



## Planning Report

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

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

**Date:** May 8, 2023

**Re:** Local Official Plan Amendment and Zoning By-Law Amendment - L-2023-006 and Z-2023-022 (Huron-Kinloss)

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### Recommendation:

Subject to a review of submissions from the public meeting:

The Township of Huron-Kinloss Official Plan Amendment L-2023-006 - by the Township of Huron-Kinloss be adopted; and

That Committee approve Zoning By-law Amendment Z-2023-022, 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 to change the designation on the subject lands from Residential to Industrial and change the Zoning from Residential to Light Industrial. If approved, it will facilitate the development of the lands for a Municipal Industrial Park.

The subject properties are located in the east end of the village of Ripley in the Township of Huron-Kinloss, south of Bruce Road 6.

The properties are within the urban settlement area of Ripley and are adjacent to lands designated Industrial, Parks and Open space and Residential.

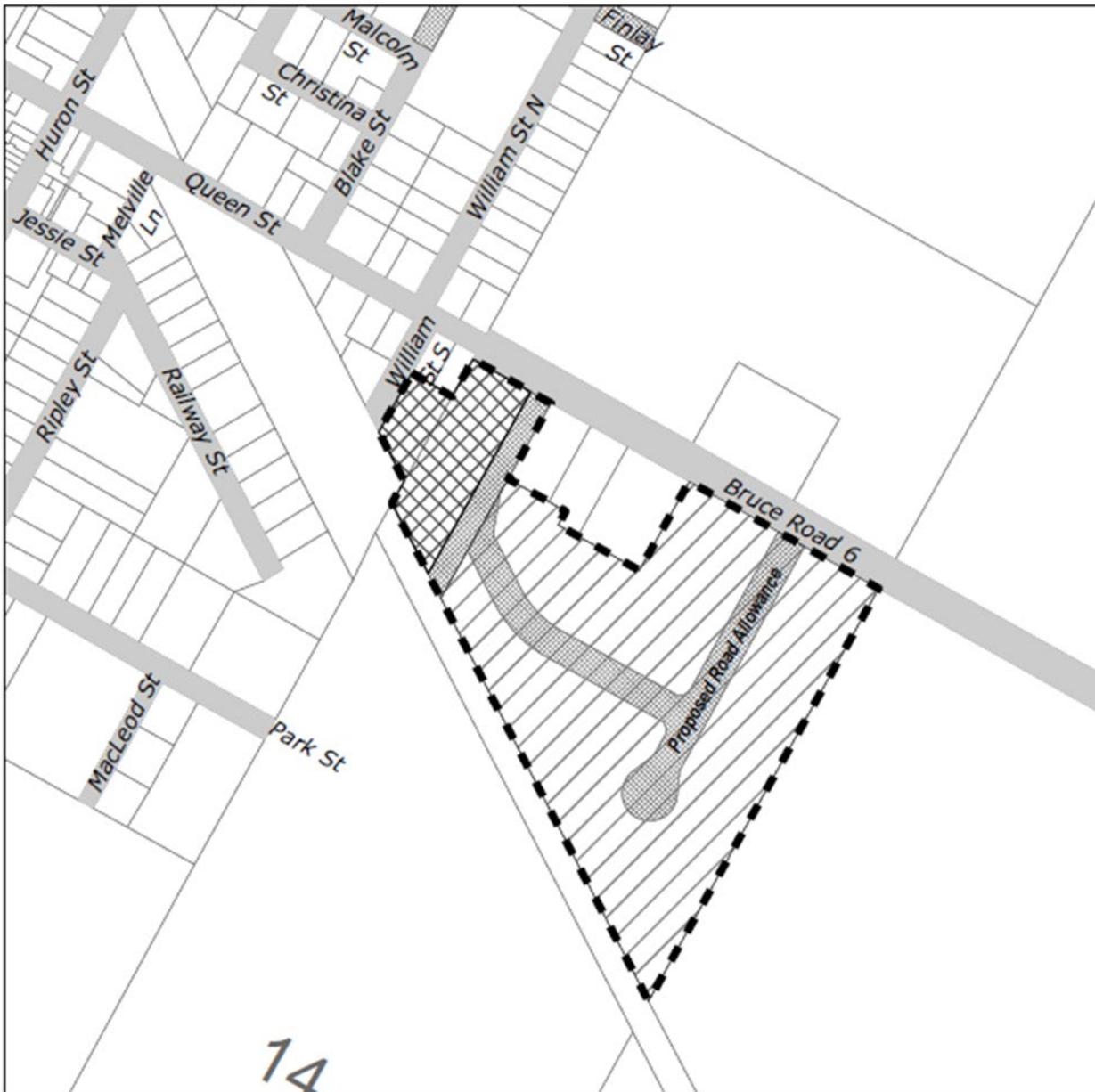
At the time of writing this report no public comments have been received.

