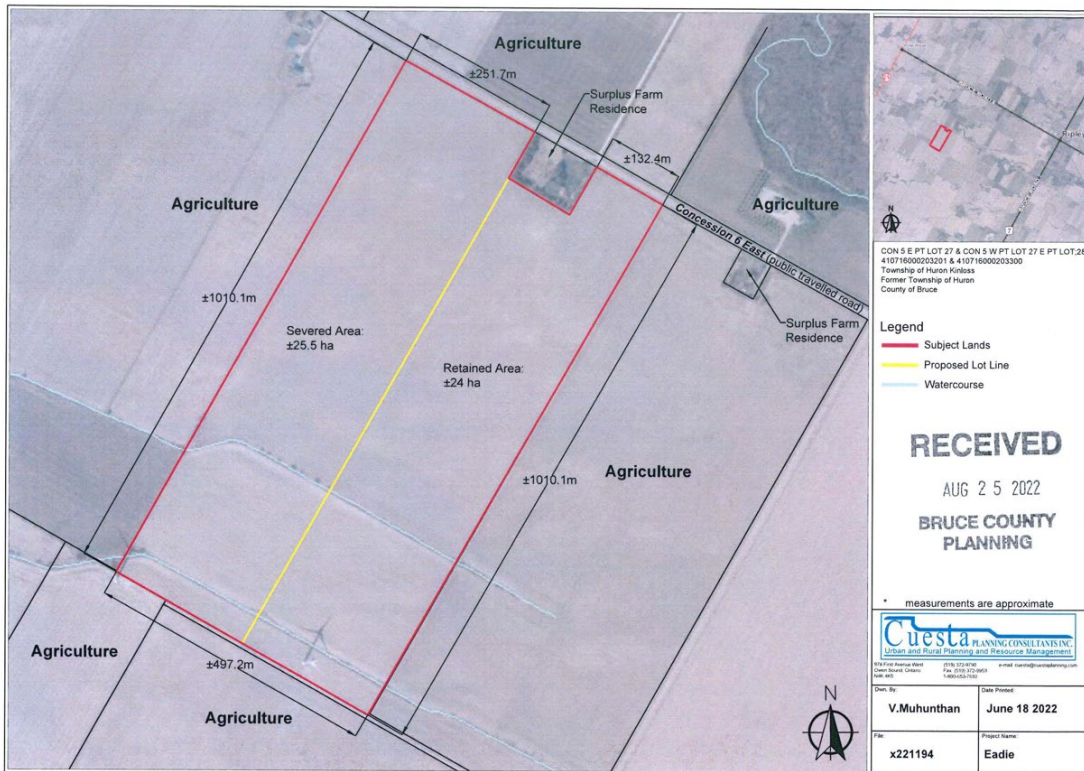
The associated consent application will be considered by the County of Bruce at a later date.

At the time of writing this report no public comments have been received but comments may arise at the public meeting.

Airphoto



Site Plan



Planning Analysis:

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

Conformity with Bruce County Official Plan

The applications for consent and the associated zoning by-law amendment that is the subject of this report are not in conformity with the Bruce County Official Plan (BCOP).

The subject property is designated Agriculture in the BCOP and is surrounded by farms designated Agriculture.

The BCOP states that the purpose of the Agricultural policies is to protect and strengthen the agricultural Community, which is recognized as a major economic component of the County.

Section 5.5.6 of the BCOP requires a minimum lot area of 40 hectares (100 acres). The intent of the lot area minimum provided by the Bruce County Official Plan is to retain large farming areas within the County. The minimum lot area follows the historic settlement pattern, which was generally based on each concession being divided into 100 acre lots.

Section 6.5.3 of the BCOP provides policies for land division. The Plan recognizes that lots can merge on title if they have the same owner. Section 6.5.3.1 xiii) and Section 6.5.3.1.1.1 b) provide policies related to re-creating “the original Township lot fabric” and “original Township lots”.

According to information provided by the applicant, the subject property was previously two separate parcels until such time as the lots were held in the same ownership and merged on title. The applicant has also provided information with respect to the initial ownership of pattern of the subject lands to demonstrate that the two parcels were originally settled as two 62.5 acre (25.3 hectare) farms and should be considered for severance under the policies that allow the re-creation of original Township lots.

