



## Planning Report

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

**From:** Benito Russo, Intermediate Planner

**Date:** February 18, 2026

**Re:** Zoning By-law Amendment Application - Z-2025-077 (Krause co Funston)

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### Recommendation:

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

That Council approve Zoning By-law Amendment Z-2025-077 as attached and the necessary by-law be forwarded to Council for adoption.

### Summary:

The purpose of this application is a site-specific Zoning By-law Amendment. It is proposed to permit an existing agricultural lot area reduction of +/-285 square metres, rezone a non-farm lot from the General Agriculture Zone to the Agricultural Residential Zone, and apply a holding in unassessed areas of high archaeological potential. If approved, this will facilitate the related consents for lot additions of +/-0.38 ha and +/-0.36 ha between adjacent non-farm and agricultural lots.

An existing accessory building was constructed in the past on top of the existing lot lines. The proposed consents will have the effect of correcting this issue so that building is fully contained within the lot which it serves.

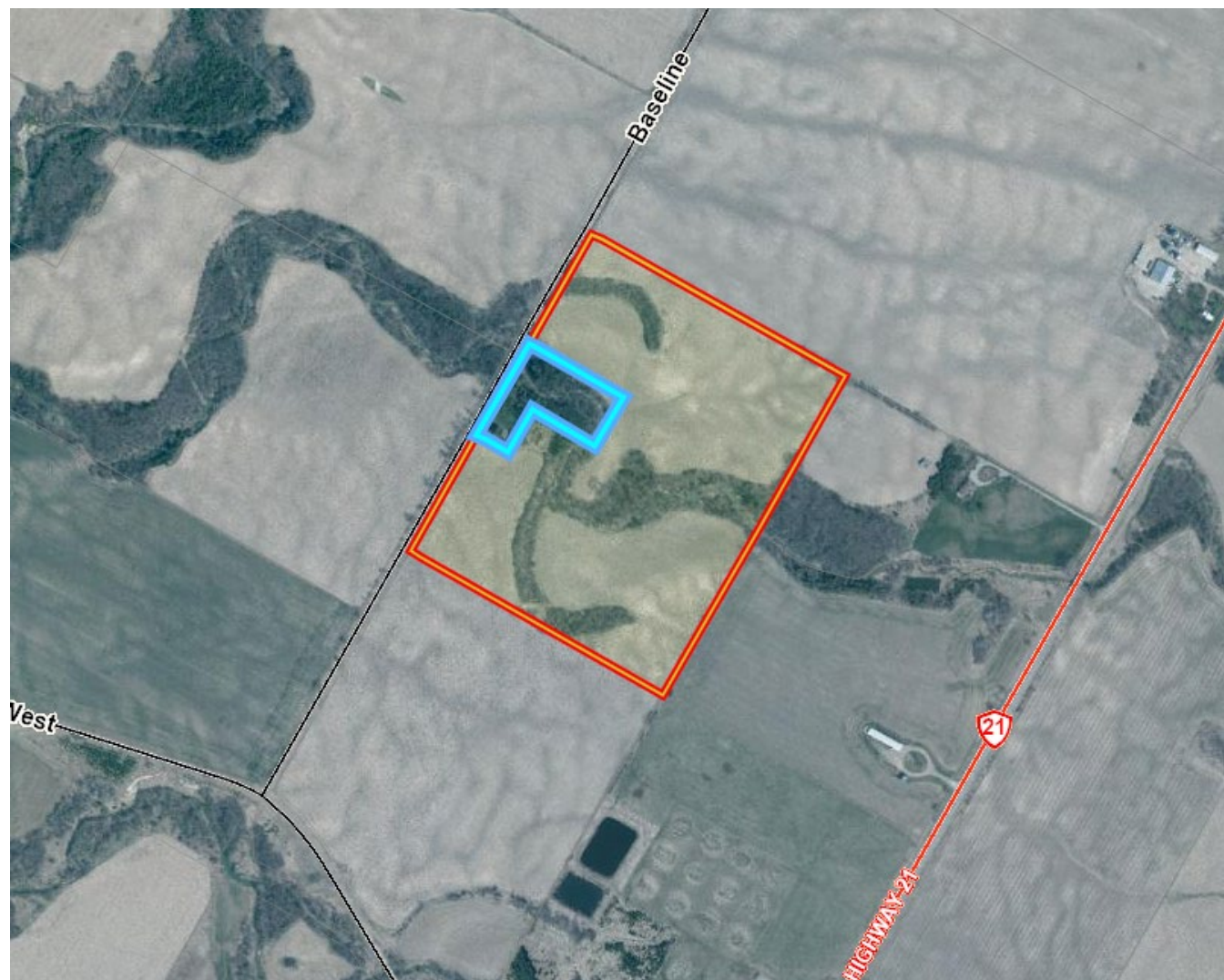
The proposed consents also present a logical distribution of lands between the non-farm lot and agricultural lot. Lands separated from the residential use by the river will be added to the farm lot, this will result in a greater area of lands being added to the farm lot that are in agricultural production.

