



## Planning Report

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

**From:** Amy Rogers, Planner

**Date:** April 23, 2025

**Re:** Zoning By-law Amendment - Z-2025-003 (Snobelen)

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### Recommendation:

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

That Council approve Zoning By-law Amendment Z-2025-003 as attached and the necessary by-law be forwarded to Council for adoption.

### Summary:

The purpose of the application is a Zoning By-law Amendment. It is proposed to amend the By-law to rezone +/- 0.6-hectares (ha) to Agricultural Residential Special (AG3-25.183) zone to recognize existing buildings and structures to be in compliance with the By-law, and to prohibit future residential uses on the retained agricultural lands. A holding provision is also proposed in areas of high archaeological potential. If approved, this will facilitate a surplus farm dwelling severance.

The related consent file (B-2025-010) will be considered by the County at a later date.

The subject property has a civic address of 65 Sideroad 20 S and is located east of the community of Amberley, west of Bruce Road 7, is on the north side of Bruce Road 86, and on the south side of Concession 2. It is surrounded by agriculture, non-farm residential, and natural area land uses.

Airphoto



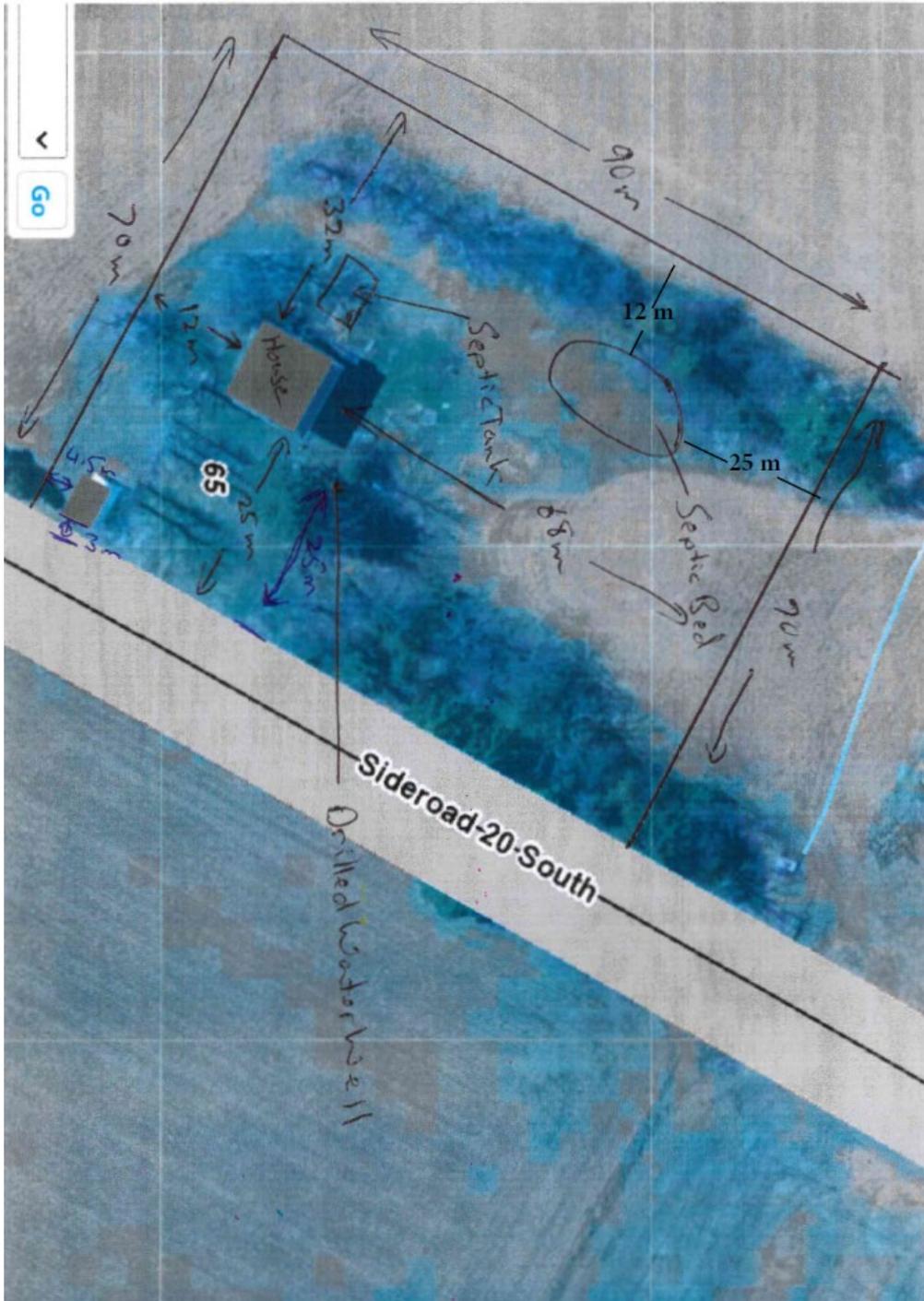
65 SIDEROAD 20 S  
CON 1 PT LOT 41 (Huron Township)  
Township of Huron-Kinloss  
Roll Number: 410716000102500