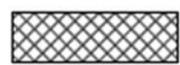
**Airphoto:**



The properties outlined in orange and blue above are the two properties affected by the proposed Local Official Plan Amendment and Zoning By-Law Amendment.

# Site Plan



-  Subject Properties
-  Lands to be zoned M1 - Light Industrial
-  Lands zoned M1 - Light Industrial

The area outlined above as the Lands to be zoned M1 - Light Industrial are the lands affected by the proposed Local Official Plan Amendment and Zoning By-Law Amendment.

## 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.

### Drinking Water Source Protection

The subject property falls within areas regulated by Drinking Water Source Protection legislation. The local Risk Management Official has provided comments that the use of the property for storage of certain chemicals that are harmful to drinking water may be subject to risk management plans.

### Natural Heritage

The subject properties are vacant and un-forested. There are no apparent natural heritage features on the subject properties. The subject properties are not adjacent to any watercourses or woodlands. The change in development potential from Residential to Industrial is not expected to change any potential impacts to any natural environment features or functions. An Environmental Impact Study was not requested by Planning & Development to support the application.

### Natural Hazards

The Saugeen Valley Conservation Authority (SVCA) has provided comments confirming that there are no natural hazard features on the subject properties. Storm water management facilities that have been constructed within the adjacent industrial park have received permitting approval from the SVCA. The SVCA finds the applications generally acceptable.

### Archaeology

The subject properties are not identified as high archaeological potential in the Bruce County screening maps and are not identified as indigenous potential in the Archaeological Management Plan screening maps. An Archaeological Assessment was not requested as part of a complete application for the proposed applications.

An archaeological assessment was conducted for the lands adjacent to the subject property. Archaeological sites related to post-contact European settler farmsteads were discovered. These sites were reviewed through all the recommended study stages and the artifacts were conserved properly.

The Township may wish to apply a Holding-H zone to the subject properties to ensure that an archaeological assessment is completed on the subject lands prior to development.

## Efficient use of Lands and Resources

If approved, the applications will convert approximately 1.2 hectares of vacant Residential designated land to Industrial. The lands are fully serviced with municipal water, sewer and drainage facilities. This change will have a minor impact on the supply of Residential land for development in the village of Ripley and will improve the supply of Employment lands for the village.

As part of the Plan the Bruce project, an analysis of residential and non-residential vacant land supply was conducted and reported in the [Plan the Bruce, Good Growth, Interim Report](#). The study found that Ripley had 6 hectares of designated vacant industrial land for and 39 hectares of vacant residential land.

The Good Growth report forecasted employment and population growth up to the year 2046. In this study the word employment lands is used to mean industrial lands.

