



Planning Report

To: Township of Huron-Kinloss Council

From: Benito Russo, Intermediate Planner

Date: February 18, 2026

Re: Zoning By-law Amendment Application - Z-2025-074 (Murray)

Recommendation:

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

That Council approve Zoning By-law Amendment Z-2025-074 as attached and the necessary by-law be forwarded to Council for adoption.

Summary:

The proposed site-specific Zoning By-Law Amendment proposes to rezone a +/- 8-hectare area of the subject lands from the General Agriculture zone to the Agricultural Commercial Industrial Special zone to add an Abattoir as a permitted use. If approved, this will facilitate construction of an abattoir.

The proposed amendment will also reflect the updated hazard mapping that was an outcome of a submitted Floodplain Assessment and Safe Access Study. Through this assessment it has been demonstrated that safe access to the proposed abattoir can be achieved.

The applicant has submitted a limited area archaeological assessment in support of the proposal. A holding provision is proposed in unassessed areas of high archaeological potential, and for ministry acceptance of the completed archaeological assessment.

Minimum Distance Separation (MDS) calculations have been provided. It has been demonstrated that the proposed Non-Agricultural Source Material (NASM) covered storage tank can be accommodated on site without relief from any setbacks.

The subject property is located between the Hamlets of Holyrood and Kinlough, on the Northwest corner of Statters Lake Ave and Bruce Road 1. The surrounding land uses include agricultural, and natural areas.

Airphoto



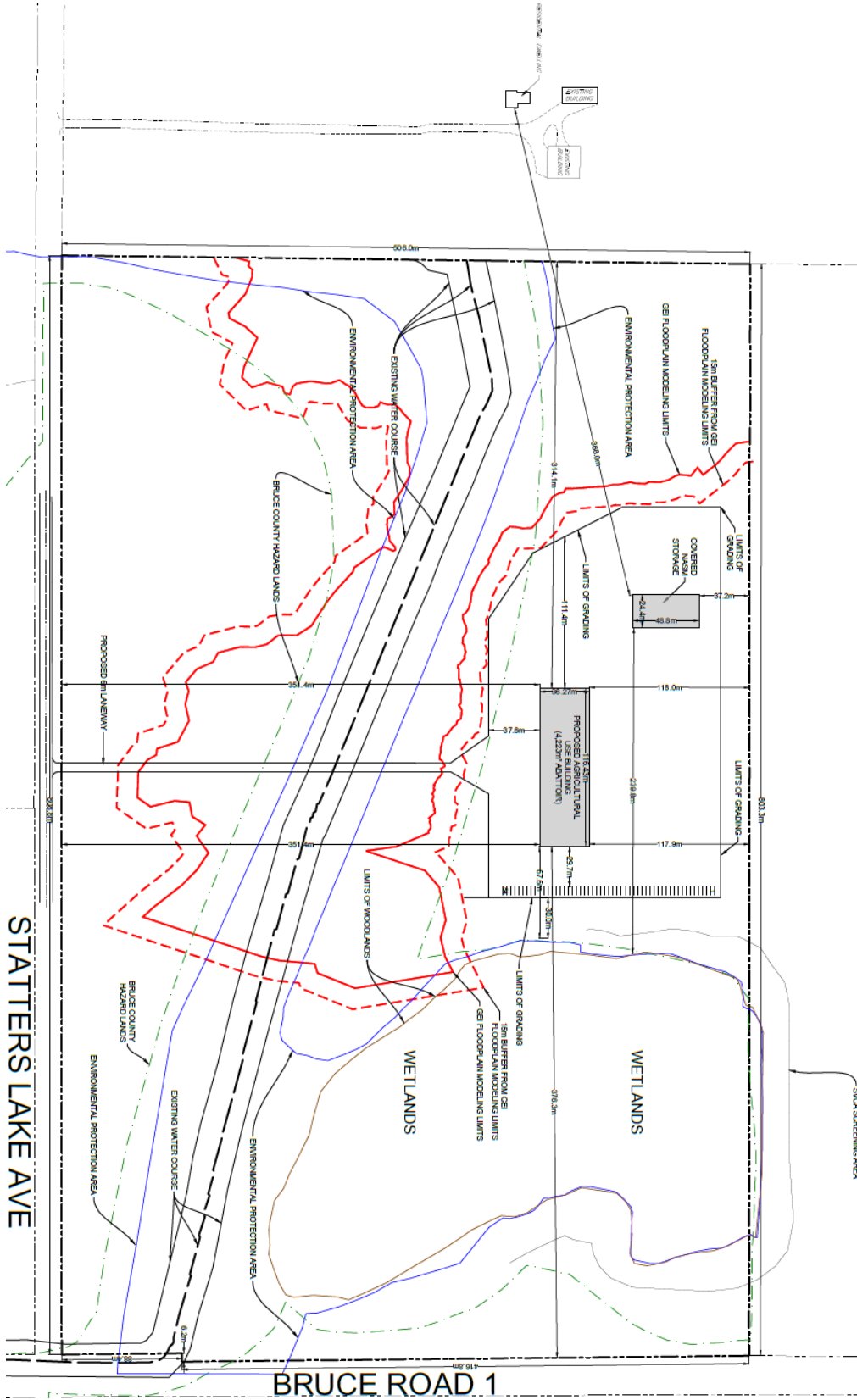
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CON 10 S PT LOTS 9 & 10 (Kinloss Township)