Site Plan



65 Sideroad ZOS

Site Plan Detail of Proposed Severed Lot



Snobelen Ag Inc - 65 Sideroad 205

## 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.

### Surplus Farm Dwelling Severances

The subject lands are designated Agricultural Area, and Hazard Area in the Bruce County Official Plan. The Official Plan sets out the following policies that must be satisfied for surplus farm dwelling severances:

- 1) The owner of the lands to be severed must be a bona fide farmer, and the dwelling must be surplus to their needs.
- 2) The lot proposed to be severed with the existing dwelling, and considered surplus, should be of limited size to accommodate the house, well and septic.
- 3) The remnant agricultural lands shall be rezoned to prohibit future development of residential dwellings.
- 4) The MDS 1 guidelines must be met for the proposed severed lot, if the retained parcel contains livestock facilities or an anaerobic digester.
- 5) The existing surplus farm dwelling is habitable at the time of severance.

The owner of the subject lands owns and farms other lands and is therefore considered a bona fide farmer. The proposed severed lot is approximately +/- 0.6 ha in size, accommodating the existing dwelling, garden shed, septic, and well. The existing dwelling is habitable. The zoning by-law amendment as proposed will also prohibit the future construction of residential dwellings on the remnant agricultural lands.

### Archaeological Resources

Portions of the subject lands are identified within the Bruce County screening maps as containing high archaeological potential. These areas are consistent with the Ontario Ministry of Tourism and Culture Criteria for Evaluating Archaeological Potential.

The provincial requirements under the Planning Act require the protection of archaeological resources that may be present as part of an application.

A holding provision is proposed in areas of high archeological potential, and lot grading; excavation; and/or construction shall not be permitted unless the Holding (H1) zone provision is removed. Normal farm practices can continue to occur.

### Natural Heritage

The subject lands are identified on Bruce County maps as containing designated hazard land areas which are also zoned environmental protection and are within proximity to the Eighteen Mile River, and permanent streams that feed into the Eighteen Mile River.

Areas of environmental protection on the subject land are currently utilized for agrarian purposes, namely agricultural cropping, or natural areas. As there are no changes to the existing uses proposed through this application, it can be anticipated that any impacts resulting from the proposed Consent and Zoning By-law Amendment are negligible.

### Required Zoning By-law Amendments

An amendment to the Zoning By-law is required in order to facilitate the severance.

The remnant farm parcel will be rezoned from General Agriculture (AG1) to General Agricultural Special (AG1-25.1) and General Agricultural Special Holding (AG1-25.1-H1) with the following provisions:

- Notwithstanding their 'A1' Zoning designation, those lands delineated as 'AG1-25.1' and AG1-25.1-H1' on Schedule 'A' to this By-Law, shall be used in accordance with the 'AG1' Zone provisions contained in this By-Law excepting however that:
  - i) A 'Dwelling, - Accessory Detached' shall be prohibited.
  - ii) On those lands identified as being subject to the 'H1' Holding Zone provisions, lot grading, excavation; and, or construction shall not be permitted unless the Holding (H1) zone provision is removed.

