



Planning Report

To: Township of Huron-Kinloss Council

From: Coreena Smith, Senior Development Planner

Date: July 12, 2021

Re: Zoning By-law Amendment - Z-2021-010 (Rick Smith Farms Ltd.)

Recommendation:

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

That Council approve Zoning By-law Amendment Z-2021-010 as attached and the necessary by-law be forwarded to Council for adoption.

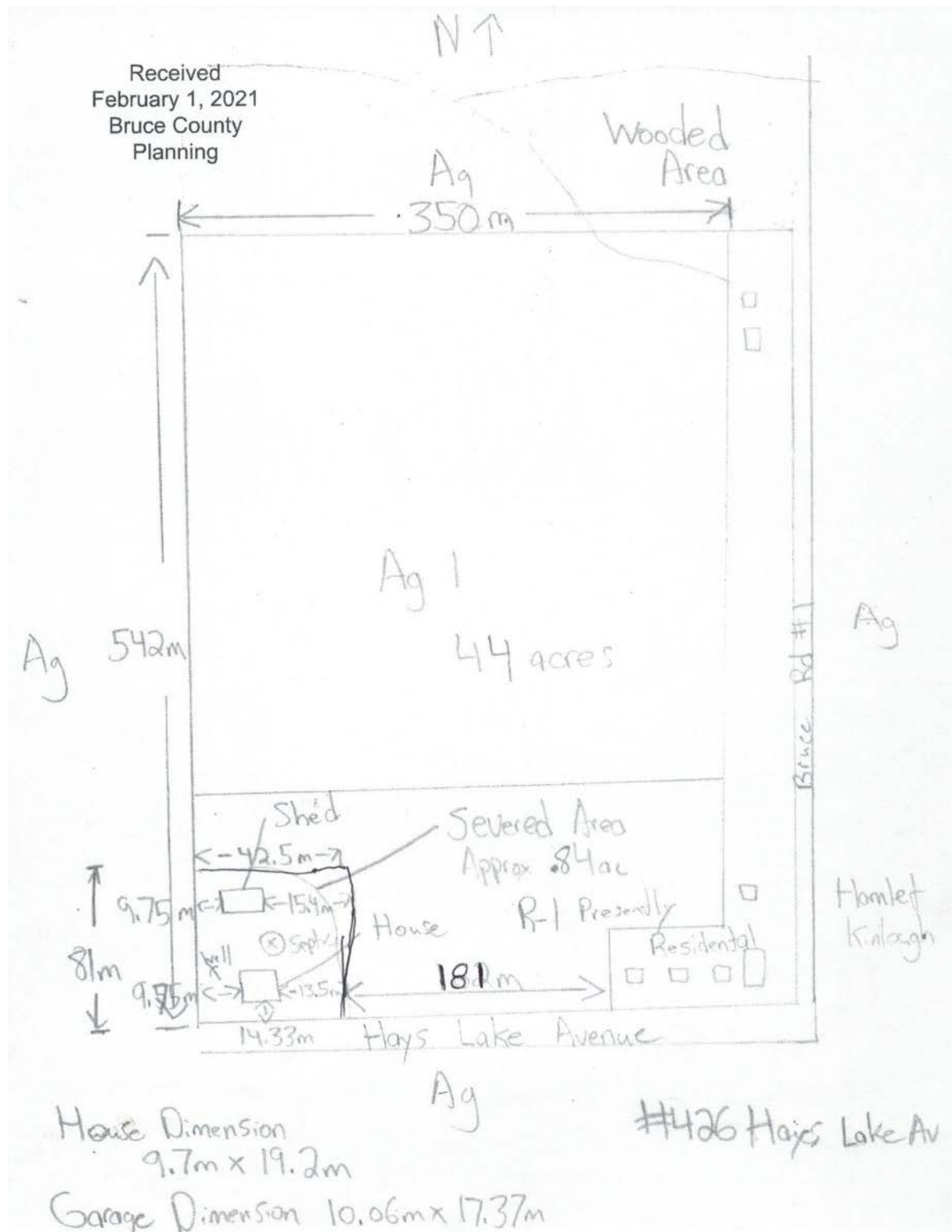
Summary:

