



Township of Huron-Kinloss Planning Report

To: Township of Huron-Kinloss Council

From: Coreena Smith, Senior Development Planner

Date: September 14, 2020

Re: Zoning By-law Amendment - Z-2020-023 (Dyer)

Recommendation:

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

That a decision on Zoning By-law Amendment Z-2020-023 be deferred until a later date to allow staff from Bruce County, the Township of Huron-Kinloss, Saugeen Valley Conservation Authority and other review agencies, as may be required, the opportunity to receive, review and comment on an anticipated report from Dietrich Engineering Limited outlining recommended upgrades to the Black Creek Municipal Drain and how those upgrades will impact the subject Zoning By-law Amendment application.

Summary:

The application proposes a site-specific zoning provision to permit a second dwelling for farm help in the General Agriculture (AG1) zone at 380 Guest Avenue, in the Township of Huron-Kinloss. The second dwelling would be located in the established building cluster, which is accessed from Guest Avenue, via a crossing of the Black Creek Municipal Drain.

A public meeting for the subject application was originally scheduled for April 15, 2020 but was rescheduled at the applicant's request.

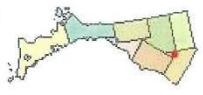
Prior to the public meeting, comments were received from Saugeen Valley Conservation Authority (SVCA) staff recommending deferral of a decision on the subject application until SVCA staff's concerns regarding safe access could be satisfactorily addressed. SVCA staff could not advise if safe access to the proposed residential development was possible during a major flood event using the existing laneway and crossing of the Black Creek Municipal Drain. SVCA requested a floodplain analysis to ascertain if safe access could be achieved. These comments remain applicable, but the applicant requested the public meeting be rescheduled to today's date.

Deferral of a decision on the application is recommended to allow additional time to receive, review and comment on an anticipated report from Dietrich Engineering Limited on the Black Creek Municipal Drain and to determine implications to the subject Zoning By-law Amendment application and the provision of safe access.

Site Plan



County of Bruce
BRUCE COUNTY



Legend

- Ferry
- Provincial Highway
- County Road
- Municipal or Other Road
- OBM Building Location
- OBM Building Footprint
- Building Footprint
- Road Allowance/Right-of-way
- Private Road Allowance
- Right-of-Way
- Road Allowance or Condo Road
- Unopened Road Allowance
- Body of Water
- Watercourse
- Permanent Stream
- Intermittent Stream
- Road Centrelines
- Provincial Park
- National Park Land Tenure
- Parks Canada Owned or Managed
- Park Unopened Road Allowance or Right-of-Way
- Private Land
- Indian Reserve Lands
- Canadian Coast Guard
- Fathom Five
- County Forest Boundary
- County Forest
- Wooded Area
- Conservation Authority Property
- Parkland
- Golf Course
- Body of Water (small ponds)

1: 1,629

0 0.04 0.1 Kilometers

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

NAD_1983_UTM_Zone_17N
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

RECEIVED
FEB 05 2020
BRUCE COUNTY
PLANNING

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.

Natural Hazards

The subject lands are designated Agriculture Areas and Hazard Land Area in the Bruce County Official Plan.

Saugeen Valley Conservation Authority (SVCA) staff have advised that the southern portion of the property designated Hazard Land Area in the County Official Plan and those zoned Environmental Protection (EP) in the Township of Huron-Kinloss Zoning By-law generally coincide with the Hazardous Lands mapping as originally plotted by SVCA staff. It is the opinion of the SVCA staff that these Hazardous Lands represent the flood hazard of the Black Creek Municipal Drain. This flood hazard traverses the driveway to the existing farm buildings and the proposed second dwelling.

Safe access for vehicular and pedestrian movement during times of natural hazards is a requirement based on Provincial, County and SVCA policies for new residential development. The County Official Plan specifically states that "it is the policy of this Plan to prohibit any form of development including new residential, commercial, or industrial uses in the Hazard Land Area that would detract from the natural environment or be situated where environmental constraints exist". It is the opinion of SVCA staff that the floodplain of the Black Creek Municipal Drain is an environmental constraint, and safe access to the proposed residential building has not been demonstrated.

To address safe access, a floodplain analysis was requested by SVCA staff in April 2020 that would support the application for construction of the second dwelling. The applicant had further conversations with SVCA staff in this regard, but no study or engineering letter was produced.