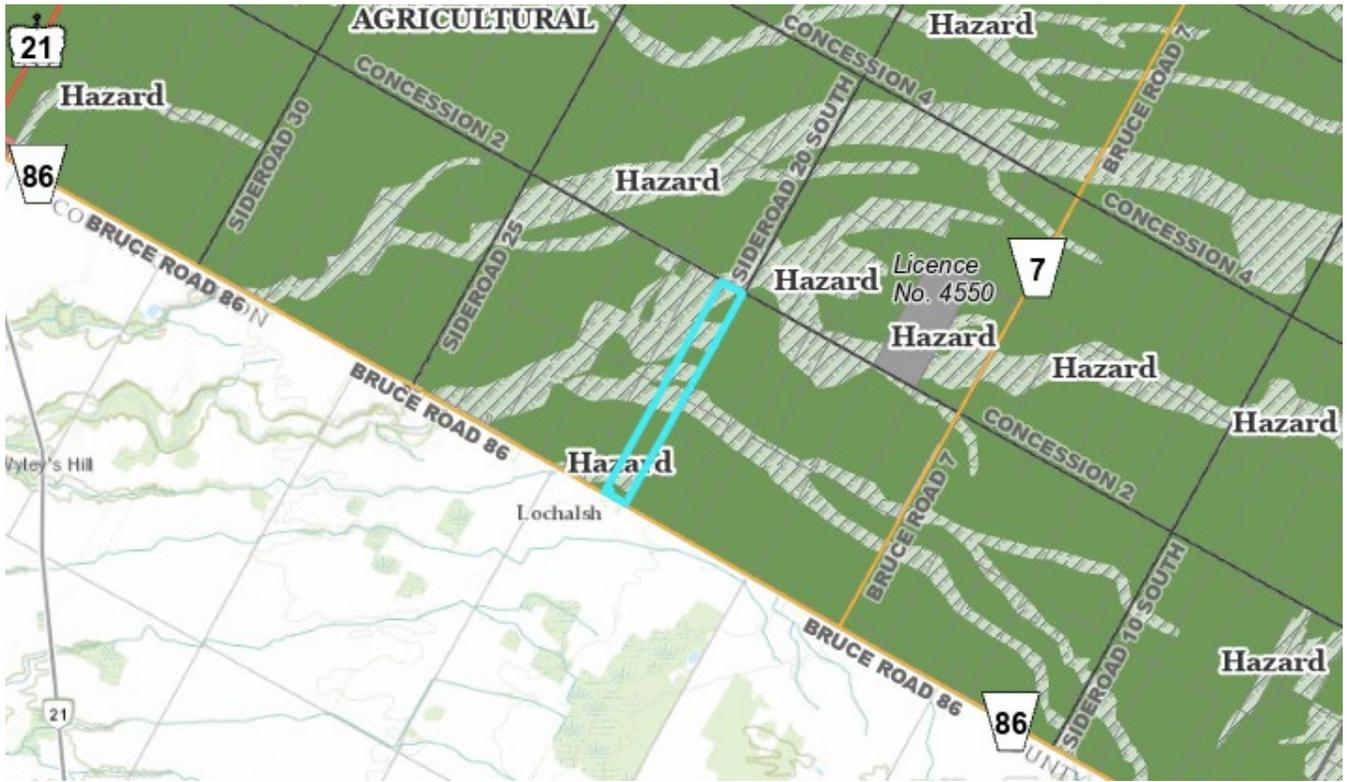
The proposed non-farm residential lot will be rezoned from General Agriculture (AG1) to General Agriculture Special (AG3-25.183) with the following provisions:

- Notwithstanding their 'AG3' Zoning designation, those lands delineated as 'AG3-25.183' on Schedule 'A' to this By-law shall be used in accordance with the 'AG3' Zone provisions contained in this By-law, excepting however, that:
  - i) Buildings and structures existing as of April 23, 2025, which do not comply with height, yard setbacks, lot coverage, and ground floor area provisions of the Zoning By-Law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the Zoning By-Law.