The purpose of the application is to facilitate a surplus farm dwelling severance of a +/-0.34 ha lot from an 18.49 ha parcel at 426 Hayes Lake Avenue, in the Township of Huron-Kinloss. An amendment to the Zoning By-law is required to rezone the lands from General Agriculture (AG1) to General Agriculture Special (AG1-25.1) for the retained farm parcel; and, Agricultural Residential Special (AG3-25.2) for the severed non-farm parcel. The Environmental Protection (EP) and Residential One (R1) zones will remain unchanged.

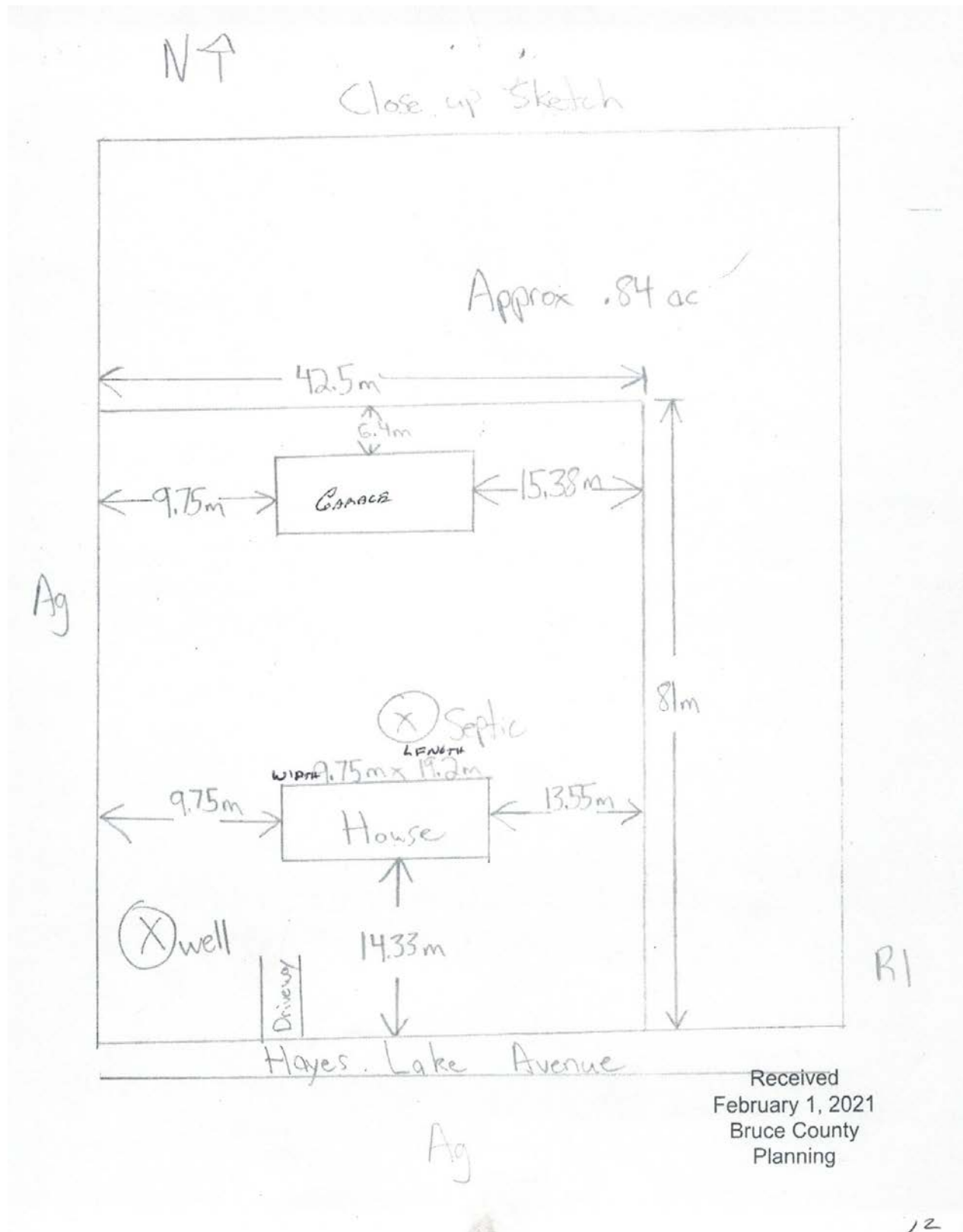
Airphoto



Site Plan of Entire Property



Site Plan Showing Proposed New 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.

