



## Planning Report

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

**From:** Benito Russo, Intermediate Planner

**Date:** February 18, 2026

**Re:** Local Official Plan Amendment & Zoning By-law Amendment Applications L-2026-001 & Z-2026-005 (Ripley Industrial Park)

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### Recommendation:

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

That Council adopt Local Official Plan Amendment L-2026-001 submitted by the Corporation of the Township of Huron-Kinloss and the necessary by-law be forwarded to the County for approval.

That Council approve Zoning By-law Amendment Z-2026-005, as attached, and the necessary by-law be forwarded to Council for adoption.

### Summary:

The purpose of these applications is for a site-specific amendment to the Huron-Kinloss Official Plan and Zoning By-law. The Official Plan Amendment will designate a +/- 1.0 ha portion of the property from Industrial to Highway Commercial with an exception to permit the establishment of a medical clinic.

The Zoning By-law Amendment is proposed to facilitate the development of the medical clinic, expand the range of uses permitted within the industrial park, and effectively utilize the industrial park lands.

For the entirety of the subject lands, it is proposed:

- i) A maximum lot coverage of 75%, where 30% is generally permitted.
- ii) A front yard setback of 6 metres, where 15 metres is generally permitted.
- iii) Permit off street parking in any required yard provided, where no parking is generally permitted.
  - i) This shall be subject to ensuring there is a 1m setback to property line(s), and this shall not supersede the requirements of any required Planting Areas (4.24) or Landscaping (5.3.5).
- iv) That Section (4.25) Setbacks- Provincial and County Roads and Railways shall not apply. A holding provision is proposed within the required setbacks of Section 4.25 which may be lifted upon submission of a Site Plan and Engineered Lot Grading and

Drainage Plan which demonstrates positive drainage from any proposed buildings with no impacts to the County storm water management system and no impacts to snow plowing operations.

Within the Highway Commercial Special Zone, it is proposed:

- i) The use of an Automobile Washing Establishment and Hotel or Motel will be prohibited.
- ii) In addition to the general permitted uses of Highway Commercial Zone to permit:
  - Medical Clinic
  - Personal Service Shop
  - Commercial School
  - Convenience Store
  - Dry Cleaning Establishment
  - Government Administration Building.
- iii) An interior Side Yard Setback of 3 metres, where 4.5 metres is required.

Within the Light Industrial Special Zone, it is proposed to permit:

- i) A Rear Yard Setback of 7.5 metres, where 10 metres is required.
- ii) Permit Outdoor Storage, where no outdoor storage is permitted.
  - Which shall be in accordance with the Outdoor Storage Regulations (Section 4.22). In addition, any outdoor storage shall be screened from view from the street and any adjacent non-industrial zoned properties.

The subject properties have civic addresses of 3365 BRUCE ROAD 6, 86 WILLIAM STREET, 76 PARK STREET, 45 ANGUS STREET, and other unaddressed lands. They are located on the eastern side of Ripley, encompassing all lands adjacent to Angus St, and are south of Bruce Road 6. The adjacent land uses include residential, light industrial, natural environment, agricultural, and water treatment.

## Airphoto



86 WILLIAM ST S  
PLAN 183 LOT 212 TO 214;QUEEN S/S  
(Ripley Village)  
Township of Huron-Kinloss  
Roll Number: 410716001106700

3365 BRUCE RD 6  
CON 7 PT LOT 14 PLAN 264 LOT;278  
TO 282 (Huron Township)  
Township of Huron-Kinloss  
Roll Number: 410716000211200

45 ANGUS ST  
HURON CON 7 PT LOT 14 RP;3R10768  
PARTS 1 AND 2 (Huron Township)  
Township of Huron-Kinloss  
Roll Number: 410716000211115

No civic address here  
HURON CON 7 PT LOT 14 RP;3R10651  
PARTS 13 AND 14 (Huron Township)  
Township of Huron-Kinloss  
Roll Number: 410716000211102

76 PARK ST  
HURON CON 7 PT LOT 14 PLAN;264 PT  
LOTS 285 TO 288 RP;3R4476 PARTS 1  
2 RP 3R5774;PART 3 RP 3R10651  
PARTS 8 10;15 19 PT PARTS 11 12  
(Huron Township)  
Township of Huron-Kinloss  
Roll Number: 410716000211100



## 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.

### Local Official Plan Amendment

The subject property is designated as Industrial in the Huron-Kinloss Official Plan. The proposed amendment and special exception would designate a +/-1.0 ha area of land as Highway Commercial and permit a medical clinic.