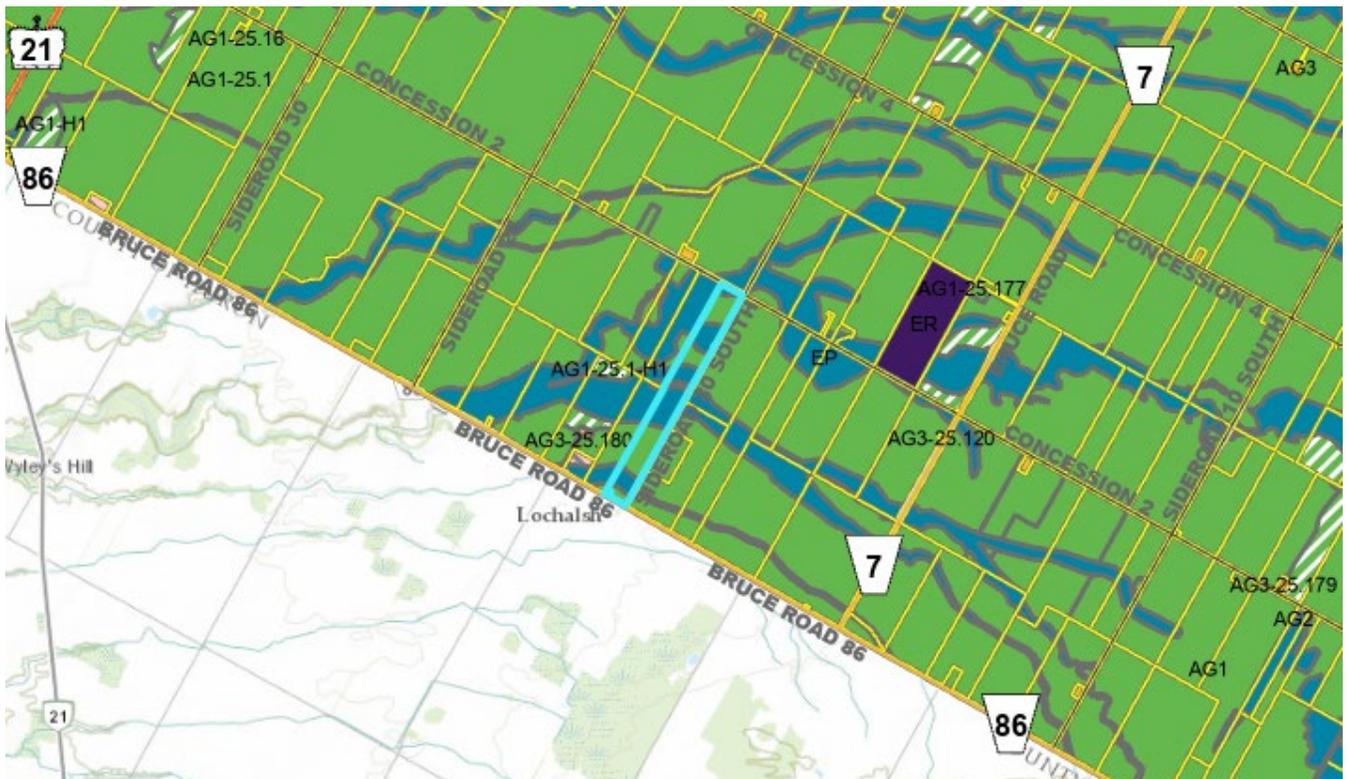
### Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- Agency Comments
- Public Comments
- Public Notice

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



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



## **Agency Comments**

Township of Huron-Kinloss:

- Confirm setbacks from sewage system to property lines meet OBC requirements;
- Provide \$250.00 consent deposit in accordance with the rates and fees by-law of the Township.

Transportation and Environmental Services: No comment.

Historic Saugeen Métis: No objection or opposition.

Hydro One: No comments or concerns.

Maitland Valley Conservation Authority: No objection. Full comments provided below.

## **Public Comments**

No comments were received from the public at the time of writing this report.