The applicant has submitted a limited area archaeological assessment in support of the proposal.

The related consent files (B-2025-099) & (B-2025-100) will be considered by the County at a later date.

The subject properties are located Southwest of the Pine River Hamlet, North of Concession 6 West, West of Highway 21, on the East side of Baseline Rd. The subject properties are surrounded by agricultural uses, and natural areas.

## Airphoto

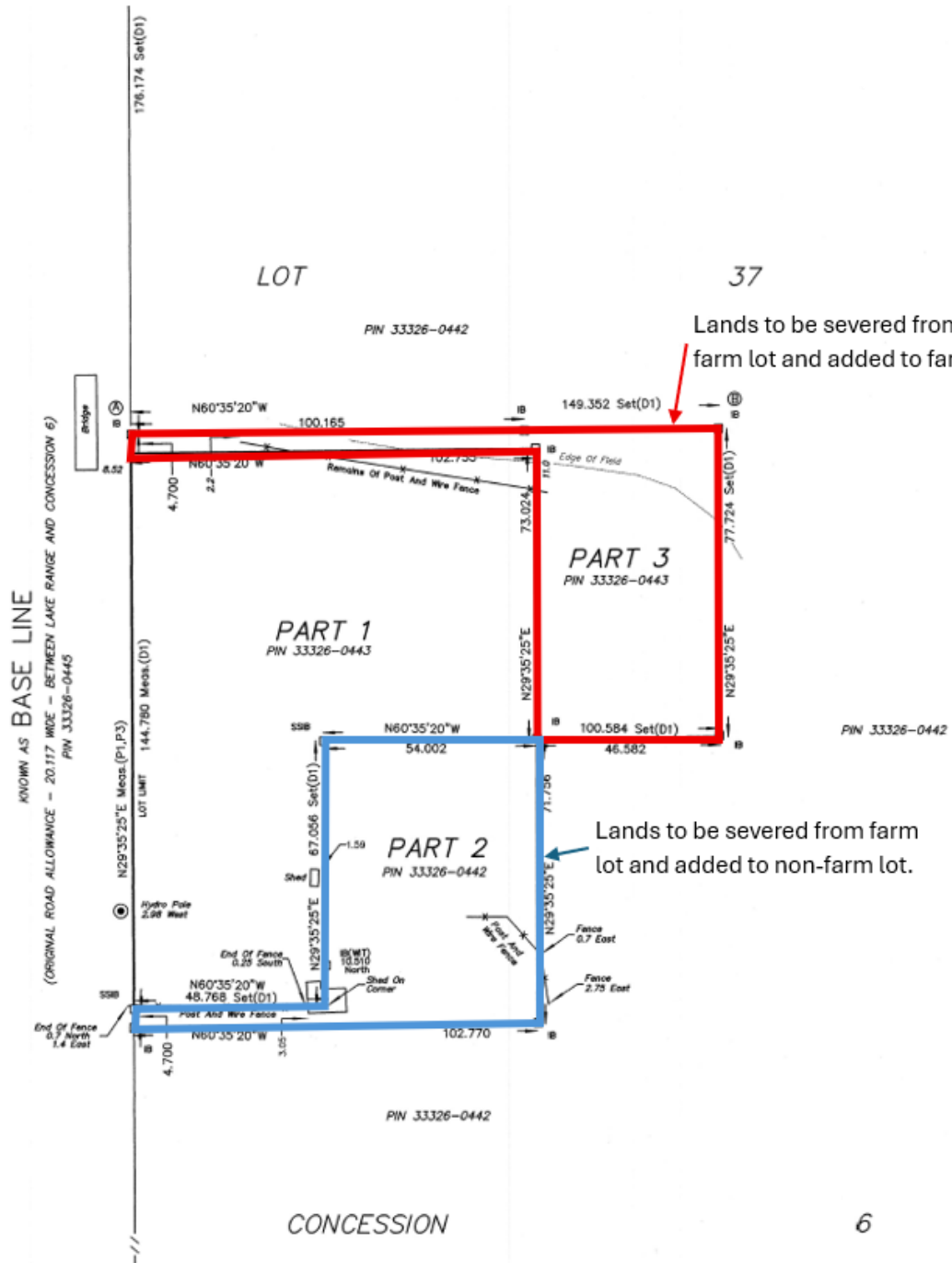


60 BASELINE  
CON 6 N PT LOT 37 (Huron Township)  
Township of Huron-Kinloss  
410716000209301

No civic address here  
CON 6 N PT LOT 37 (Huron Township)  
Township of Huron-Kinloss  
410716000209300

# Site Plan - Area of Consents

CONCESSION A



- Part 1 - Retained non-farm lot.
- Part 2 - Lands severed from farm lot and merged with non-farm lot.
- Part 3 - Lands to be severed from non-farm lot and merged with farm lot.



## 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.

### Agricultural Consents

The County Official Plan permits lot enlargements to non-farm lots provided that the expansion is limited in area while ensuring as little acreage as possible is removed from the agricultural lands. The requirements for a lot addition, of relevance to this proposal, includes that no new lot be created, that the lot only be of a sufficient size to accommodate the house and accessory buildings outside of hazard areas, and that lot adjustments for legal purposes are permitted.

As per the Bruce County air photos, and existing use of the lands, +/-1,500 square metres of land in active agricultural production will be added to the farm lot and +/-700 square metres will be removed. Despite the lot area reduction, this will result in a net gain of acreage in agricultural production within the farm lot following the proposed consents.