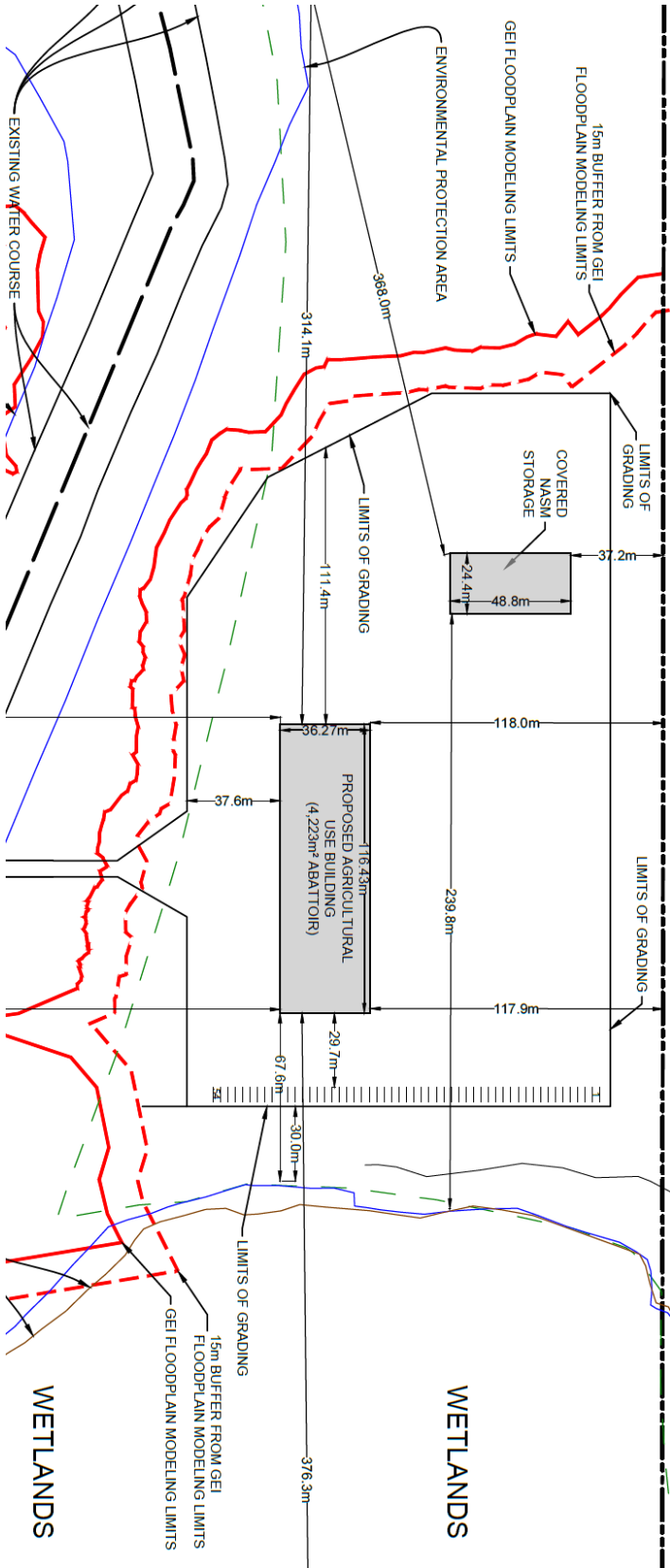
Township of Huron-Kinloss

Roll Number: 410711000303900

Site Plan



Site Plan - Detail



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 Related Uses

The subject lands are designated as Agricultural Areas and Hazard under the Bruce County Official Plan, and Zoned General Agricultural (AG1) and Environmental Protection (EP) under the Huron-Kinloss Zoning By-law.