The Highway Commercial designation provides for uses which service the travelling public, and for uses which due to their operational requirements or business size are space expansive. As per the Official Plan, a space expansive size for retail uses is considered greater than 185.8 square metres. While the proposed medical clinic is not a retail use, it is proposed to have a building size of +/-558 square metres, which exceeds the directed minimum building size for a fully contained use within the Highway Commercial designation.

The proposed medical centre meets the intent and objectives of the Huron-Kinloss Official Plan.

### Land Use Compatibility

The Ontario D-6 Series Guidelines provide recommended separation distances between industrial and sensitive land uses. The intent of these guidelines and provisions is to provide separation between land uses that may have compatibility concerns. In general, minimum separation distances are 20 meters for less impactful, Class I uses, and 70 meters where greater impacts can be anticipated, Class II - Class III.

The proposed medical clinic is identified as a sensitive land use and consideration should be given to ensure appropriate separation exists between surrounding land uses.

Based on the existing zoning in the vicinity of the subject property and the existing/planned developments, it is and will be comprised of Class I uses. The required minimum separation distance is provided between the proposed medical clinic and neighboring existing, and planned, industrial uses. The introduction of the medical clinic would not result in a land use conflict with existing surrounding uses.

The redesignation from Industrial to Commercial strengthens land use compatibility by reducing potential conflicts between the adjacent residential neighbourhood and what is presently industrial lands. Introducing a commercial designation creates a more appropriate transition between planned industrial activities and established residential uses.

### County Road Setbacks

The County of Bruce Transportation & Environmental Services Department requires that all buildings and structures be located 33 metres setback from the centreline of a county road.

The purpose of this is to ensure snowplow operations are not impeded by buildings and structures, and vice versa.

As the subject lands fall within the required setback, it has been requested that to effectively utilize the industrial park lands that the setback be reduced.

The County Transportation & Environmental Services Department has commented on the requested reduction. The setback may be reduced in accordance with a supportive Site Plan and Engineered Lot Grading and Drainage Plan which demonstrates positive drainage from any proposed buildings with no impacts to the County storm water management system and no impacts to snow plowing operations.

To facilitate this a (-H) holding provision is proposed which will take the place of the required County Road setback, the holding provisions may be lifted, in whole or in part, once supportive requested materials have been provided.

### Interior Side Yard Setback

The proposed interior yard setback reduction of 3 metres, where 4 metres is required, has been requested to facilitate greater buildable area for the medical clinic. In part, the requested reduction is to ensure that the building plans for the medical clinic will be accommodated on the subject lands without being reliant on the requested reduction from the county road setback.

In review of the Zoning by-law, the requested reduction is acceptable as other similar uses to the medical clinic, such as a hospital, are permitted a lesser setback of 1.5 metres from the interior side yard. The 3-metre side yard setback remains sufficient to accommodate any required access and servicing.

### Lot Coverage

The proposed maximum lot coverage increase from 30% to 75% will result in less surface water infiltration and greater stormwater flows. This been evaluated by the Township's engineering consultant, finding that the increase can be accommodated.

The township has developed a stormwater management plan for the overall industrial park which includes a stormwater management pond to accommodate most surface flows. All uses within the Ripley Industrial Park are subject to site plan control which would require individual grading and drainage plans.

### Front Yard Setback & Parking

The current zoning provisions require a 15-metre front yard setback and prohibit all parking within this area. To increase the efficiency of land use within the industrial park these setbacks have been reduced to a 6-metre setback with parking permitted within a minimum distance of 1 metre from the lot line.

To facilitate this reduction, any planned parking spaces will continue to follow the Zoning By-law requirements for adjacent planting areas and landscaping. This will result in increased efficiency of land use and ensure that visual buffering requirements can be achieved.

### Rear Yard Setback

The proposed rear yard setback reduction of 7.5 metres where 10 metres is required, was requested to effectively use land within the industrial park. In review of the Zoning By-law, the General Industrial (M2) zone, despite the permitted industrial uses being more disruptive, provides for an as of right permitted setback of 7.5 metres, this is 2.5 metres less than the light industrial zone. As such, the light industrial zone, with less disruptive uses, can accommodate the requested rear yard setback reduction of 7.5 metres.

