

Risk Management Office

Ausable Bayfield Conservation Authority, RMO
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Restricted Land Use Notice

Date: February 4, 2026

Issued under the Clean Water Act, Section 59 (2) (a), via email to the applicant, Benito Russo, Planner for Bruce County

No Prohibition or Risk Management Plan related to existing activities and land use: application may proceed.

Notice number: 579	Property ID: 7076
Description of Application and supporting Documents: The following documents were received by RMO Donna Clarkson via email from N. Molaei, Applications Technician, County of Bruce on January 16, 2026: <ul style="list-style-type: none"> - Public Meeting Notice for Local Official Plan Amendment and Zoning By-law Amendment files #L-2026-001 and Z-2026-005 - Request for Agency Comments Re. Local Official Plan Amendment and Zoning By-law Amendment files #L-2026-001 and Z-2026-005 - Planning Act Application Local Official Plan Amendment and Zoning By-law Amendment files #L-2026-001 and Z-2026-005 Registered Plan 3R-10651 L1Z5 Ripley Industrial Park Local Official Plan Amendment and Zoning By-law Amendment files #L-2026-001 and Z-2026-005 	

Applicant name and email: Municipality of Huron-Kinloss c/o Jodi MacArthur			
Property Owner:	Municipality of Huron-Kinloss		
Mailing Address:	21 Queen Street, Ripley, ON, N0G 2R0		
Phone, email	519-395-3735, jmacarthur@huronkinloss.com		
Property Location			
911 Address:	76 Park Street, Ripley ON	ARN (Roll) #:	410716000211100
	86 William Street, Ripley ON	ARN (Roll) #:	410716001106700
	3365 Bruce Rd 86, Ripley ON	ARN (Roll) #:	410716000211200
	45 Angus Street, Ripley ON	ARN (Roll) #:	410716000211115
	HURON CON 7 PT LOT 14; RP;3R10651 PARTS 13 AND 14	ARN (Roll) #:	410716000211102
Municipality	Huron-Kinloss		
Drinking water system	Ripley	WHPA: B & C	Vulnerability Score: 6 & 4

This Notice was prepared in response to the Application submitted for the development-related proposal on the property identified above. This property is designated for Restricted Land Use under Section 59 of the *Clean Water Act, 2006 (Act)* in relation to the Ripley Municipal Drinking Water System. As required under the *Act*, the Application was reviewed in consideration of the Saugeen Valley Source Protection Plan which came into effect April 1, 2015, and contains policies to protect municipal drinking water sources.

The following is proposed under the application:

LOPA: The purpose of this 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.

ZBA: 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. It is proposed to:

- 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

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*.

Rationale:

The properties are located in zone B and C of the wellhead protection area (WHPA-B & WHPA-C) with vulnerability scores of 6 and 4. The applicable SPP policies relate to the handling or storage of dense non-aqueous phase liquids (DNAPLs).

For information: DNAPLs are chemicals that are denser than water and do not dissolve readily in water. If spilled, they tend to sink into the ground and can contaminate our groundwater resources. These chemicals are toxic to humans and/or the environment, even at low levels. Applicable DNAPLs are listed in the MOECC Table of Drinking Water Threats, accessible via <http://swpip.ca/>

Limitations and Provisos:

- As per policies in the Source Protection Plan, future storage of DNAPL chemicals which pose a significant drinking water threat may be prohibited or require a risk management plan at this property.
- The Applicant is advised that this Notice relates strictly to the proposals as described above
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official
- This Notice is not valid for any subsequent approvals which the proposals may require under the Planning Act, or for any other building permits that may be required under the Building Code Act. Prior to applying for any subsequent municipal approvals under the Planning Act, or for building permits under the Building Code Act, a new application for a Restricted Land Use Notice must be submitted for review by the Risk Management Official
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the Clean Water Act, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

If you require further information, please contact the undersigned.

Ellen Westelaken
Risk Management Official, Ausable Bayfield Conservation Authority