The County of Bruce Official Plan and Provincial Policy Statement limit uses within prime agricultural areas to agricultural uses, agricultural related uses, and on-farm diversified uses. It is encouraged within agricultural areas to support and enhance the agri-food network which includes, in addition to agricultural operations, services, infrastructure, and commercial and industrial uses which are directly related to local farming operations.

In consideration of permitting an agricultural related use within the agricultural area it must be compatible with and supportive of agricultural operations, in addition the following criteria are considered:

- i) The use does not adversely impact surrounding agricultural operations;
- ii) Any potential impacts to environmental features are minimized;
- iii) It is directly related to local farm operations and related to commercial scale agriculture;
- iv) The use cannot reasonably be located in a settlement area, and must be located in proximity to agricultural operations;
- v) The use shall not generate large volumes of water or effluent; and
- vi) The use shall be suitable buffered from adjacent residential uses.

Bruce County is recognized as a strong agriculturally productive area inclusive of large livestock farming operations. The introduction of an abattoir within the area will complement and add value to agricultural activities in the surrounding area by providing a local facility for livestock processing. This will have the effect of reducing transportation costs and animal stress, while supporting the agri-food network of the area. The facility is appropriately located near the agricultural operations it will serve.

The development concept has been designated to minimize impacts on environmental features by strategically locating buildings and structures away from the environmental protection zone. In accordance with provincial requirements, the proposed use, and all associated grading works, has been setback 30m from the edge of the Provincially Significant Wetland (PSW) located on the same property. In addition, the NASM storage tank has been placed at an even greater distance of +/-240m from the PSW.

The applicant has submitted that they have an approved Non-Agricultural Source Material Plan to deal effectively manage effluent generated by the facility. Large amounts of water have not been identified as required to facilitate the proposed use.

Abattoir operations are appropriately located outside of settlement areas as any potential impacts can be mitigated through buffering by distance separation, and site design.

The proposal complies with the Bruce County Official Plan requirements.

Natural Heritage and Hazards

As previously discussed, the development concept has been designated to minimize impacts on environmental features through site design. In addition to these considerations, the proposed facility location requires crossing of a designated hazard area associated with a watercourse/drainage ditch.

To support the proposal, the applicant has submitted an engineered floodplain and safe access study. This study is required to establish the true extent of the floodplain on the subject lands, ensure the proposed development is located wholly outside of hazard areas, demonstrate that access can be achieved during a 100-year storm event, and determine if, how, and where, an acceptable crossing can be established.

This assessment was completed in evaluation of the subject lands and requirements as described above and determined that the proposal can safely be accommodated. The Maitland Valley Conservation Authority (MVCA) has reviewed the results of the assessment and are satisfied with the conclusions.

While the proposed use is located in the vicinity of a PSW, the proposal has been designed to mitigate impacts to sensitive environmental features through site design and appropriate setbacks. No Environment Impact Statement (EIS) is recommended to assess impacts to natural heritage features at this time

Archaeological Potential

The subject property contains areas of high archaeological potential throughout 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 subject property. 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 and is currently pending final review and acceptance.

As this report has yet to be accepted by the Ministry, a holding provision is recommended in areas of high archeological potential pending acceptance into the Ministry registry for the assessed areas. It is also recommended that a holding provision be applied within unassessed areas of high archaeological potential which may be lifted upon completion of an 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.

Minimum Distance Separation & Facility Compatibility

It is noted that abattoirs are exempt from the application of Minimum Distance Separation (MDS I & MDS II) requirements under Guideline #3 of the Minimum Distance Separation (MDS) Document. Despite this exemption, best practices dictate that MDS setbacks be respected and considered through site design. An MDS Report has been provided, and appropriate setbacks have been incorporated into the site plan.

The Ontario D-6 Guidelines provide a framework for evaluating and mitigating potential land use conflicts between industrial operations and sensitive land uses such as nearby residences. Industrial facilities into three types—Class I, II, and III—based on operational characteristics, potential for off-site impacts, and intensity of activity. Each class has an associated recommended separation distance and influence area to minimize adverse effects from noise, odour, vibration, dust, and other emissions.