More recently, County and SVCA staff were advised that a report from Dietrich Engineering Limited was being prepared for the Township of Huron-Kinloss for the Black Creek Municipal Drain, which is anticipated to recommend upgrades to the system including the culvert on the applicant's farm. The full scale of the report, its recommendations and potential impacts to the subject Zoning By-law Amendment application are not known. The report is anticipated this month. Additional time is required to receive, review and comment on Dietrich Engineering Limited report and to confirm if there is sufficient information to demonstrate if safe access is or can be provided to the proposed second dwelling at 380 Guest Avenue. It should be noted that the report may show that safe access during a flood hazard is not possible.

However, should safe access be demonstrated and confirmed by the SVCA, Bruce County planning staff would be able to recommend approval of the Zoning By-law Amendment application based on the following:

Secondary Farm Residences

The Bruce County Official Plan policies state that a secondary farm residence, may be permitted together with a primary farm residence on a farm lot, for an employee who is required to provide full-time labour for the farm owner and is employed full time by the farm owner. The secondary farm residence:

- i) Must be located within the existing farm building cluster and in very close proximity to the existing primary farm residence; and,
- ii) Shall not be considered for future severance from the farming operation.

The secondary farm residence shall be regulated through the Zoning By-law and may include a semi-detached dwelling or duplex dwelling. In this case, a single detached dwelling is proposed.

The Huron-Kinloss Zoning By-law zones the property as General Agriculture (AG1) and Environmental Protection (EP). Secondary farm residence dwellings are permitted in the General Agriculture (AG1) and Agricultural Rural (AG4) zones, but they:

- a) Shall be restricted to one additional dwelling unit used for the accommodation of full-time farm help, or for occupants engaged in full-time operation of the farm, or for retiring farmers;
- b) Shall be situated on lots having an area of greater than 30 ha in the AG1 zone and lots having an area of greater than 13 ha in the AG4 zone;
- c) Where a second single detached dwelling is proposed, shall be situated within the existing farm building cluster a maximum distance of 30 metres from the farm building cluster.
- d) A home business shall not be permitted within a secondary farm residence dwelling.
- e) The secondary farm residence shall not be considered for future severance from the farm operation.
- f) The secondary farm residence shall meet applicable minimum distance separation (MDS) guidelines.
- g) Driveway access to both the main dwelling and the accessory second unit shall be limited to one access so that no new entrance from the street shall be created, except in the case of a corner lot, where one entrance from each street may exist.

The second dwelling proposed on the subject lands is for the applicant and his wife, with the current primary residence on the property being assumed by their son.

The operation has 13 horses used for farm power and road transportation; 40 head of cattle in the barn which increases to 70 head with pasture cattle in the summer; 100 hogs for fattening; and 100 layer hens.

There is also a greenhouse on the farm. The greenhouse is heated by firewood stove warmed water pipes and regulated by adjusting the taps within the greenhouse. This requires regular checking of the temperature in the greenhouse during the day. Therefore, the manager will need to be available often during the day.

This operation satisfies the requirement for more than one full-time labourer and meets the intent of the policies as outlined above.

Archaeological Potential

Lands within 300 m of a waterbody, such as the Black Creek Municipal Drain, are considered to have 'high' archeological potential. The building cluster where the new house is to be located is considered to be "deep disturbed". The new house will be able to proceed without an archeological assessment, but future development located outside of the existing building cluster may require a completed assessment. A H-Holding provision will apply to the lands with high archaeological potential.