### Outdoor Storage

Within the Huron-Kinloss Zoning By-law, outdoor storage is limited to being generally permitted within the agriculture and general industrial zones. It is proposed that the Light Industrial Special zone be permitted to have outdoor storage, this will increase the availability of lands to accommodate outdoor storage uses, and increase the development interest, within the industrial park.

The industrial park lands presently occupy an area where most adjacent lands will not be developed with uses having high occupancy such as agricultural lands, and water treatment facilities. However, the subject lands' are in proximity to high traffic areas, and several existing residential uses. As such, in addition to the general outdoor storage provisions, the use will further be managed through a special provision requiring visual screening from street view and any adjacent non-industrial zoned properties.

### Natural Heritage & Hazards

There are no lands designated or zoned environmental protection on the subject lands.

A portion of the subject lands is located within the Wellhead Protection Area Boundary for Huron-Kinloss. This area is limited to the lands being redesignated as Commercial Exception.

The Drinking Water Source Protection Office has commented indicating that the storage of dense non-aqueous phase liquids is prohibited or requires a risk management plan.

The proposed uses are not anticipated to store large quantities of chemicals which would require a risk management plan.

### Archaeological Resources

Large 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.

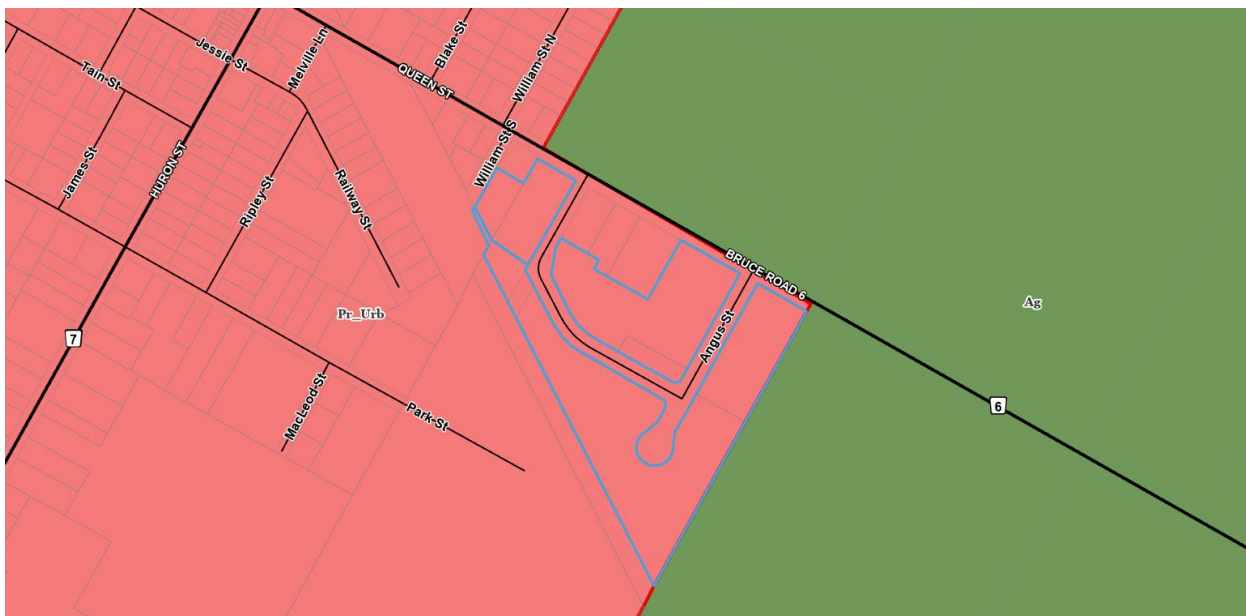
As part of the creation of the Ripley Industrial Park, a stage 1,2,3, & 4, archaeological assessment was completed. This study was completed to the satisfaction of the Saugeen Ojibway Nation Environment Office (SON) and entered into the Ontario Public Register of Archaeological Reports.

The assessment located two (2) point source sites of interest which were fully excavated from the subject lands. No other materials were identified throughout the area, and these sites were determined to be single source deposits. No further archaeological works are recommended at this time.

