



## Planning Report

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

**From:** Benito Russo, Intermediate Planner

**Date:** February 18, 2026

**Re:** Zoning By-law Amendment Application - Z-2025-069 (Sauder co Martin)

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### Recommendation:

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

That Council approve Zoning By-law Amendment Z-2025-069 as attached and the necessary By-law be forwarded to Council for adoption.

### Summary:

The purpose of this application is for a site-specific Zoning By-law Amendment. It is proposed that an area of approximately +/-0.5 hectares will be rezoned to General Agriculture Special. If approved, this will facilitate the establishment of a Parochial School serving the horse-drawn carriage community. A holding provision is proposed in areas of unassessed high archaeological potential.

The Environmental Protection (EP) zone will remain unchanged.

To support the proposal, the applicants have submitted a limited area archaeological assessment. This assessment has concluded that no further archaeological works are required and development may proceed.

The Huron-Kinloss emergency services department has requested that the proposed parochial school be permitted to be located within 10m of the front lot line to facilitate ease of access in the event of an emergency. Relief from the 20m front lot line setback is required, and can be accommodated.

The subject property is located +/-9.7 km East of Lucknow, South of Kairshea Ave, on the Northwest corner of Whitechurch St and Grey Ox Ave. The land uses surrounding include agricultural, residential, and natural areas.

## Airphoto



24 GREY OX AVE  
CON 4 LOT 35 PT LOT 36 UNREG (Kinloss Township)  
Township of Huron-Kinloss  
Roll Number: 410711000216700

# 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.

### Institutional Uses

The subject lands are designated as Agricultural Areas and Hazard Land Areas in the Bruce County Official Plan, and Zoned General Agriculture and Environmental Protection in the Township of Huron-Kinloss Zoning By-law.

Within the Bruce County Official Plan it is detailed that institutional uses for the horse drawn carriage community are permitted within Agricultural Areas.

In consideration of site selection for the proposed Parochial School the County Plan lists the following priority for locations:

- 1st Priority: Locating the proposed use on lands within a designated settlement area such as a Hamlet;
- 2nd Priority: Co-locating the proposed use with an existing zoned institutional use or re-using an existing zoned institutional use in the vicinity of the community;
- 3rd Priority: Locating the proposed use on lands designated 'Rural Area' or 'Rural Recreational Area';
- 4th Priority: Locating the proposed use within an existing farm building cluster;
- 5th Priority: Locating the proposed use on lands of the lowest Canada Land Inventory (CLI) Land Capability Class.

The subject property location is identified as being a 4<sup>th</sup> priority location for the parochial school.

Other priority locations were considered by the applicants and deemed to be unavailable and decentralized from the location where children would be travelling from. In addition, all other available lands are designated agricultural, and the parochial school is proposed to be located on the lowest quality agricultural production area of the subject lands.

Given the limited options for other priority locations, the 4<sup>th</sup> priority location is acceptable.

### Minimum Distance Separation Formula

Institutional uses located outside of settlement areas are required to comply with the Ontario Minimum Distance Separation Formula (MDS).

Guideline #37 of the MDS details new schools intended to primarily serve a community which relies on horse-drawn vehicles as a predominate mode of transportation, shall be considered as Type A land uses for the purposes of both MDS I and MDS II.

Type A land uses can be described as less sensitive land uses and require a lessor setback distance than more sensitive Type B land uses.

While there is a livestock operation co-located on the subject lands with the proposed parochial school, MDS setbacks are not applicable.

The parochial school will be located +/-500 meters to neighboring livestock operations, exceeding the MDS setback requirements. The proposed location for the parochial school fulfills the MDS criteria.

#### [Emergency Services and Front Lot Line Reduction](#)

The Huron-Kinloss Emergency Services Department has commented on the proposal requesting that the parochial school be permitted a front yard reduction of 10m, where 20m is required. The purpose of this reduction is to assist with ease of access in the event of an emergency as firefighting operations would be executed from the road instead of entering the property with the firetruck.

The proposed reduction does not result in an MDS conflict for the proposal. Other uses such as residential dwellings in the agricultural area are permitted as of right to have a 10m front yard setback without issue.

The proposed front lot line reduction request from the emergency services department has been identified as an ongoing request for all parochial schools. As such, the General Agriculture Special (AG1-25.3) zone, which applies to all parochial schools, is proposed to be amended to permit a 10m front yard setback. It is noted that the setback requirements adjacent to all provincial and county roads continue to apply as per section 4.25 of the Zoning By-law.