## **MEMORANDUM**

**TO:** Bruce County Planning, via Email  
**FROM:** Ethan Dykstra, Environmental Planner - Regulation Officer, MVCA  
**DATE:** April 16, 2025  
**SUBJECT:** Application For Consent to Sever: B-2025-10  
Zoning By-Law Amendment: Z-2025-003  
**Pt Lot 41, Con 1, Huron Township Ward, Municipality of Huron-Kinloss,  
County of Bruce; Known as 65 Sideroad 20 S**

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The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application with respect to natural hazards in accordance with our Memorandum of Understanding with the County of Bruce; and in accordance with our delegated responsibility for representing the “Provincial Interest” for natural hazards. Based on our review, we offer the following comments.

It is from our understanding the purpose of application B-2025-10 is to sever a surplus farm dwelling. The proposed severed parcel will be 0.6 ha in size, while lands retained will be 39.4 ha in size. The purpose of application Z-2025-003 is to rezone 0.6 ha (severed parcel) to Agriculture Residential Special (AG3-25.183) to recognize existing buildings and structures to be in compliance and prohibit future residential uses on the retained lands.

### **Natural Hazards:**

The property features: a small watercourse which bisects the property centrally from east to west, an open municipal drain which bisects the southern portion of the property from east to west, and the potential for a karst formation south of the small watercourse.

### **MVCA Regulated Lands:**

Watercourses, plus 15 meters from the stable top of bank of the watercourse, are regulated by the Maitland Valley Conservation Authority (MVCA) pursuant to O. Reg 41/24. Subject to the regulation, any proposed development (construction, reconstruction, filling and/or site grading) interference and/or site alteration within MVCA’s regulated area must be reviewed and approved by MVCA prior to any works beginning.

### **Karst:**

Karst is a distinctive type of landscape formed by the dissolving of soluble rocks by the action of water. Karst formations may be present in limestone or dolomite bedrock and are extremely variable in nature and can cause unstable bedrock conditions.

**Background & Recommendation:**

Since there is no planned development and potential for future development (as per Z-2025-003) the potential karst features in the southern portion of the property are not a concern at this time.

The application is 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, feel free to contact this office if you have any questions.



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



March 7, 2025

File Number(s): Z-2025-003

## Public Meeting Notice

**You're invited:  
In-person Public Meeting**

**Rescheduled: Wednesday,  
April 23, 2025 at 7:00 p.m.**

**to consider Zoning By-law Amendment Z-2025-003**

**~~April 14, 2025~~ at 7:00 p.m., Council Chambers, Township  
of Huron-Kinloss, 21 Queen Street, Ripley, ON**

A change is proposed in your neighbourhood: The purpose of the application is a Zoning By-law Amendment. It is proposed to amend the By-law to rezone +/- 0.6 hectares (ha) to Agricultural Residential Special (AG3-25.183) zone to recognize existing buildings and structures to be in compliance with the By-law, and to prohibit future residential uses on the retained agricultural lands. A holding provision is also proposed in areas of high archaeological potential. If approved, this will facilitate a surplus farm dwelling severance.

The related consent file is B-2025-010.



65 SIDEROAD 20 S

CON 1 PT LOT 41  
(Huron Township)

Township of Huron-  
Kinloss

Roll Number:  
410716000102500

## Learn more

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. 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: Amy Rogers

## 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 March 28, 2025 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](mailto:bcplwa@brucecounty.on.ca) if you have any questions, concerns or objections about the application.
2. You can speak at the Public Meeting.

## How to access the public meeting

Meetings are open to the public. Please visit the Township of Huron-Kinloss website at <https://events.huronkinloss.com/meetings> to view the agenda. Contact the Township at [jwhite@huronkinloss.com](mailto:jwhite@huronkinloss.com) or 519-395-3735 x123 by 4:30 pm on April 22, 2025 if you have any questions about participating in the meeting.

## 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 Township of Huron-Kinloss 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 Township of Huron-Kinloss 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.