The existing accessory building is located partially within each lot. Following the proposed consents, legal issues associated with the shed will be corrected by it being fully within the non-farm lot which it serves. Adequate area exists to accommodate all existing and proposed buildings and structures outside of the Environmental Protection and Hazard Areas.

The proposal is for a lot addition only. As a condition of each consent, the applicant's legal representative must register a cancellation of consent for the existing lots to ensure that the severed and receiving lands merge, as well as sign an undertaking to consolidate the parcels upon registration of the consent.

The proposed Consent complies with the Bruce County Official Plan requirements.

### Archaeological Potential

The subject property contains high archaeological potential as identified within the Bruce County screening maps. 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.

The applicant has provided a limited area Stage 1-2 archaeological assessment for the non-farm lot and area of the proposed consents. The results of this assessment concluded that no further archaeological work is required within the assessed area. The Saugeen Ojibway Nation Environment Office (SON) has reviewed the results of the assessment and accept the findings. The assessment has been submitted to the Ministry of Citizenship and Multiculturalism's Ontario Public Register of Archaeological Reports.

The Ministry has commented that further technical works associated with mapping, photos, and conclusionary statements are required prior to their acceptance of the assessment. To

address this, it has been added as a condition of consent that the archaeological assessment be completed and accepted by the Ministry.