While the guidelines do not apply to agricultural operations, it is used to evaluate appropriate distances between industrial uses and sensitive receptors such as nearby residences. Based of the guideline descriptions, the facility could be classified as either a Class I or Class II facility. The potential influence area of a Class II facility is 300m, with a minimum distance of 70m.

All existing, and planned, sensitive receptors outside of the subject lands are located in excess of 500m. The proposed facility complies with MDS and D-6 guideline requirements.

Required Zoning By-Law Amendments

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

The amendment will permit a +/- 8-hectare area to be rezoned to the Agricultural Commercial Industrial Zone with a special provision to permit an Abattoir, and application of a holding provision in areas of high archaeological potential.

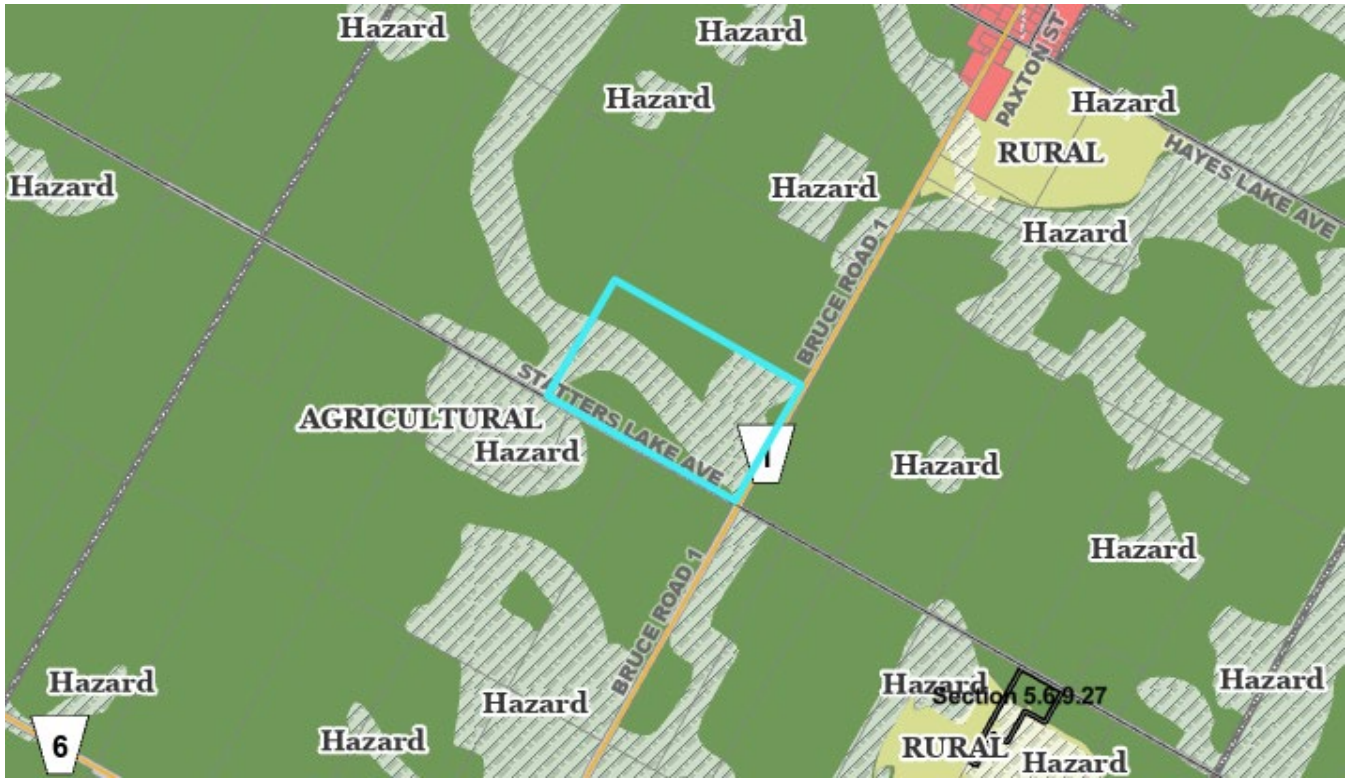
The EP - Environmental Protection zone is also proposed to be amended in accordance with the completed floodplain assessment and safe access study.