The submission from the applicant acknowledges that a two (2) acre retirement lot was created on the northwest corner of the east 62.5 acre (26.4) farm in 1971, which remains and contains a residence.

The intent of the policies of the Bruce County Official Plan to maintain a minimum lot area for farms of 40 hectares is not supported by the proposed applications. Settlement on 62.5 acres does not generally conform to the original Township lot fabric. The justification that the lots are original lots because they were originally settled as 62.5 acre farms is not applicable due to the east lot receiving a severance in 1971; therefore, it is no longer an original lot.

Conformity with Provincial Policy

Information available online through the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) states that prime agricultural areas are working landscapes where normal farm practices are promoted and protected. Further, complaints and conflict between agricultural and non-agricultural uses can impair agricultural operations. Having large continuous areas for agriculture is essential for normal farm practices to occur with minimum disruption from other uses.

This information from OMAFRA goes on to state that many farm operators need to move large, slow moving farm equipment on roads to plant, cultivate, harvest and transport crops. It can be more dangerous and difficult for operators to work efficiently if fields are distant or if sensitive land uses or traffic issues exist. Further, some parts of the agri-food supply chain depend on a critical mass of primary agriculture in close proximity to remain viable (e.g., to ensure sufficient feedstock for facilities such as large grain dryers, distribution centres or food processors).

According to OMAFRA, for these reasons, provincial policy protects prime agricultural areas from non-agricultural uses and recommends that large continuous areas be reserved for agriculture.

Section 2.3.4.1 of the Provincial Policy Statement (PPS) discourages lot creation in the Prime Agricultural Area and limits lot creation for agricultural uses to a size appropriate for the type of agricultural use(s) common in the area, which are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.

The proposed lot size has not been justified with reference to the policies of Section 2.3.4.1 of the Provincial Policy Statement or with reference to corresponding policies in Section 5.5.6 of the Bruce County Official Plan.

Natural Heritage

Recent changes arising from Bill 23 from the Province of Ontario have restricted the ability of conservation authorities to comment on natural heritage matters for planning applications. However, as an interim measure for the benefit of the County/Municipality, the Saugeen Valley Conservation Authority (SVCA) will provide a summary of natural heritage interests for applications received before January 1, 2023.

It is the opinion of SVCA staff that the natural heritage features affecting the properties include fish habitat and its adjacent lands, and potentially significant wildlife habitat.

SVCA staff are of the opinion that the negative impacts to fish habitat and its adjacent land as a result of the applications would be negligible, and SVCA staff are not recommending the preparation of an EIS to address fish habitat at this time.

Natural Hazards

Saugeen Valley Conservation Authority (SVCA) staff reviewed the applications with regard to natural hazards.

The natural hazard features affect both properties. These include branches of the McMurchie Municipal Drain (MD), and any floodplain hazard of the watercourse/drains. These features generally coincide with the Hazard designation in the Bruce County Official Plan and the Environmental Protection Zone in the Huron-Kinloss Zoning By-Law.

Section 5.8 of the Bruce County Official Plan (OP) generally directs development to be located outside of Hazardous Land Area. It is the opinion of SVCA staff that the applications comply with the natural hazard policies of the Bruce County OP.