The proposed request is supported and can be accommodated.

#### [Archaeological Potential](#)

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 archaeological resources that may be present as part of an application.

The applicants have submitted a limited area Stage 1-2 Archaeological Assessment in support of the proposal. This assessment has been reviewed and accepted by the Saugeen Ojibway Nation Environment Office (SON) and entered into the Ontario Public Register for Archaeological Reports. No further archaeological works were recommended within the assessed areas.

For the remaining undisturbed and unassessed areas, a holding provision is proposed in areas of high archeological potential. The holding provision may be lifted upon completion of an accepted archaeological assessment with any recommendations implemented. This satisfies the provincial requirements for the protection of archaeological resources as lot grading; excavation; and/or construction shall not be permitted unless the Holding (H1) zone provision is removed. Normal farm practices may continue to occur.

#### Natural Heritage and Hazards

Portions of the subject lands are Zoned Environmental Protection. There are no proposed changes in these areas. The proposed parochial school will be located +/-200 metres from any environmental features as such any potential environmental impacts will be negligible.

#### Required Zoning By-Law Amendments

An amendment to the Zoning By-law is required to permit the proposed parochial school and apply a holding provision.

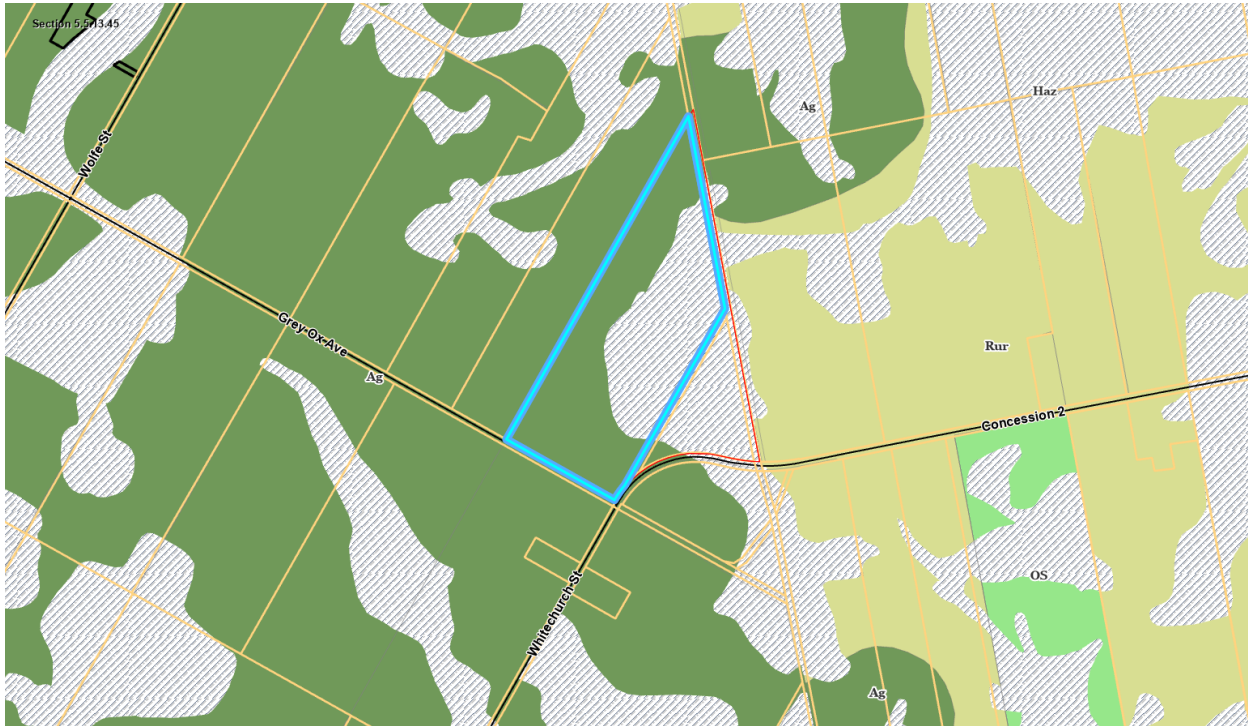
The +/-0.5-hectare area containing the parochial school is required to be rezoned to the Agriculture General Special (AG1-25.3) Zone on which a parochial school serving the horse-drawn carriage community is permitted and all residential use is prohibited. The Agriculture General Special (AG1-25.3) Zone is proposed is required to be amended to include a front lot line setback of 10m is permitted.