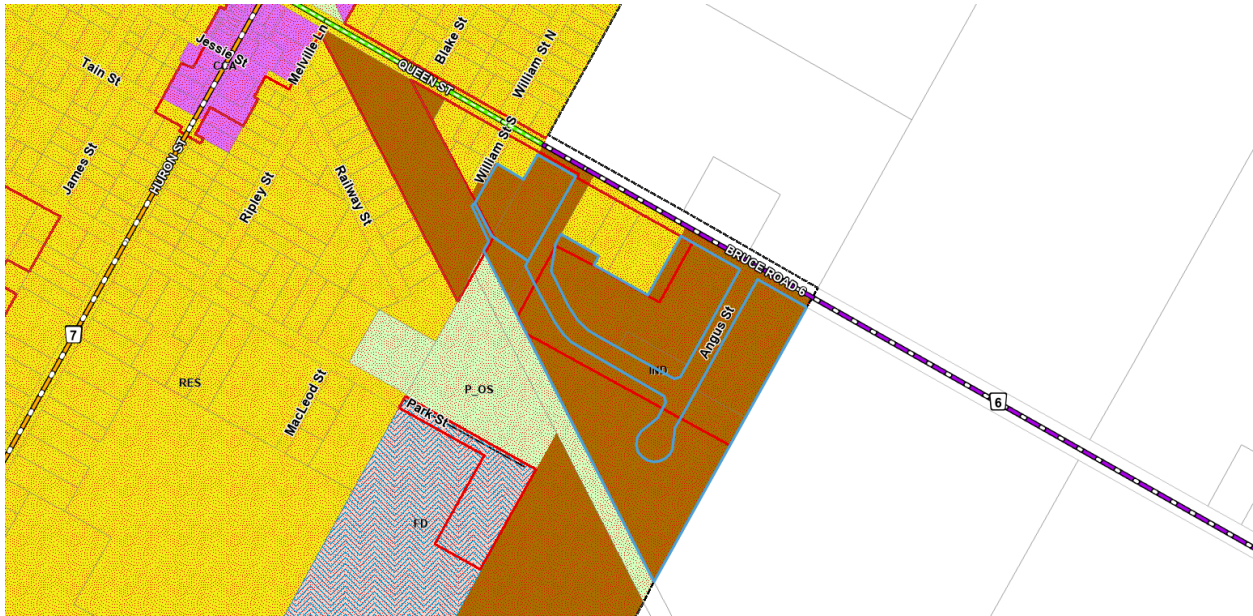
## Appendices

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

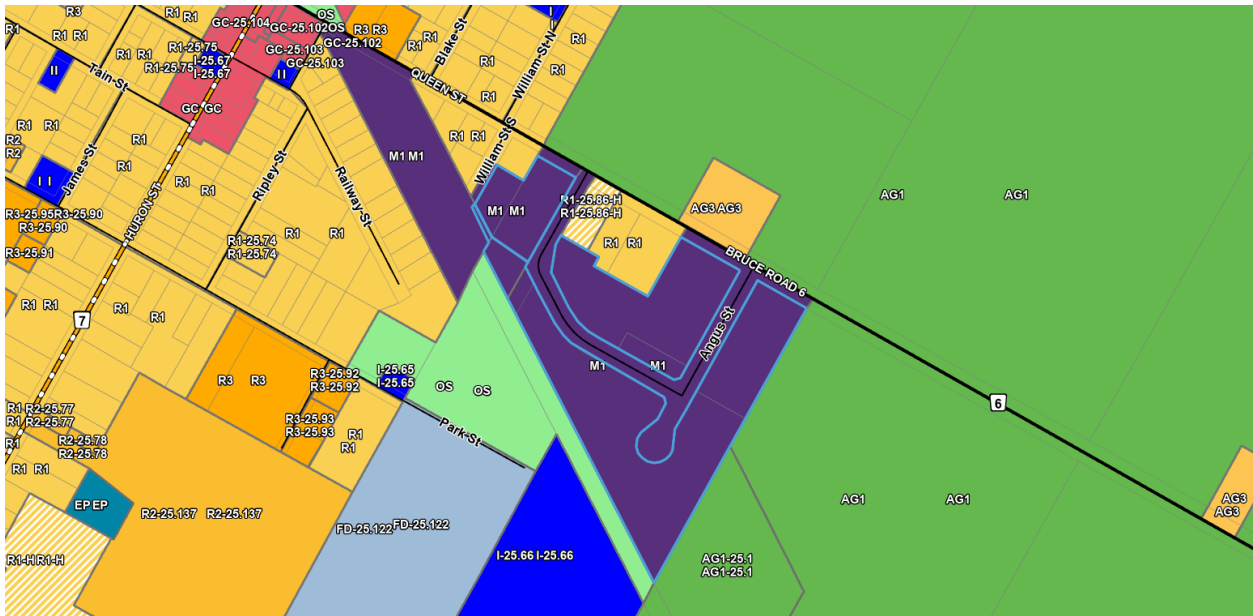
## County Official Plan Map (Designated Primary Urban Areas)