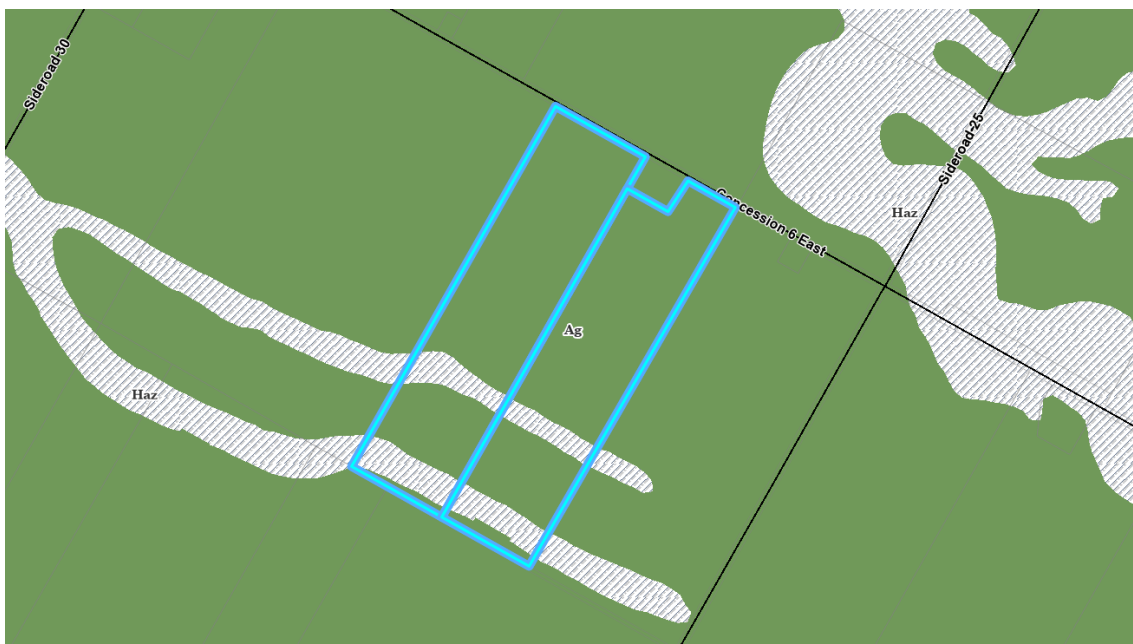
Archaeology

The subject property is not identified on Bruce County screening maps as having areas of high archaeological potential.

Appendices

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

County Official Plan Map (Designated Agricultural Areas, Hazard Land Areas)



Local Zoning Map (Zoned AG1 - General Agriculture, EP - Environmental Protection)



List of Supporting Documents and Studies

- Cuesta Planning Consultants, Planning Justification Letter

Agency Comments

Township of Huron-Kinloss: No comments.

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

Saugeen Valley Conservation Authority: Provided in full below.

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

January 9, 2023

County of Bruce Planning & Development Department
30 Park Street
Walkerton, Ontario N0G 2V0

ATTENTION: Monica Walker-Bolton, Planner

Dear Ms. Walker-Bolton,

RE: Proposed Zoning By-law Amendment Z-2022-097 and Consent B-2022-105 (Eadie)
Unassigned Civic Address, Concession 6 East
East and West Part Lot 27 and East Part Lot 28, Concession 5
Roll No: 410716000203300 and 410716000203201
Geographic Township of Huron
Township of Huron-Kinloss

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

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, we provide a summary of natural heritage interests for applications received by this office before January 1, 2023.

Purpose

The purpose of the application is for a consent for severance. If approved, the application will facilitate the re-creation of two lots, which have merged. A zoning by-law amendment is also required to recognize the reduced lot areas of the lots of 25.5 hectares and 24 hectares.

Recommendation

The applications are acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments

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

Natural Hazards:

The natural hazard feature affecting both properties include branches of the McMurchie Municipal Drain (MD), and any floodplain hazard of the watercourse/drains. It is SVCA staff's opinion that the Hazard Lands Area designation as shown on Schedule A to the Bruce County Official Plan (OP) and the Environmental Protection (EP) zone as shown in the Huron-Kinloss Zoning By-law 2018-98 generally coincides with SVCA Hazard Lands as mapped by the SVCA.

Provincial Policy Statement – Section 3.1

Section 3.1 of the PPS, 2020 states, in part, that development shall generally be directed to areas outside of hazardous lands, and hazardous sites. It is the opinion of SVCA staff that the applications are consistent with Section 3.1.1 of the PPS, 2020.

County of Bruce Official Plan Policies

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

Natural Heritage:

It is the opinion of SVCA staff that the natural heritage features affecting the properties include fish habitat and its adjacent lands, and potentially significant wildlife habitat.

Provincial Policy Statement – Section 2.1

Section 2.1 of PPS states in part that development shall not be permitted in fish habitat and its adjacent lands, significant wildlife habitat, and the adjacent lands to these features, except in accordance with the specific policies found in Section 2.1.