For the remaining undisturbed and unassessed areas, it is proposed to apply a holding provision in areas of high archeological potential. The holding provision may be lifted upon completion of an accepted archaeological assessment with any recommendations implemented. This will satisfy the provincial requirements 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

An erosional and flooding hazard is located within the subject lands associated with a watercourse. The proposed development concept plan illustrates a developable area outside of the hazard area to accommodate the re-construction of a residence. SVCA has confirmed the acceptance of the proposed development plan subject to permitting requirements.

### Required Zoning By-Law Amendments

An amendment to the Zoning By-law is required to facilitate the proposal.

The amendment will recognize a reduced agricultural lot area of +/- 18.3 ha, rezone the non-farm lot from General Agriculture to the Agricultural Residential Zone which reflects the residential use of the subject lands, and apply a holding provision in areas of high archaeological potential which are unassessed and undisturbed.

No changes are proposed to the EP Zone.

### Public Comments

No Public comments have been received at the time of writing this report.

### Appendices

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

County Official Plan Map (Agricultural Areas and Hazard Land Areas)



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



## List of Supportive Materials

- Stage 1-2 Archaeological Assessment - Parslow Heritage Consultancy - June 2024

## 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.
- This property is located on a non-winter-maintained road. The applicant must contact the Director of Public Works for clarification on road access.

Historic Saugeen Métis:

- No objection or opposition.

Saugeen Ojibway Nation:

- The submitted archaeological assessment has been reviewed, and SON accepts the findings of the report.

Saugeen Valley Conservation Authority:

- The applications are acceptable to SVCA staff. Full comment provided below.

Transportation & Environmental Services:

- No comment.

Ministry of Transportation:

- No land development review required.

Canada Post:

- No Comment.

## Public Comments

- No comments received at the time of writing this report.



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Canada | N0G 1W0 | 519-364-1255  
www.saugeenconservation.ca  
publicinfo@svca.on.ca

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

February 4, 2026

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

ATTENTION: Benito Russo, Planner

Dear Benito Russo,

RE: Consent B-2025-099, B-2025-100, and Zoning By-law Amendment Z-2025-077  
60 Baseline, and unassigned civic address  
Roll No.: 410716000209301, and 410716000209300  
North Part Lot 37 Concession 6, and North Part Lot 37 Concession 6  
Geographic Township of Huron  
Township of Huron-Kinloss

The above-noted applications have 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 these applications are to obtain two consents for lot additions. The first consent proposes to sever approximately 0.36 ha to be added to the adjacent agricultural lands. The second consent proposes to sever approximately 0.38 ha to be added to the adjacent non-farm lot. If approved, through the exchange of lands these consents will facilitate the reconstruction of an existing residence through an exchange of lands.

The purpose of the Zoning By-law Amendment is to permit an agricultural lot area reduction of +/- 285 square metres to the existing undersized agricultural lot, rezone the non-farm lot from the General Agriculture Zone to the Agricultural Residential Zone, and apply a holding in unassessed areas of high archaeological potential. If approved, this will facilitate the related consents for lot additions between the adjacent agricultural and non-farm lots.



## **Recommendation**

The applications are acceptable to SVCA staff.

The applications are consistent with the natural hazard policies of the Provincial Policy Statement (PPS, 2024)

## **Documents Reviewed by Staff**

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

- 1) Request for Agency Comments, dated January 19, 2026;
- 2) Application;
- 3) Site Plan.

## **Pre-submission Consultation**

In August 2023 the landowner contacted the SVCA regarding demolition of the existing dwelling and construction of a new. Upon request, SVCA staff conducted a site inspection, and provided written comments dated November 21, 2023 to the client. SVCA advised at that time a site plan should be provided to SVCA for review as an SVCA permit may be required.

## **Natural Hazard Features and Mapping**

A large area of both the residential parcel and agricultural parcel feature lands within the SVCA Approximate Screening Area. The natural hazard features affecting the property include part of the Pine River and its related floodplain, and valley slope erosion hazards.