Section 51(39) of the of the [Planning Act](#) outlines rights of appeal for Plan of

**Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.**

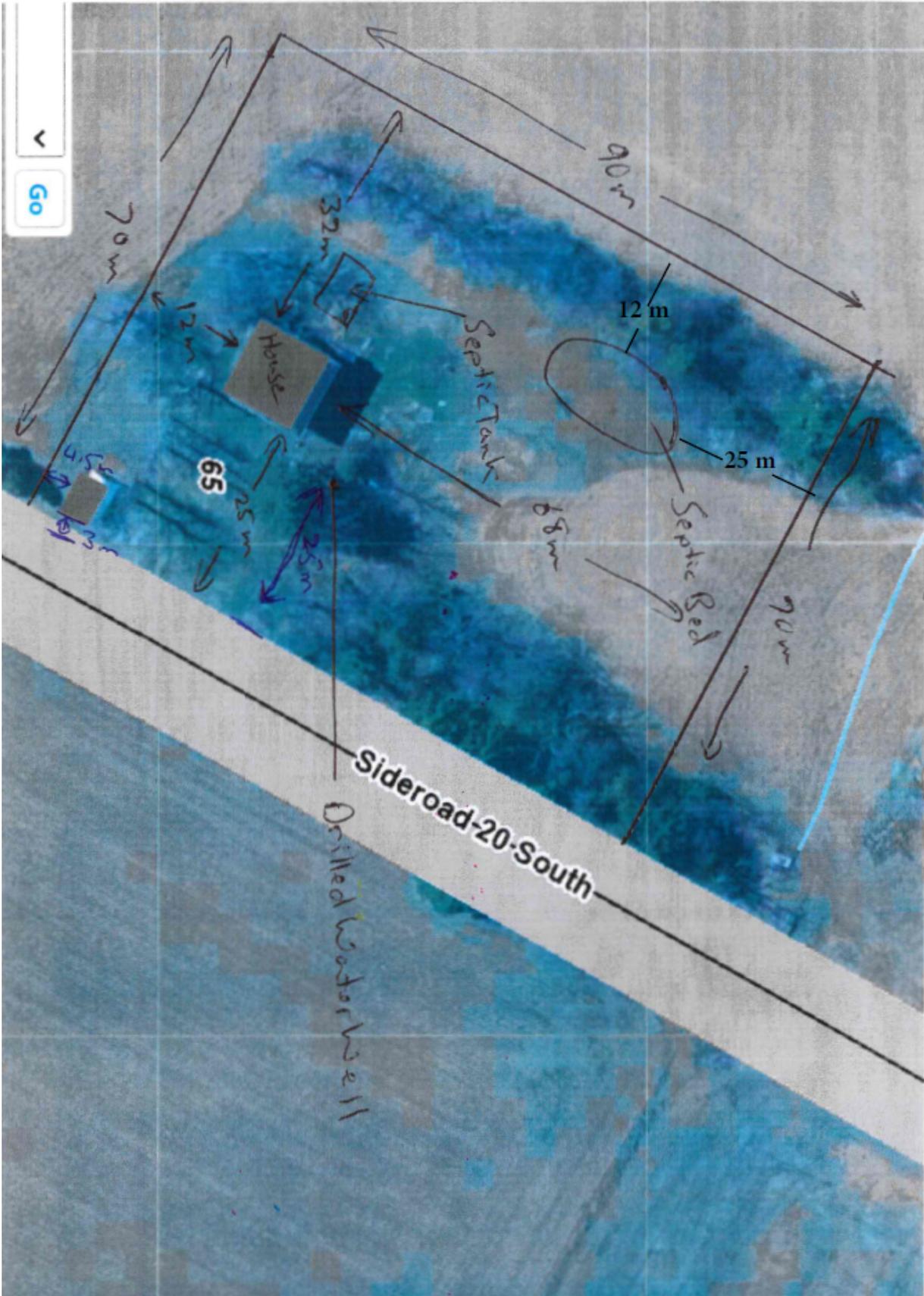
For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

# Site plan



65 Sideroad ZOS

# Site Plan Detail



Snobelen Ag Inc - 65 Sideroad 205