Bruce County Official Plan Policies

Fish Habitat and its Adjacent Lands

As mentioned above, branches of the McMurchie MD, an open channel watercourse flows through both properties. The watercourses are considered fish habitat by SVCA staff. Our review of fish habitat is provided in

consideration of the PPS and local policies but does not provide clearance on the required status or legislation from either the Ministry of Natural Resources and Forestry (MNRF) or the Department of Fisheries and Oceans (DFO). Section 4.3.3.1 (v) of the Bruce County OP states, in part, that development provided within lands adjacent to fish habitat requires an Environmental Impact Study (EIS) that states there will be no negative impact on the feature. SVCA staff are of the opinion that the negative impacts to fish habitat and its adjacent land as a result of the applications would be negligible, and SVCA staff are not recommending the preparation of an EIS to address fish habitat at this time.

Significant Wildlife Habitat

While mapping showing significant wildlife habitat is not included in the Bruce County OP, it has come to the attention of SVCA staff that significant wildlife habitat may be located on and/or on lands adjacent to the properties. Section 4.3.2.10 of the Bruce County OP states, in part, that development proposed within or adjacent lands to significant wildlife habitat will require an EIS to demonstrate there will no negative impacts on the feature or its ecological functions. SVCA staff is of the opinion that negative impacts to significant wildlife habitat is likely to be negligible based on the applications, therefore, the preparation of an EIS to address significant wildlife habitat is not recommended at this time.

Drinking Water Source Protection

The subject properties appear to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (rmo@greysauble.on.ca).

Statutory Comments

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

Based on SVCA mapping, portions of both properties are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Screening Area may require permission from SVCA, prior to carrying out the work. For the properties, the SVCA Approximate Screening Area includes branches of the McMurchie MD, which are open channel watercourses and their related floodplain, as well as an offset distance from these features.

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

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

And;

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

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

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, within the SVCA Approximate Screening Area may require permission (SVCA Permit) prior to the works commencing.

Summary

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

The applications are acceptable to SVCA staff.

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

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

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

Sincerely,



Cassandra Malo
Environmental Planning Technician
Saugeen Conservation
CM\

cc: Jennifer White, Clerk, Township of Huron-Kinloss (via email)
Larry Allison, SVCA member representing the Township of Huron-Kinloss (via email)

Monica Walker Bolton

August 18, 2022

Senior Planner

Planning and Development

Corporation of the County of Bruce

Subject: Doug and Anne Eadie (Lot 27 & 28 Concession 5, Geographic Township of Huron)

Dear Monica,

I have reviewed the ownership history of the above noted lots as provided by Mrs. Eadie in order to assist in the consideration of a zoning by-law amendment and consent to recreate two farm lots. What was initially confusing was the fact that the original grant from the Crown to Mr. and Mrs. Eadie's ancestors, did not align with the original Township survey. The foregoing comment is based on research from the County records provided by Mrs. Eadie.

To clarify the foregoing, a brief summary of the history of Lots 27 and part of Lot 28 Concession 5, geographic Township of Huron follows.

The original grant from the Crown for Lot 27 was taken out by John MacMurchy and was comprised of the 62.5 acres on the east side of Lot 27. All of Lot 27 was never taken out as a full 100 acres from the Crown. It is reasonable to consider the east 62.5 acres as the original Crown grant. A two (2) acre retirement lot was created on the northwest corner of the east 62.5 acre farm in 1971 remains and contains a residence.

Samuel Mac Murchy purchased the east 25 acres from the original owner of Lot 28 Con 5 and 37.5 acres on the west side of Lot 27 from the Crown, thereby creating the west 62.5 acre farm. No consents have occurred on this 62.5 acre farm.

The original lot fabric for these farms is shown in figure 1 and 2 (attached) while the existing Official Plan and Zoning designations are shown on figures 3 and 4.

Both farm lots are within an Agricultural Area designation in the County Official Plan.

Following is an assessment of the General Policies that apply to all consents in the Agricultural Area, which is helpful when assessing the merits of re-creating these two farm lots.

6.5.3.1 General Policies

i) The severed and retained lots shall front on an existing road allowance which is opened and maintained on a year-round basis and is constructed to a standard of construction adequate to provide for the additional traffic generated by the proposed development;

Comment: Both properties front on the 5th Concession of Huron-Kinloss, an open and maintained year-round municipal road.

ii) Servicing for the severed and retained lots shall be in accordance with Section 4.7.5 [Water and Sewer Services].