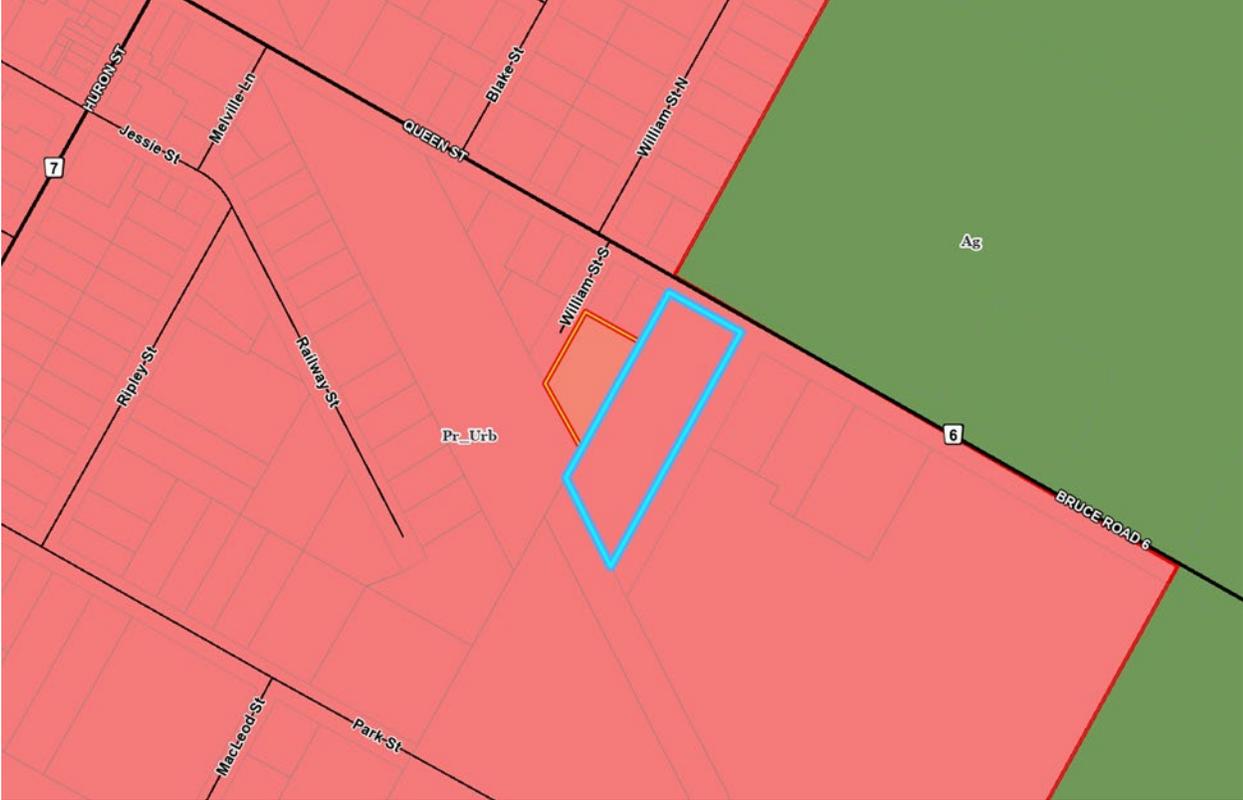
Bruce County wide, there is expected to be a surplus of employment lands. On a municipal basis, only Saugeen Shores was expected to have a shortfall of employment lands. However, the study also found that the share of available employment lands is not evenly distributed throughout the County. Huron-Kinloss has the lowest share of the gross vacant Employment land as compared to other municipalities in Bruce County with only 1% of the gross share. The proposed conversion of 1.2 hectares of residential land will increase the supply of employment land in the village by 20%.

Bruce County wide, there is expected to be a surplus of residential lands. A surplus of designated urban lands is forecast across all the County's Primary and Secondary Urban Communities. Therefore, the proposed 3% reduction in residential land supply within the village of Ripley is negligible.