Appendices

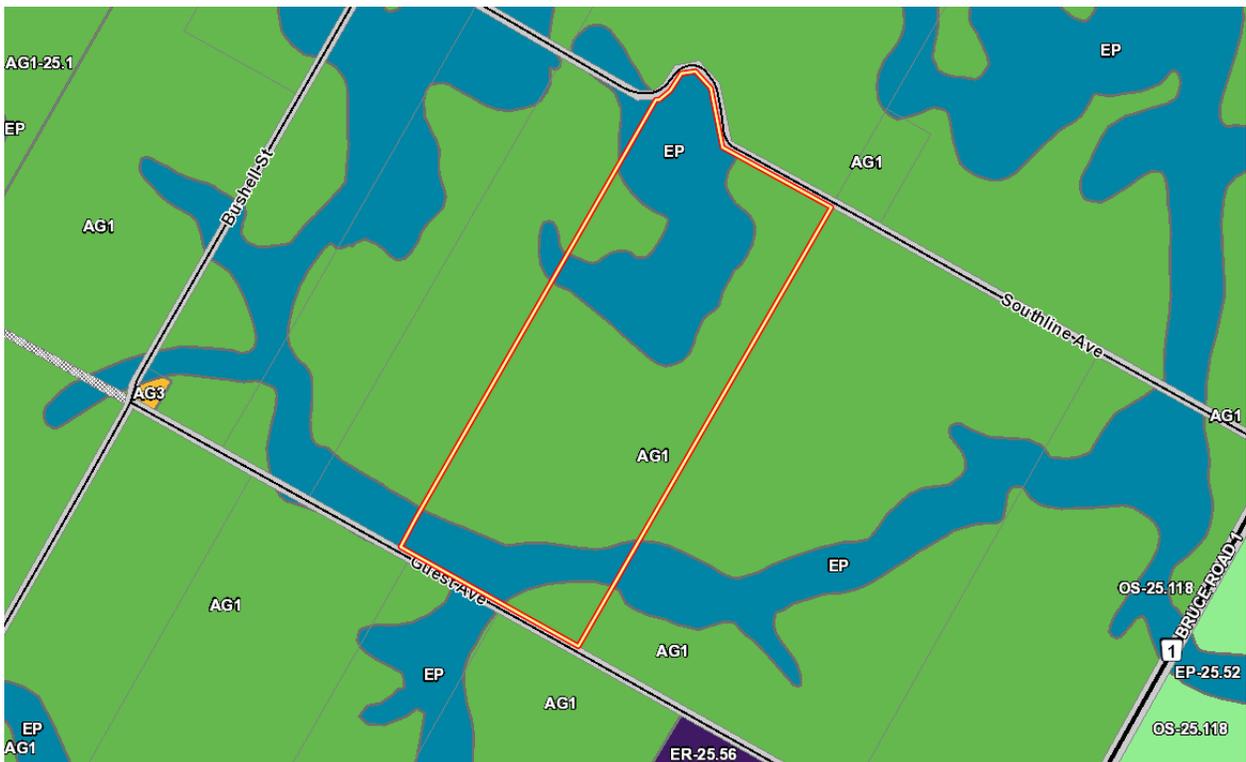
- County Official Plan Map
- Local Zoning Map
- Agency Comments
- Public Notice

County Official Plan Map



Designated Agricultural Areas and Hazard Land Area

Local Zoning Map



Zoned General Agriculture (AG1) and Environmental Protection (EP)

Agency Comments

Saugeen Valley Conservation Authority

SVCA staff recommend deferral of a decision of the application until SVCA staff's concerns are satisfactory addressed regarding safe access in accordance with the Provincial Policy Statement; County of Bruce Official Plan; and SVCA policies. The SVCA's full comment letter is provided below.

Township of Huron-Kinloss

No comments.

B.M. Ross and Associates Limited

Any proposed on-site sewage system for an additional dwelling will require submission of an Application for Permit to Construct or Demolish under the Ontario Building Code and payment of the associated fee, prior to construction of an onsite sewage system. The full comment letter is provided below.

Historic Saugeen Metis

No objection or opposition.

Hydro One

No comments or concerns at this time.

Bruce Grey Catholic District School Board

No comments.



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY: dkieffer@brucecounty.on.ca and bcplwa@brucecounty.on.ca

April 2, 2020

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

ATTENTION: Dana Kieffer, Planner

Dear Ms. Kieffer,

RE: Proposed Zoning By-law Amendment Z-2020-023
380 Guest Avenue
Roll No.: 410711000315600
Lot 14 to 15 Range 3 SDR
Geographic Township of Kinloss
Township of Huron-Kinloss

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA), dated September 2019, with the County of Bruce representing natural hazards, natural heritage, and water resources; and the application has also been reviewed through our role as a public body under the *Planning Act* as per our SVCA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose of the application is to permit a second dwelling for farm help.

RECOMMENDATION

SVCA staff recommend deferral of a decision of the application until SVCA staff's concerns below are satisfactory addressed regarding safe access in accordance with the PPS, 2014; County of Bruce Official Plan (OP); and SVCA policies.

SITE CHARACTERISTICS

The property is an agricultural parcel. A farmstead exists in the southern portion of the property with access from Guest Avenue, via crossing of Black Creek Municipal Drain (MD). Part of West Kinlough Complex locally significant wetlands are located in the northern portion of the property.