### Local Official Plan Map (Designated Industrial)



### Local Zoning Map (Zoned Light Industrial 'M1')



## Agency Comments

The Corporation of the Township of Huron-Kinloss:

- No Comments.

Historic Saugeen Métis:

- No objection or opposition.

Maitland Valley Conservation Authority:

- The application is in general conformance with Section 3.1, Natural Hazard Policies of the PPS, 2020; and as such MVCA has no objections.
- Wetlands, plus 15 meters from the boundary of the wetland, and floodplains, plus 15 meters from the boundary of the floodplain, 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.
- Full comments attached.

Saugeen Ojibway Nation Environment Office:

- The Saugeen Ojibway Nation has previously reviewed and accepted the findings of the previously completed archaeological assessment.

Saugeen Valley Conservation Authority:

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

Source Water Risk Management Office:

- No concerns with this proposal. As the subject property is located in the wellhead protection area (WHPA) it is designated as 'restricted land use' per section 59 of the Clean Water Act. As such, a S.59 Notice is issued in regard to the Application.
- Based on a review of the information submitted, it has been determined that at this point in the development process that there are no apparent land use activities associated with the Application that are subject to Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the Clean Water Act.

Transportation & Environmental Services:

- In order to reduce the Bruce County Road Setback without creating an urban cross section (curb, gutter, sidewalk and storm sewer) along this section of Bruce Road 6, Bruce County Transportation & Environmental Services will require the following:
  - Preliminary Lot Grading and Drainage Plan

- Building location showing the proposed setback reduction along Bruce Road 6 including property lines and existing infrastructure.
- Building elevations and grades demonstrating positive drainage from the proposed building and ensuring no impacts to the existing county ditch.
- Snow storage area(s) to ensure no impacts to Bruce County's winter operations. le: Ensure the proposed setback reduction provides sufficient space for snow plowing operations.
- With the increase in lot coverage, it will require additional storm water management which will be controlled by additional on-site storm water management. TES does not have any concerns as Huron Kinloss said this proposal would not increase any storm water into the County's ROW

### **Public Comments**

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

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

February 10, 2026

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

ATTENTION: Benito Russo, Planner

Dear Benito Russo,

RE: Local Official Plan Amendment L-2026-01 and Zoning By-law Amendment Z-2026-005  
86 William St.; 76 Park St.; 45 Angus St.; 3365 Bruce Rd. 6; and unassigned civic address  
Roll No.: 410716001106700; 410716000211100; 410716000211115;  
410716000211200; and 410716000211102  
Geographic Township of Huron; and Geographic Village of Ripley  
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 (PPS, 2024), CA Act, O. Regulation 41/24, and associated provincial guidelines.

The purpose of the applications are a property specific amendment to the Huron-Kinloss Official Plan to designate a +/- 1.0 ha portion of the property from Industrial to Highway Commercial with an exception to permit a medical clinic. If approved, this will facilitate a related zoning by-law amendment to expand the permitted uses of the property and establish a medical clinic.

### **Recommendation**

The applications are acceptable to the SVCA.

### **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 dated January 8, 2026.

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

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

Part of Ripley Relief Drain, an open channel municipal drain appears to be located on lands adjacent to the southwest property boundary of the 3365 Bruce Road 6 property. There are no other natural hazard features or areas identified on the properties. There is SVCA Approximate Screening Area surrounding the municipal drain that affects the subject property.

#### **Hazard Mapping**

The properties are not mapped hazard lands and are not designated EP-Environmental Protection in the Huron-Kinloss OP, or zoned EP-Environmental Protection in the Huron-Kinloss Zoning By-law.

### **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.

It is the opinion of SVCA staff that the applications are consistent with the natural hazard policies of 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.