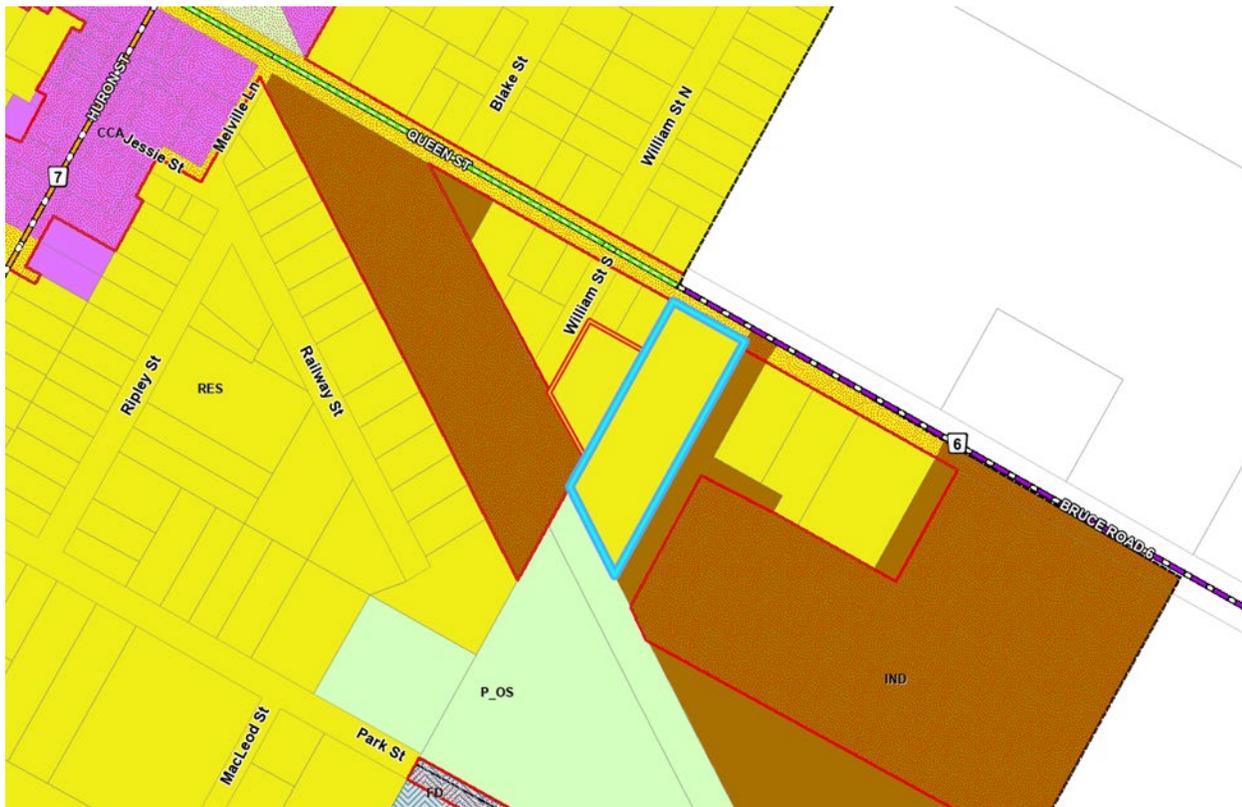
## Appendices

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

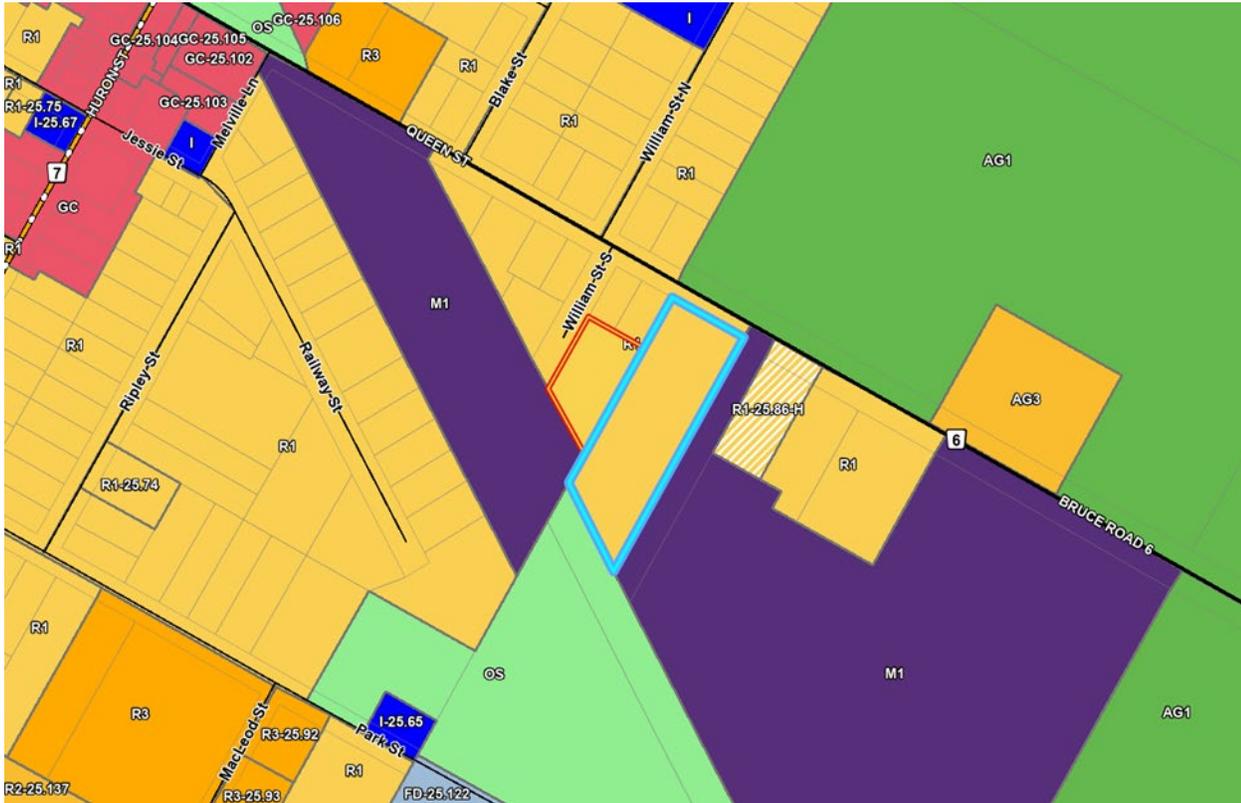
County Official Plan Map (Designated Primary Urban)