Comment: Both the severed and retained lots are of sufficient size to accommodate any servicing requirements in the Ontario Building Code.

iii), iv), and v)...

Comment: These provisions pertain to access to County and Provincial Highways and is not applicable to the subject application.

vi) The consent shall only be granted if in conformity with the land use designations and policies of this Plan, and local Official Plans, and Zoning By-Laws where they exist.

Comment: The proposed consent to recreate these farm lots will conform to the intent and purpose of the County Official Plan, however, relief from the lot area provision of the zoning by-law is required.

vii) The severed and retained lot(s) shall: be of acceptable size and dimension for the intended use; have regard for the proper treatment and disposal of stormwater and proper lot grading; have safe and adequate access to the highway system; be consistent with the sewage and water servicing policies of Section 4.7.5 [Water and Sewer Services]; not be premature in regard to the public interest; have regard to the natural environment.

viii) The creation of a lot or lots in an area susceptible to flooding, erosion or any other physical or environmental constraint will not be permitted unless it can be clearly established that the proposed use will not adversely impact such constraints.

Comment: Both the severed and retained are of sufficient size to accommodate servicing and do not exhibit any environment constraints.

ix) On the granting of a consent, conditions may be imposed on the severed and retained lot(s) to ensure the proper development of the severed and/or retained lots(s) including but not limited to the requirement for a stormwater management plan, lot grading plan, tree retention plan,

parkland dedication, cash-in-lieu of parkland, roadway/highway widening dedication servicing requirements, etc.

Comment: This provision is appropriate for non-farm residential lot creation and is not applicable to this particular farm lot recreation.

x) The application represents an orderly and efficient use of land, and its approval would not hinder development of the retained lands.

Comment: The creation of two viable farm lots conforms to subsection x).

xi) and xii)...

Comment: Not Applicable

xiii) Nothing in this Plan shall prohibit the recreation of the original Township lot fabric provided both the severed and retained lots comply with the minimum lot area requirements of this Plan and both the severed and retained lots front onto, and have access to, an opened and maintained municipal road that is maintained on a year-round basis at the time of application.

Comment: The history of original Crown grants for these properties reflects the original lot fabric created by the Crown grants. A zoning by-law amendment is required in order to adjust the lot size to reflect the original size created in the Crown grant.

xiv) Where no Local Official Plan exists, no new lots shall be created within 500 metres of a sanitary landfill site or Mineral Resource Area without the permission of the appropriate approval authority.

Comment: There is no landfill site or aggregate extraction designation within 500 metres of the lot. The closest mineral aggregate area is approximately 4.5 kilometres from the subject property.

Based on our discussions and my review of the creation of these farm lots, one can conclude that these farm lots could be considered as original farm lots and would qualify for recreation under Section 6.5.3.1 of the County Official Plan. Like any original Township farm lots, they merge if put in the same ownership as has occurred here. Normally to recreate the original lot fabric, only a consent to sever is required, however, as noted in the review of Section 6.5.3.1 and the initial review of these original lots never did reflect the original Township survey and as they are smaller, a rezoning to reflect the existing lot fabric is required, prior to a severance being granted.

Mr. and Mrs. Eadie wish to convey each farm lot to a son, which will continue the involvement of this generation in these family farms.

I am enclosing a zoning and consent application for Mr. and Mrs. Eadie who wish to sever their agricultural holdings on Lots 27 and Pt Lot 28 in the geographic Township of Huron. As we have discussed on several occasions, based on the historical status of these lots, I feel the attached zoning and consent application and fee along with this covering memo will suffice as a complete application under Sections 34 and 53 of the Planning Act.

Please note that Mrs. Eadie will be submitting the required fee under separate cover.

Should you require any additional information, please do not hesitate to contact me.

Yours truly,



Don Scott

Cuesta Planning Consultants Inc.