As previously mentioned, the EP - Environmental Protection zone will remain unchanged, and undisturbed and unassessed areas of high archaeological potential will be zoned with a holding provision (AG1-H1).

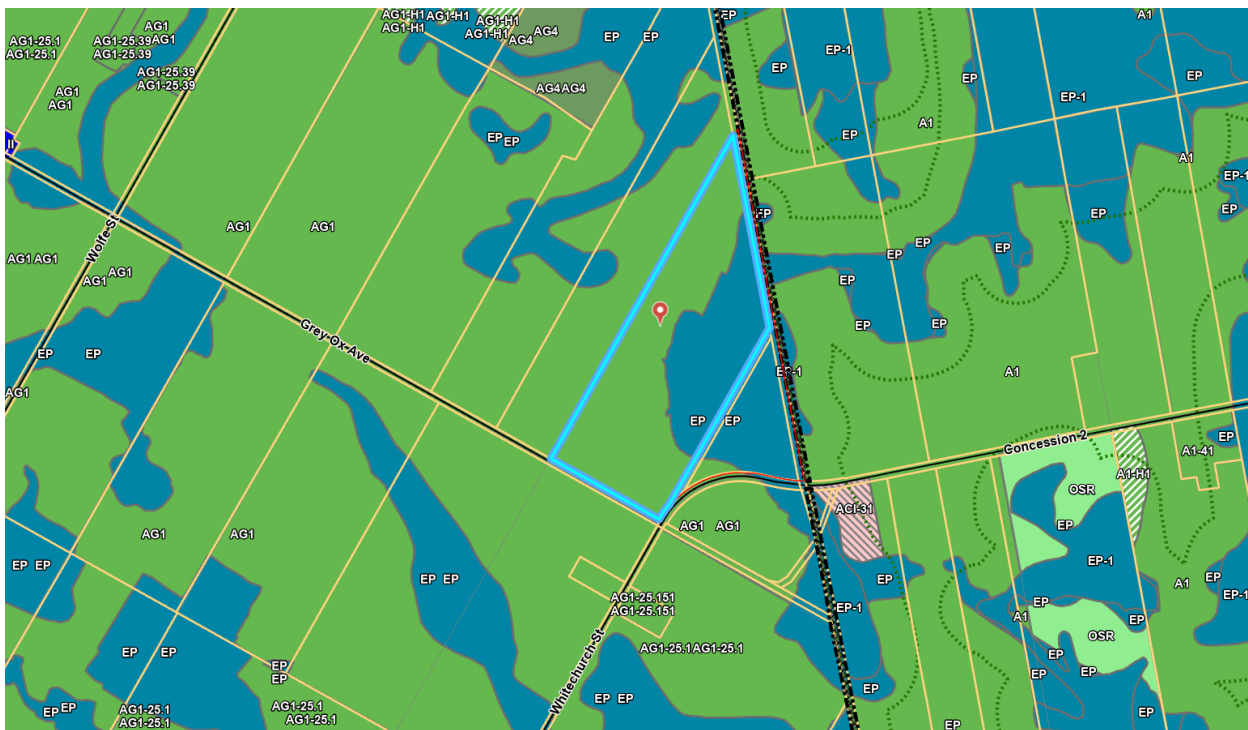
#### Appendices

- County Official Plan Map
- Local Zoning Map
- List of Supporting Materials
- Agency Comments
- Public Comments
- Public Notice

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



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



## List of Supporting Materials

- Stage 1-2 Archaeological Assessment - TMHC - July 2025
- Justification Letter - Applicant - October 2025

## Agency Comments

The Corporation of the Township of Huron-Kinloss:

- Septic system will be reviewed during building permit application and will be subject to the Huron-Kinloss Septic Inspection program.
- King Municipal Drain runs through this property.
- Provide a reduced front yard setback of 10m for emergency services.

Historic Saugeen Métis:

- No objection or opposition.

Saugeen Valley Conservation Authority:

- The application is acceptable to SVCA staff. Full comment provided below.

Transportation & Environmental Services:

- No comment.

## Public Comments

- No comments have been received at the time of this report's submission.