# Local Official Plan Map (Designated Residential)



## Local Zoning Map (Zoned Residential One 'R1')



## List of Supporting Documents and Studies

### Agency Comments

Drinking Water Risk Management Official: As the subject property is located in the wellhead protection area (WHPA) of the municipal water supply, it is designated as 'restricted land use' per section 59 of the Clean Water Act. As such, a S.59 Notice has been issued in regards to the Application (attached), noting that future storage of DNAPL chemicals may require a risk management plan.

Historic Saugeen Métis: The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Local Official Plan and Zoning By-law Amendment as presented.

Saugeen Ojibway Nation: Thank you. If your mapping is not showing high arch potential then we have no further comment at this time.

Saugeen Valley Conservation Authority: Provided in full below.

Township of Huron Kinloss: No comment.

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

April 6, 2023

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

ATTENTION: Monica Walker-Bolton, Planner

Dear Ms. Walker-Bolton,

RE: Z-2023-022 and L-2023-006 (Huron-Kinloss)  
86 William Street and 3365 Bruce Road 6  
Roll Nos.: 410716001106700 and 410716000211200  
Plan 183 Lot 212 to 214; Queen S/S and Con 7 Part Lot 14 Plan 264 Lot 278 to 282  
Geographic Township of Huron  
Township of Huron-Kinloss

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA), dated September 2019, with the County of Bruce representing natural hazards, and water resources; and the applications have 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.

## Purpose

The purpose of this application is for a Local Official Plan Amendment and Zoning By-Law Amendment to change the designation on the subject lands from Residential to Industrial and change the Zoning from Residential to Light Industrial. If approved, it will facilitate the development of the lands for a Municipal Industrial Park.

## Background

As part of the stormwater management plan for the property and the adjacent properties, SVCA issued permit 21-341 on December 17, 2021 to: install a stormwater pond outlet pipe and to undertake associated drain improvements for the adjacent Ripley Relief Drain Municipal Drain.

## Recommendation

The applications are generally acceptable to SVCA staff.

## Natural Hazards

There are no natural hazard features located on the properties. We note that Ripley Relief Drain Municipal Drain is located on lands to the south of the properties. As such it is the opinion of SVCA staff that the applications are generally consistent with Section 3.1. of the PPS, 2020; and the natural hazard policies of the County of Bruce OP, and the Township of Huron-Kinloss OP.

## SVCA Regulation 169/06

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.

The southern portion of the 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.

"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>. For the properties, the SVCA Approximate Screening Area includes Ripley Relief Drain Municipal Drain (located on lands to the south), any floodplain of the Municipal Drain, and an offset distance of 15 metres outwards from the floodplain of the Municipal Drain.