Figure 1
Lot Fabric



Figure 2
Aerial

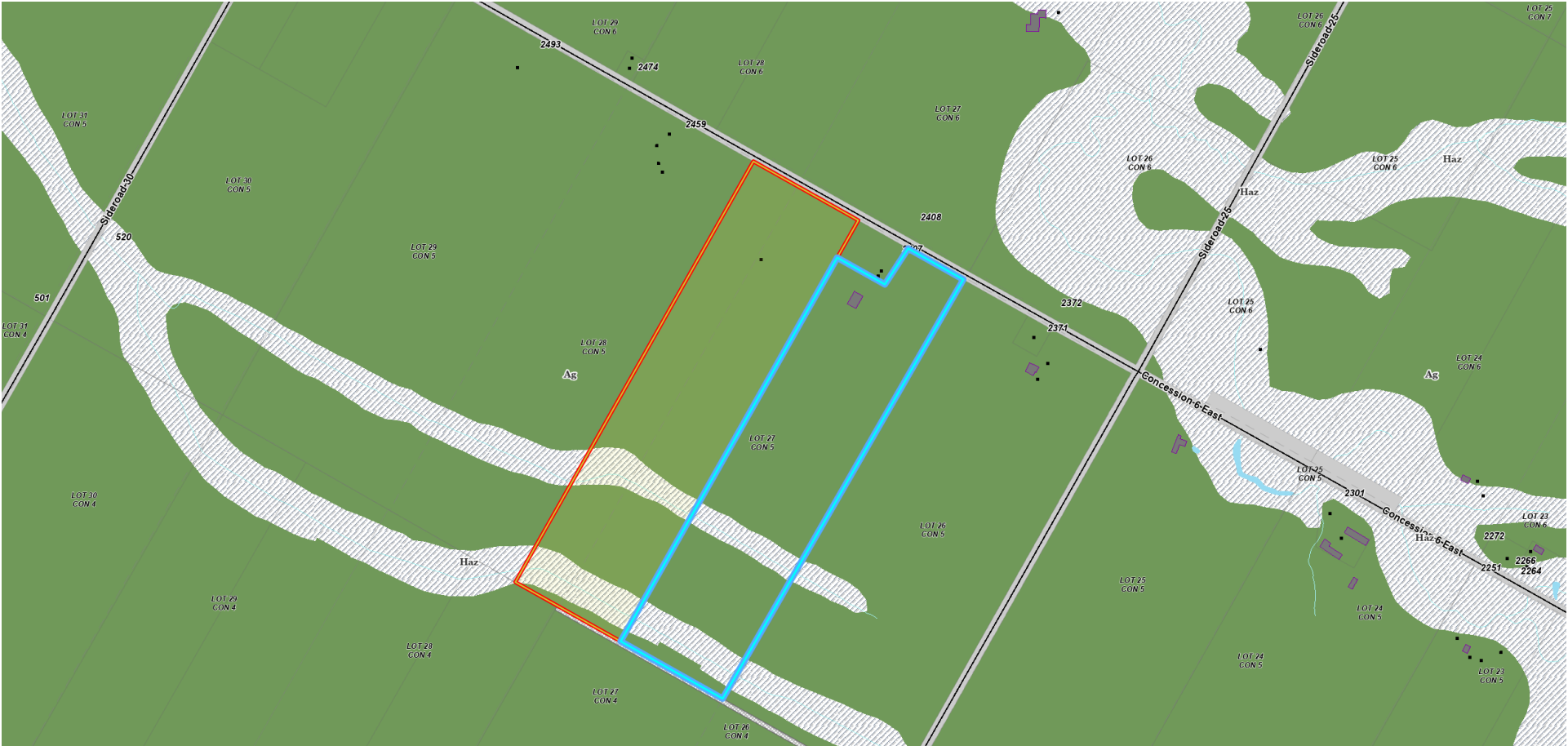
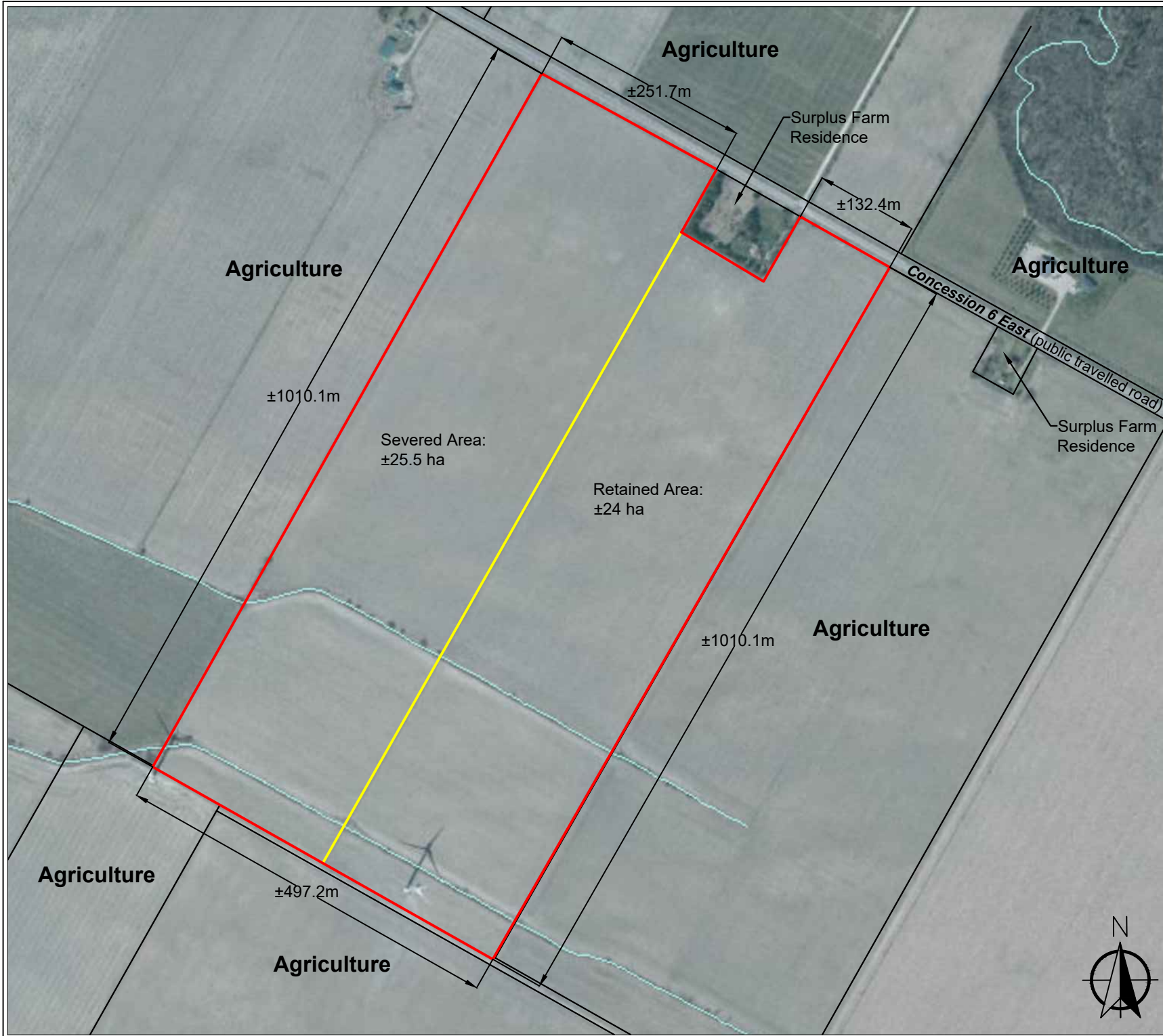


Figure 3
OP



Figure 4
Zoning



CON 5 E PT LOT 27 & CON 5 W PT LOT 27 E PT LOT;28
 410716000203201 & 410716000203300
 Township of Huron Kinloss
 Former Township of Huron
 County of Bruce

- Legend**
- Subject Lands
 - Proposed Lot Line
 - Watercourse

* measurements are approximate



978 First Avenue West (519) 372-9790 e-mail: cuesta@cuestaplanning.com
 Owen Sound, Ontario Fax: (519) 372-9953
 N4K 4K5 1-800-655-7692

Dwn. By: V.Muhunthan	Date Printed: June 18 2022
File: x221194	Project Name: Eadie



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



December 12, 2022

File Number: Z-2022-097

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 the application is for a consent for severance. If approved, the application will facilitate the re-creation of two lots, which have merged. A zoning by-law amendment is also required to recognize the reduced lot areas of the lots of 25.5 hectares and 24 hectares. The related Consent file is B-2022-105.



CON 5 W PT LOT 27 E PT LOT;28 and CON 5 E PT LOT 27 (Huron),
Township of Huron-Kinloss, Roll Numbers 410716000203300; 410716000203201

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 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