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

February 3, 2026

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

ATTENTION: Benito Russo, Planner

Dear Benito Russo,

RE: Zoning By-law Amendment Z-2025-069 (Martin)  
24 Grey Ox Avenue  
Roll No.: 410711000216700  
Lot 35 Part Lot 36 Concession 4  
Geographic Township of Kinloss  
Township of Huron-Kinloss

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (O. Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines.

The purpose of this application is for a site-specific Zoning By-law Amendment. It is proposed that an area of approximately +/-0.5 hectares will be rezoned to General Agriculture Special. If approved, this will facilitate the establishment of a Parochial School serving the horse-drawn carriage community. A holding provision in areas of unassessed high archaeological potential is also proposed.

### **Recommendation**

The application is acceptable to SVCA staff.

### **Documents Reviewed by Staff**

Staff have received and reviewed the following documents submitted with this application:

- 1) Request for Agency Comments, dated January 16, 2026;
- 2) Application;
- 3) Site Plan.

SVCA was not contacted for pre-submission consultation for this proposal.

### **Natural Hazard Features and Mapping**

A large area of the property features lands within the SVCA Approximate Screening Area. The natural hazard features and areas affecting the property include part of the Teeswater Complex Provincially Significant Wetland/swamps, and any part of Simpson-King municipal drain, and any floodplain of the drain.

Based on the plan submitted with the application, the existing farmstead, and the proposed school development will be located beyond/outside the natural hazard features and areas.

#### **Hazard Mapping**

The natural hazard features and areas appear to be appropriately zoned EP and/or EP-1 in the Township of Huron-Kinloss zoning by-law, which appears to coincide with SVCA hazard lands mapping for the property.

### **Provincial Planning Statement (PPS, 2024)**

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Chapter 5.1 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk and not create new or aggravate existing hazards. Furthermore, Chapter 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites.

Based on the plan submitted with the application, the application is consistent with the PPS, 2024.

### **Conservation Authorities Act and O. Regulation 41/24**

In accordance with legislation, a permit from the SVCA is required for development and interference activities in or near hazardous lands, watercourses, wetlands, unstable soils and bedrock, river or stream valleys, and shorelines. SVCA reviews the proposal to make sure it won't increase risks like flooding, erosion, or land instability, and that it won't put people or property in danger. If the project meets SVCA's policies, designed to mitigate these risks, a permit can be approved.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website.

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

#### **SVCA Permit**

The location of the proposed development is not within a SVCA Approximate Screening Area, and so a permit from the SVCA is not required as part of this proposal.

## **Drinking Water Source Protection**

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

### **Summary**

SVCA staff have reviewed the proposal for consistency with the PPS 2024 and SVCA's environmental planning and regulation policies made in conformance with governing legislation and technical guidance.

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

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.

Please inform this office of any decision made by the Township of Huron-Kinloss regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

*Michael Oberle*

Environmental Planning Technician

Saugeen Conservation

MO/

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

### **Accessibility Notice:**

Saugeen Valley Conservation Authority (SVCA) is committed to providing accessible information and communications in accordance with the Accessibility for Ontarians with Disabilities Act (AODA). If you use assistive technology and the format of this document interferes with your ability to access the information, please contact us at [www.saugeenconservation.ca/access](http://www.saugeenconservation.ca/access), email [accessibility@svca.on.ca](mailto:accessibility@svca.on.ca), or call 519-364-1255. We will provide or arrange for the provision of an accessible format or communication support, at no additional cost, in a timely manner.



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



January 16, 2026

File Number: Z-2025-069

## Public Meeting Notice

**You're invited:**

**Public Meeting**

**to consider Zoning By-Law Amendment / file # Z-2025-069  
February 18, 2026 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 this application is for a site-specific Zoning By-law Amendment. It is proposed that an area of approximately +/-0.5 hectares will be rezoned to General Agriculture Special. If approved, this will facilitate the establishment of a Parochial School serving the horse-drawn carriage community. A holding provision in areas of unassessed high archaeological potential is also proposed.



24 GREY OX AVE

CON 4 LOT 35 PT LOT  
36 UNREG (Kinloss  
Township)

Township of Huron-  
Kinloss

Roll Number:  
410711000216700

## 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: Benito Russo

## 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 February 6, 2026 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.

**Before the meeting:** You can submit comments 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. Comments will be provided to the Council for its consideration.

## 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 February 17, 2026 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.

## Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

## 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 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 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 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.

**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