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

DELEGATED RESPONSIBILITY AND ADVISORY COMMENTS

SVCA staff has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014). We have also reviewed the application through our responsibilities as a service provider to the County of Bruce in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, natural heritage, and water resources as set out in the PPS 2014, County OP and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards

Provincial Policy Statement – Section 3.1

As mentioned above, a farmstead exists in the southern portion of the property with access from Guest Avenue, via crossing of Black Creek Drain MD. Based on the plan submitted with the application, the proposed additional dwelling would be located within the same area of the existing buildings. It is the opinion of SVCA staff that the proposed additional dwelling is not supported by Section 3.1.1b) of the PPS, 2014 which states that “development shall generally be directed to areas outside of: hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards”. The existing laneway to access the farmstead crosses the floodplain of the MD. It is the opinion of SVCA staff without a floodplain analysis completed, that Section 3.1.1 of the PPS, 2014 has not been satisfactory addressed at this time. Please note that SVCA staff cannot advise if safe access (in accordance with provincial policy) to the proposed residential development is currently achieved.

Bruce County OP Policies

In the opinion of SVCA staff, portions of the property are designated Hazard Land Area in the Bruce County OP, these same areas are zoned Environmental Protection (EP) in the Township of Huron-Kinloss Zoning By-law No. 2018-98, as amended. The Hazard Land Area designation and the EP zone generally coincide with the Hazardous Lands mapping as originally plotted by SVCA staff. It is the opinion of SVCA staff that Hazard Land designation and the EP zone in the southern portion of the property represents the flood hazard of the MD.

Section 5.8.5.1 General Policies of the Bruce County OP states that “it is the policy of this Plan to prohibit any form of development including new residential, commercial, or industrial uses in the Hazard Land Area that would detract from the natural environment or be situated where environmental constraints exist”. It is the opinion of SVCA staff that the floodplain of the MD is an environmental constraint, and safe access to the farmstead has not been demonstrated.

SVCA Policies

Section 3.6-2 of the SVCA Policy Manual states in part that SVCA will recommend that development not occur in areas that would be rendered inaccessible to people and vehicles during events associated with hazardous land, unless it has been demonstrated that the site has safe access appropriate for the nature of the development being proposed. As access to the proposed additional dwelling would cross the flooding hazard, SVCA staff cannot find the application acceptable at this time unless it can be demonstrated to the satisfaction of SVCA staff, that safe access to the farmstead can be achieved. In order to address safe access, a floodplain analysis (report)

that would support the application for construction of an additional dwelling would need to be completed by a water resources engineer at the cost of the landowner/applicant. SVCA staff asks that the applicant's engineer contact SVCA for terms of reference prior to undertaking the study.

Natural Heritage

It is the opinion of SVCA staff that the subject property features the following natural heritage features: wetlands, and fish habitat. Below is a summary of Provincial and County OP natural heritage policies that affect the proposed development.

Provincial Policy Statement – Section 2.1

Section 2.1 of the PPS, 2014 states in part that development shall not be permitted in significant wetlands, fish habitat and its adjacent lands, significant wildlife habitat, and the adjacent lands to the above referenced features except in accordance with the specified policies found in Section 2.1.

Bruce County OP Policies

Wetlands

Portions of the West Kinlough Complex locally significant wetlands are located in the northern portion of the property and are shown on Schedule C: Constraints of the County of Bruce OP. Section 4.3.2.4 of the Bruce County OP states in part that “development, which may have a significant impact on lands, located within significant wetlands, may require the preparation of an [EIS], by the proponent...”. However, it is the opinion of SVCA staff that, based on the plan submitted with the application, the proposed new dwelling will not be located within the wetlands or its adjacent lands, therefore, it is the opinion of SVCA staff that negative impacts to wetland or its adjacent lands are likely to be negligible based on the application, and SVCA staff recommend that the preparation of an EIS to address the wetlands be waived according to Section 4.3.3.8 of the Bruce County OP.

Fish Habitat

As mentioned above, Black Creek MD and McFarlane MD are located on the property. These watercourses are considered fish habitat by SVCA staff. SVCA staff review of fish habitat is provided in consideration of the PPS, 2014, and local policies but does not provide clearance on the required statutes or legislation from either the Ministry of Natural Resources and Forestry (MNRF) or Department of Fisheries and Oceans (DFO).