## Drinking Water Source Protection

The Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan came into effect on July 1, 2016, and contains policies to protect sources of municipal drinking water from existing and future land use activities. The properties appear to SVCA staff to be located within a Wellhead protection Zone (WPZ), an area that is subject to the local Source Protection Plan where applicable policies may apply. A separate Notice from the local Risk Management Official may be required as specified under the Clean Water Act, 2006 to allow your project to proceed. SVCA staff have forwarded this correspondence to the Source Water Risk Management Official (RMO) for their information. Please contact the RMO directly for more information on the Source Protection Plan policies that may affect your application.

## 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 generally acceptable to the SVCA.

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;  
and
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

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

Sincerely,



Michael Oberle  
Environmental Planning Coordinator  
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)  
Drinking Water Source Water Protection (via email)



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



April 5, 2023

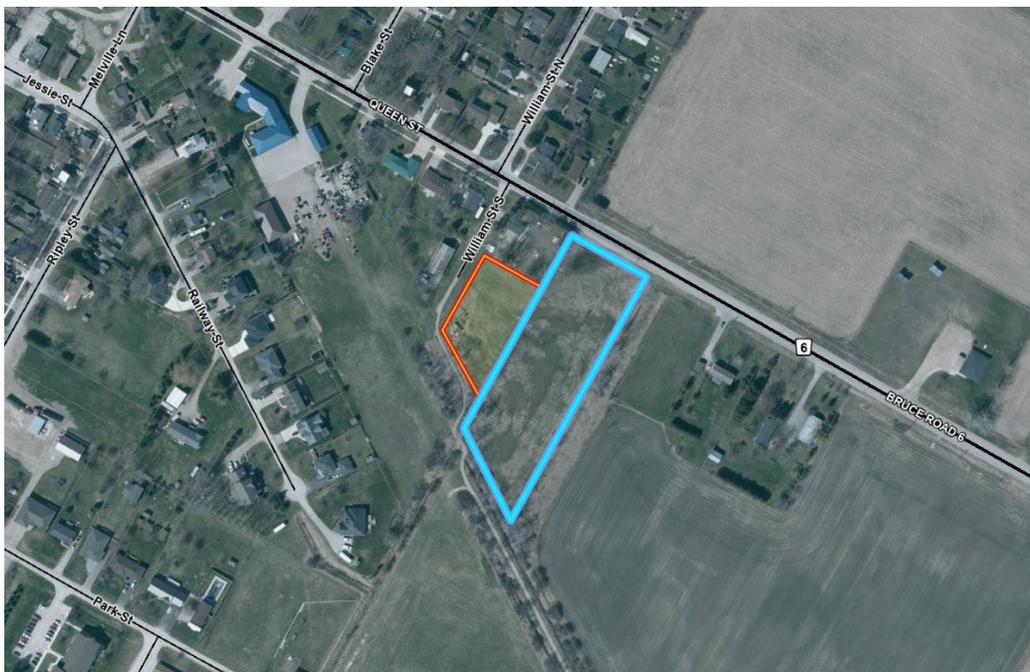
File Number(s): L-2023-006, Z-2023-022

## Public Meeting Notice

**You're invited to a Public Meeting to consider Local Official Plan Amendment file L-2023-006 and Zoning By-law Amendment file Z-2023-022**

**May 8, 2023 at 7:00 p.m.**

A change is proposed in your neighbourhood: The purpose of this application is for a Local Official Plan Amendment and Zoning By-Law Amendment to change the designation on the subject lands from Residential to Industrial and change the Zoning from Residential to Light Industrial. If approved, it will facilitate the development of the lands for a Municipal Industrial Park.



86 William Street and 3365 Bruce Road 6  
PLAN 183 LOT 212 TO 214; QUEEN S/S and CON 7 PT LOT 14 PLAN 264 LOT; 278 TO 282  
(Huron) Township of Huron-Kinloss  
Roll Number 410716001106700 and 410716000211200

## 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](mailto: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 **May 5, 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 email [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca), mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.
2. You can participate in the public hearing. For information on how to participate in the public meeting, please visit the municipal website at: <https://calendar.huronkinloss.com/meetings>