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 Supporting Materials

- Stage 1 -2 Archaeological Assessment - TMHC - December 2025
- Floodplain Assessment and Safe Access Assessment - GEI Consultants - October 2025
- Minimum Distance Separation II Calculations - Crop Quest - November 2025
- Planning Justification Report - Cobide Engineering - November 2025

Agency Comments

The Corporation of the Township of Huron-Kinloss:

- If the existing entrance needs to be widened significantly an entrance permit will be required. For more information, please see the [Huron-Kinloss Entrance Ways Policy](#). To apply for a new entrance way, complete the [Entrance Ways Permit Form](#).
- Site Plan Control will be required. During this process, a Functional Servicing Report (FSR) and Storm Water Management Plan will be required.

Historic Saugeen Métis:

- No objection or opposition.

Maitland Valley Conservation Authority:

- The proposed abattoir is located outside of hazard lands, and safe access during a flood event has been demonstrated. As such the application is in general conformance with Chapter 5 (5.1 & 5.2), Natural Hazard Policies of the Provincial Planning Statement, 2024; and as such MVCA has no objections.
- The installation of the twin culverts will require a MVCA permit under Ontario Regulation 41/24. As part of this permit application, we will need to confirm the final culvert dimension via site plan.
- Full comments are attached below.

Saugeen Ojibway Nation:

- The submitted archaeological assessment has been reviewed. An Archaeological holding provision must be left on the unassessed lands.

Transportation & Environmental Services:

- No comment.

Public Comments

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



MEMORANDUM

TO: Bruce County Planning Department
FROM: Emmett Bridges, Environmental Planner - Regulation Officer, MVCA
DATE: January 27th, 2026
SUBJECT: Application For: Zoning By-Law Amendment: Z-2025-074
Part Lot 9 & 10, Con 10 South, Kinloss Ward, Municipality of Huron - Kinloss, County of Bruce; Unassigned Civic Address, Statter's Lake Avenue

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 Z-2025-074 is to rezone an approximately 8 hectare area of the subject land from General Agricultural zone to Agricultural Commercial Industrial Special zone to add an abattoir as a permitted use. The proposed amendment would reflect the updated hazard mapping that was an outcome of the floodplain and safe access studies. A holding provision is proposed in the unassessed area of high archaeological potential.

Natural Hazards:

This property features an open municipal drain (watercourse) called the Ackert Drain crossing the property from the west to the east, as well as the associated floodplain. A wetland abuts the southern property boundary, near the southwest corner.

MVCA Regulated Lands:

Floodplains, plus 15 meters from the boundary of the floodplain, and 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.

Background & Recommendation:

The proposed abattoir is located outside of hazard lands, but the laneway does cross both the watercourse and associated floodplain. Both a floodplain study and safe access study were conducted for the proposal. The floodplain study showed that the installation of a twin 1.8m concrete culvert would pass sufficient flow during a 100-year storm event. The safe access study showed that the laneway with a surface elevation 0.6m higher than the top of the culvert will provide safe access to the abattoir during flood conditions.

The proposed abattoir is located outside of hazard lands, and safe access during a flood event has been demonstrated. As such the application is in general conformance with Chapter 5 (5.1 & 5.2), Natural Hazard Policies of the Provincial Planning Statement, 2024; and as such MVCA has no objections. The installation of the twin culverts will require a MVCA permit under Ontario Regulation 41/24. As part of this permit application, we will need to confirm the final culvert dimension via site plan.

Thank you for the opportunity to comment at this time. 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



January 16, 2026

File Number: Z-2025-074

Public Meeting Notice

You're invited:

Public Meeting

**to consider Zoning By-Law Amendment / file # Z-2025-074
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 proposed site-specific Zoning By-Law Amendment proposes to rezone a +/- 8-hectare area of the subject lands from the General Agriculture zone to the Agricultural Commercial Industrial Special zone to add an abattoir. as a permitted use. If approved, this will facilitate construction of an abattoir. The proposed amendment will reflect the updated Hazard mapping that was an outcome of the Floodplain Assessment and Safe Access Study. A holding provision is proposed in unassessed areas of high archaeological potential, and for ministry acceptance of the completed archaeological assessment.



No civic address here

CON 10 S PT LOTS 9 &
10 (Kinloss Township)

Township of Huron-
Kinloss

Roll Number:
410711000303900

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, 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 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(Overview)