Section 4.3 of the Bruce County OP generally prohibits development within fish habitat and its adjacent lands, except in accordance with applicable policies. Based on the plan submitted with the application, the proposed development will be located within the adjacent lands to fish habitat. SVCA staff are of the opinion that the negative impacts to fish habitat and its adjacent lands as a result of this proposal are likely to be negligible, based on the proposal, and SVCA staff recommend that the preparation of an EIS to address fish habitat be waived according to Section 4.3.3.8 of the Bruce County OP.

Significant Wildlife Habitat

Although mapping showing significant wildlife habitat is not included in the Bruce County OP, it is the opinion of SVCA staff that significant wildlife habitat may be located on and/or on lands adjacent to the property. Section 4.3.2.10 of the Bruce County OP states in part that development shall not be permitted within significant wildlife habitat or its adjacent lands unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions. SVCA staff are of the opinion that the negative impacts to significant wildlife habitat and its adjacent lands as a result of this proposal are likely to be negligible, based on the plan submitted with the proposal, and SVCA staff recommend that the preparation of an EIS to address significant wildlife habitat be waived according to Section 4.3.3.8 of the Bruce County OP.

STATUTORY COMMENTS

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Areas on the property are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Screening Area requires the permission from SVCA, prior to work commencing.

"Development" as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

"Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA Approximate Screening Area on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://epcweb.svca.on.ca>. Should you require assistance, please contact our office directly.

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage within the SVCA Approximate Screening Area may require permission (SVCA Permit) prior to those works commencing.

Based on the plan as submitted with the application, the location of the proposed new dwelling will be located within the SVCA Approximate Screening Area. Therefore, an SVCA Permit may be required prior to site alteration and construction occurring.

The landowner contacted the SVCA on February 3, 2020 to start the SVCA Regulatory (permit) process. Please provide the landowner with a copy of this letter so that they may continue to provide the SVCA with further information regarding their development proposal as it becomes available so that the proposal continues to be reviewed from a from a Regulatory (SVCA permit) perspective.

SUMMARY

SVCA staff has reviewed the application in accordance with our MOA with the County of Bruce, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

SVCA staff recommend deferral of a decision of the application until safe access in accordance with the PPS, 2014; Bruce County OP; and SVCA Policies is addressed.

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

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS, 2014 has not been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS, 2014 has been demonstrated; and
- 3) Consistency with local planning policies for natural hazards has not been demonstrated; and that consistency with local planning policies for natural heritage has been demonstrated.

Please inform this office of any decision made by the planning approval authority with regards to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO\

cc: Emily Dance, Clerk, Township of Huron-Kinloss (via email)
Don Murray, Authority Member, SVCA (via email)

From: Michael Oberle
To: [Chris Dyer](#)
Cc: [Grant Collins](#); [Coreena Smith](#)
Subject: RE: Engineering letter for Proposed Zoning By-law Amendment Z-2020-023 (Dyer)
Date: Wednesday, September 9, 2020 9:29:58 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Chris,

Regarding:

Proposed Zoning By-law Amendment Z-2020-023
380 Guest Avenue
Roll No.: 410711000315600
Lot 14 to 15 Range 3 SDR
Geographic Township of Kinloss
Township of Huron-Kinloss

I had telephone conversations yesterday afternoon (September 8) separately with Grant Collins, Huron-Kinloss Drainage Superintendent; and Coreena Smith, Bruce County planner.

I understand from Grant that Dietrich Engineering is working on a report for the municipal drain that flows through the property, and that the report will in part address SVCA staff's concerns regarding safe access. And the report will include at least the installation of new culverts for the subject property. And that said report will be available by this Friday, September 11, 2020. SVCA staff has not seen what type of report this may be, and/or if the report addresses SVCA staff's concerns regarding safe access. I have been on one telephone call and one email, both a few months ago now, with Dietrich thus far regarding the file.

I understand that the council meeting is this coming Monday, September 14.
I am copying Grant and Coreena on this email for their reference.

Any questions, please do not hesitate to contact me. I'll await receiving a copy of the report. Dietrich should send a digital copy so that it may be forwarded to Huron-Kinloss, Bruce County, and SVCA.

Kind regards,
Mike
Michael Oberle
Environmental Planning Technician
Saugeen Conservation
519-367-3040 ext. 250
Cell: 519-373-4175

Please note: As a precaution associated with COVID-19, please be aware that as of March 17th, the SVCA office will be closed to the general public, and as of March 24th SVCA staff have been directed to work from home until further notice. Staff are still available for essential services and would be happy to help you over the phone or by email. We thank you for your cooperation and patience.