## 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.

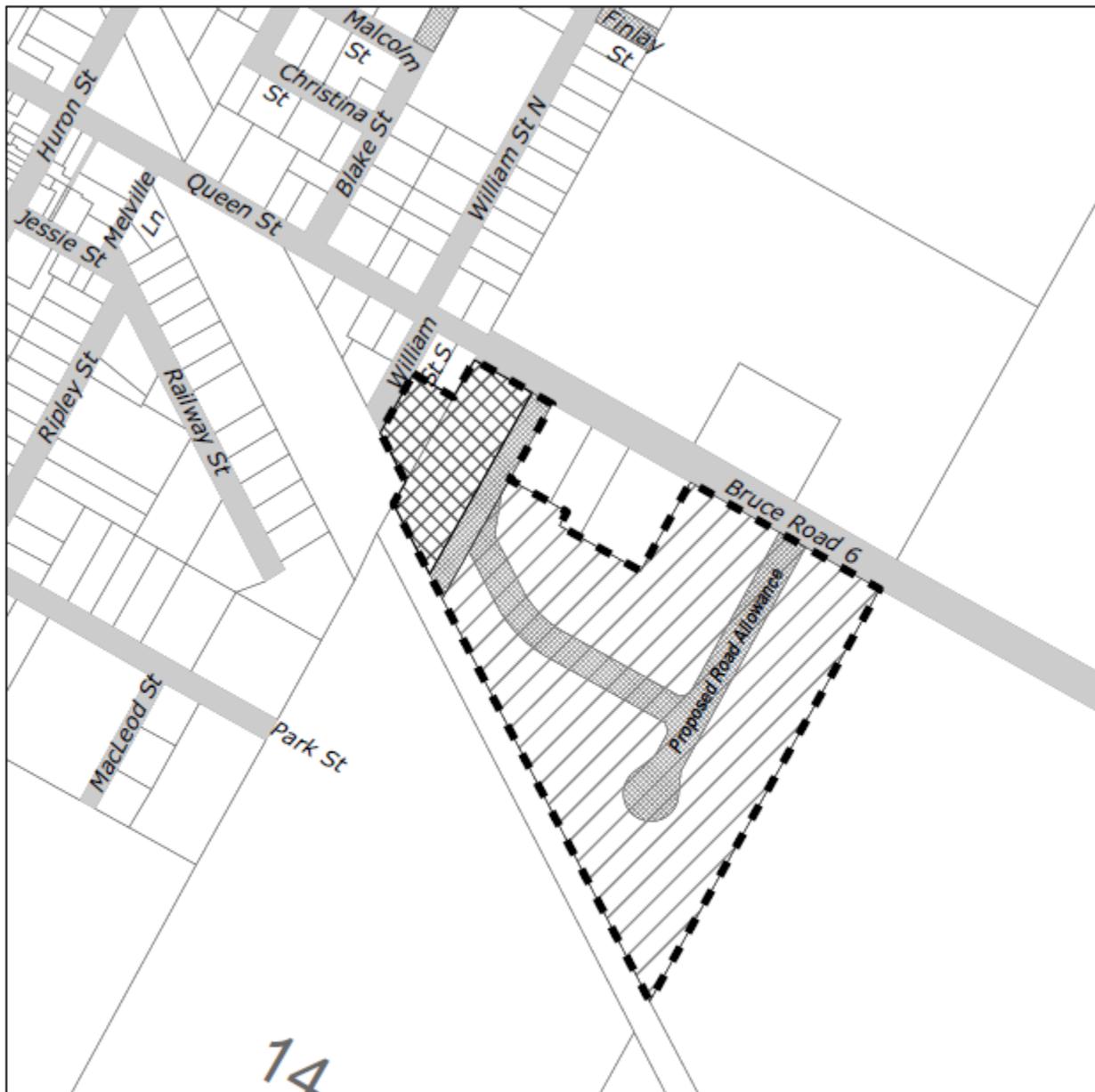
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Huron-Kinloss to the Ontario Land Tribunal but the person or public body

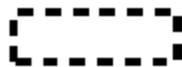
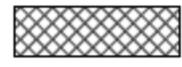
does not make oral submissions at a public meeting or make written submissions to the Bruce County Planning Department before the by-law is passed, the person or public body is not entitled to appeal the decision.

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



-  Subject Properties
-  Lands to be zoned M1 - Light Industrial
-  Lands zoned M1 - Light Industrial