Based on the plan submitted with the applications, the existing dwelling and the location of the proposed dwelling appear to be located beyond/outside the natural hazard features and areas.

### **Hazard Mapping**

The natural hazard features appear to be zoned EP in the Township of Huron-Kinloss zoning by-law, which appears to generally 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.

Section 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, section 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 applications, the application is consistent with the natural hazard policies of the PPS, 2024. There appears to be a suitable area for development on both the residential parcel and the agricultural parcel. SVCA staff note that all future development including the proposed dwelling, sewage disposal system, and detached accessory buildings will need to be located beyond/outside the EP zone.

## **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**

Based on the plan submitted with the applications, the location of the proposed dwelling will be within the SVCA Approximate Screening Area, and so a permit from the SVCA will be required prior to site alteration and construction occurring. The owner should continue to be in contact with SVCA staff to continue with the SVCA permit process.

### **Application Requirements**

As noted to the owner in 2023, the following items must be submitted by the owner to SVCA for a SVCA permit application to be complete:

1. An SVCA Application form, with details of the planned project.
2. A final site and grading plan including:
  - a. Property address, date, and name of author and property lot lines.
  - b. Proposed dwelling and septic details, dimensions and distance to lot lines.
  - c. Existing and proposed grades.
  - d. Sediment and erosion control measures (silt fence or suitable alternative) encompassing work area during construction.
3. Floor and elevation plans for the proposed dwelling.

### **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.

February 4, 2026

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Please inform this office of any decision made by the Township of Huron-Kinloss regarding the applications. 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 19, 2026

File Number(s): Z-2025-077

# Public Meeting Notice

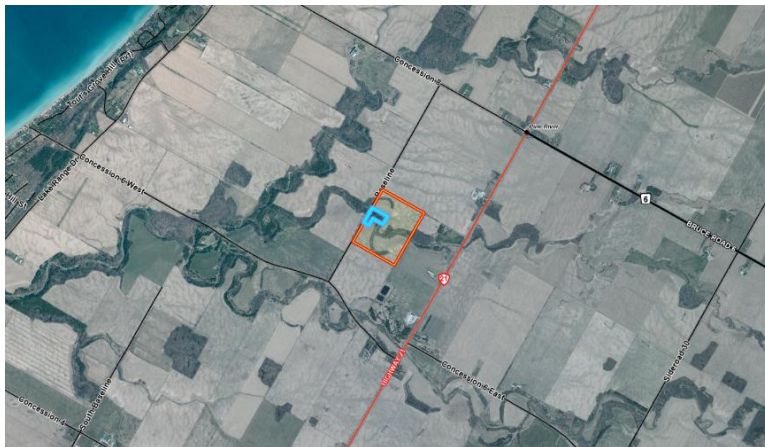
**You're invited:**

**Public Meeting**

**to consider Zoning By-Law Amendment / file # Z-2025-077  
 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 the Zoning By-law Amendment is to permit an agricultural lot area reduction of +/- 285 square metres to the existing undersized agricultural lot, rezone the non-farm lot from the General Agriculture Zone to the Agricultural Residential Zone, and apply a holding in unassessed areas of high archaeological potential. If approved, this will facilitate the related consents for lot additions between the adjacent agricultural and non-farm lots.

The related consent files are B-2025-099 and B-2025-100.



<p>60 BASELINE          CON 6 N PT LOT 37 (Huron Township)          Township of Huron-Kinloss          410716000209301</p>	<p>No civic address here          CON 6 N PT LOT 37 (Huron Township)          Township of Huron-Kinloss          410716000209300</p>
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## 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 9, 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 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 53(19) of the Planning Act outlines rights of appeal for Consent applications.

If a person or public body that files an appeal of a decision of the County of Bruce in respect of the proposed consent does not make written submissions to the County of Bruce before it gives, or refuses to give, a provisional Consent, the Ontario Land Tribunal may dismiss the appeal.

**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/>.