-----Original Message-----

From: Chris Dyer <cphdyer@hotmail.com>
Sent: September 9, 2020 12:28 PM
To: Michael Oberle <m.oberle@SVCA.ON.CA>
Subject: Engineering letter

Good morning Michael,

Grant Collins let me know that the engineer is sending us a letter in regards to our crossing. You can call Grant if you need confirmation but I believe we will be getting a new crossing. As soon as I receive the letter I'll forward a copy to you and the county. If it's a hard copy, I'll send you a picture or scan it.

Chris<><

Sent from my iPhone



B. M. ROSS AND ASSOCIATES LIMITED
Engineers and Planners
82 North Street, Goderich, ON N7A 2T4
p. (519) 524-2841 • f. (519) 524-4403
www.bmross.net

File No. 11187

(EMAILED)

March 25, 2020

County of Bruce
Planning and Development
30 Park Street
P.O. Box 848
Walkerton, ON N0G 2V0

Attention: Candace Hamm

Dear Ms. Hamm

Re: File: Z-202-023
380 Guest Avenue
Range 3 Sdr Lot 14 to 15
Dyer, Christopher and Jacqueline
Township of Huron-Kinloss
(Geographic Township of Kinloss)

We received the above mentioned "Request for Agency Comment" on March 13, 2020. As the Township of Huron-Kinloss' agent for administration of the Ontario Building Code (OBC), Part 8, Sewage Systems we appreciate the opportunity to comment on this application.

The application proposes a second dwelling on the property. There is an existing residence on the property, as well as agricultural buildings.

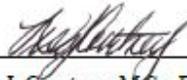
The application has been reviewed by OBC Part 8 Inspector Dave Bell (BCIN# 34600). The existing septic system, associated with the existing dwelling, was inspected in 2014 as part of Cycle 1 of the HKCSI program. At that time, the existing septic system consisted of a greywater system and privies. No repairs were recommended at that time.

Any proposed on-site sewage system for an additional dwelling will require submission of an *Application for Permit to Construct or Demolish* under the OBC and payment of the associated fee, prior to construction of an onsite sewage system.

We have no objections to this proposal.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per 

Lisa J. Courtney, M.Sc. R.P.P., M.C.I.P.
Environmental Planner

cc. Matt Farrell, Chief Building Official, Township of Huron-Kinloss

Public Notice



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



August 20, 2020

File Number: Z-2020-023

Re-Scheduled Public Meeting Notice

**You're invited to participate in an Online Public Meeting
Monday, September 14, 2020 at 7:00 pm**

The Public Meeting for this Application that was scheduled for April 15, 2020 did not occur and has been re-scheduled.

A change is proposed in your neighbourhood: The proposal is to permit a second dwelling for farm help.



380 Guest Ave - Range 3 Sdr Lot 14 To 15 (Kinloss)

Municipality: Huron-Kinloss, Roll Number: 410711000315600

COVID-19 Notice: Bruce County planning and some Municipal offices are closed to the public until further notice. Our staff would be pleased to connect with you by email or phone.

Learn more

You can view more information about the application at <https://brucecounty.on.ca/living/land-use>. Our staff would be pleased to connect with you by email (bcplwa@brucecounty.on.ca) or phone (226-909-5515). Once our offices re-open, information about the application will be available 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 Coreena Smith.

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.

Before the meeting: You can submit comments by email bcplwa@brucecounty.on.ca or mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Committee for its consideration.

On the day of and during the Public Meeting: you can speak during the online public meeting.

How to access the public meeting

As a result of the COVID-19 Pandemic, the Township of Huron-Kinloss has closed the Municipal Office to the public. The Public Meeting will be held in electronic format.

For information on how to participate in the public meeting, please visit the municipal website at: <https://www.huronkinloss.com/minutes-agendas.cfm>.

Details on participating in the electronic meeting will be provided when the agenda is published. Please contact the Township of Huron-Kinloss by 4:30 pm on September 14, 2020 (edance@huronkinloss.com or 519-395-3735 ext. 123) if you have any questions regarding how to participate 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, you must make a written request to the Bruce County Planning Department.

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 the Township of Huron-Kinloss to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions

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to the Bruce County Planning Department 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 Bruce County Planning Department 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Local Planning Appeal Tribunal website at <https://elto.gov.on.ca/tribunals/lpat>.

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