As mentioned above, a small area along the southwestern boundary of the 3365 Bruce Road 6 property is located within the SVCA Approximate Screening Area. This is appropriate to identify the municipal drain feature that is located on lands adjacent to the property.

To determine the SVCA Approximate Screening 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.

The other properties are not located within the SVCA Approximate Screening Area.

### **SVCA Permit**

Should future development on the 3365 Bruce Road 6 property extend into the SVCA Approximate Screening Area, including, but not limited to stormwater management facility outlet, then review and permit from the SVCA may be required.

### **Drinking Water Source Protection**

The northern portion of the 3365 Bruce Road 6 property appears to SVCA staff to be located within a wellhead protection area, 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 (RMO) may be required as specified under the *Clean Water Act, 2006* to allow the project to proceed. Please contact the RMO directly for more information on the Source Protection Plan policies that may affect the proposal.

### **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 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 16, 2026

File Numbers: L-2026-001 and Z-2026-005

## Public Meeting Notice

**You're invited:**

**Public Meeting**

**to consider Local Official Plan Amendment and Zoning By-Law Amendment / files # L-2026-001 and Z-2026-005**

**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 Local Official Plan Amendment application is a property specific amendment to the Huron-Kinloss Official Plan to designate a +/- 1.0 ha portion of the property from Industrial to Highway Commercial with an exception to permit a medical clinic. If approved, this will facilitate a related zoning by-law amendment to expand the permitted uses of the property and establish a medical clinic.

The purpose of the Zoning By-law Amendment application is to expand the permitted uses of the entire subject lands, and provide relief from the Zoning By-law requirements for both building setbacks and lot coverage. The follow is proposed:

- I. Rezone a +/- 1.0 ha area from Light Industrial to Highway Commercial Special, which will not permit the use of an Automobile Washing Establishment and Hotel or Motel. Additional permitted uses will include a Medical Clinic, Personal Service Shop, Commercial School, Convenience Store, Dry Cleaning Establishment, and Government Administration Building.
- II. Within the Highway Commercial Special Zone:
  - An Interior Side Yard Setback of 3m, where 4.5m is required.
- III. Rezone the remaining lands from Light Industrial to Light Industrial Special to permit:
  - A Rear Yard Setback of 7.5m where 10m is required.
  - Permit Outdoor Storage.
- IV. For the entire subject property:
  - A maximum coverage of 75%.
  - A Front Yard Setback of 6m where 15m is required.
  - Permit off street parking in any required yard provided there is a 1m setback to property line(s), this shall not supersede the requirements of any required Planting Areas (4.24) or Landscaping (5.3.5).

- that Section (4.25) Setbacks- Provincial and County Roads and Railways shall not apply. A holding provision is proposed within the required setbacks of Section 4.25 which may be lifted upon submission of an Engineered Lot Grading and Drainage Plan.

	<p>76 PARK ST          HURON CON 7 PT LOT          14 PLAN;264 PT LOTS          285 TO 288 RP;3R4476          PARTS 1 2 RP          3R5774;PART 3 RP          3R10651 PARTS 8 10;15          19 PT PARTS 11 12          (Huron Township)          Township of Huron-          Kinloss          Roll Number:          410716000211100</p>
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<p>86 WILLIAM ST S          PLAN 183 LOT 212 TO 214;QUEEN S/S          (Ripley Village)</p>	<p>3365 BRUCE RD 6          CON 7 PT LOT 14 PLAN 264 LOT;278          TO 282 (Huron Township)</p>
<p>Township of Huron-Kinloss</p>	<p>Township of Huron-Kinloss</p>
<p>Roll Number: 410716001106700</p>	<p>Roll Number: 410716000211200</p>

<p>45 ANGUS ST          HURON CON 7 PT LOT 14 RP;3R10768          PARTS 1 AND 2 (Huron Township)</p>	<p>No civic address here          HURON CON 7 PT LOT 14 RP;3R10651          PARTS 13 AND 14 (Huron Township)</p>
<p>Township of Huron-Kinloss</p>	<p>Township of Huron-Kinloss</p>
<p>Roll Number: 410716000211115</p>	<p>Roll Number: 410716000211102</p>

## 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 15, 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 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 Township of Huron-Kinloss 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 Township of Huron-Kinloss 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 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/>.