Surplus Farm Dwelling Severance

The lands are in a prime agricultural area. The Provincial Policy Statement (PPS) restricts severances in prime agricultural areas to limit the impacts to agricultural operations. Lot creation in prime agricultural areas is only permitted in the following circumstances:

- For agricultural uses;
- For agricultural related uses;
- For a dwelling surplus to a farming operation; and,
- For infrastructure.

Further, the PPS states that the surplus residential lots are to be limited in size to accommodate water and sewage, and that new residential dwellings be prohibited on the larger farm parcel (retained lands).

The County Official Plan establishes criteria for agricultural severances in addition to the PPS policies. The lands are primarily designated Agricultural Areas, which permits the severance of a surplus farm dwelling subject to the criteria below:

- The applicant must be a bona fide farmer;
- The farmer must own and farm the subject lands;
- They must own and farm other lands;
- They must reside elsewhere;
- The dwelling must be habitable; and,
- Minimal active farmland should be removed from agricultural production.

The applicants meet the definition of bona fide farmers. They own multiple properties in the area for agricultural purposes. The existing dwelling on the subject lands is surplus to their needs. The proposal meets all the criteria established in the PPS and County Official Plan for agricultural severances, except for the minimum lot area and the number of parcels that can be created from an original Crown surveyed lot which are discussed below.

Retained Farm Lot Size and Number of Parcels Created

The County Official Plan requires a minimum lot area of 40 ha for new agricultural lots, and for an original Crown surveyed lot to be divided into no more than two parcels including the retained portion.

The intent of the policies is to maintain the viability of Bruce County's agricultural system by ensuring that lots are of sufficient size to support ongoing agricultural uses and limit potential incompatible uses.

The existing property is 18.49 ha in size and is already considered undersized. The land had been divided historically which resulted in its current size. The applicants are proposing to sever the residential dwelling and to retain the remaining farmlands for agricultural purposes. This would further divide the original Crown surveyed lot. It is the opinion of County staff that this proposal maintains the overall intent of the agricultural policies. The lot is already smaller than the minimum size in the policy noted above. The farmable area will continue to be farmed in the same manner. The proposal will allow the applicants to sever a house that is surplus to their needs while contributing to the ongoing viability of their farm operations.

The lands to be severed are also limited in size to accommodate the residence, accessory building, a well and the existing sewage disposal system. As little land as possible is to be removed from the agricultural area. The application will not introduce new impacts to surrounding farm operations.

An amendment to the Bruce County Official Plan (File C-2021-003) was approved by the Planning and Development Committee on June 17, 2021 and will be forwarded to County Council for adoption on July 8, 2021. This amendment allows a third parcel to be created from an original Crown surveyed lot and for the retained parcel to be smaller than 40 ha.

[Required Zoning By-law Amendment](#)

An amendment to the Zoning By-law is also required in order to facilitate the severance.

The proposed retained farm parcel will be rezoned from General Agriculture (AG1) to General Agriculture Special (AG1-25.1) which prohibits a detached dwelling.

The proposed severed parcel will be rezoned from General Agriculture (AG1) to Agricultural Residential Special (AG3-25.2) for the severed non-farm parcel.

Based on the special provisions in the Zoning By-law, both parcels shall be deemed to comply with the minimum lot area and lot frontage provisions of their respective zones. Permitted and legally established existing buildings or structures or driveways shall also be deemed to comply with any applicable zone provisions (e.g., setbacks) as per the Non-Complying Uses provisions of the Zoning By-law.

The Environmental Protection (EP) and Residential One (R1) zones will remain unchanged.

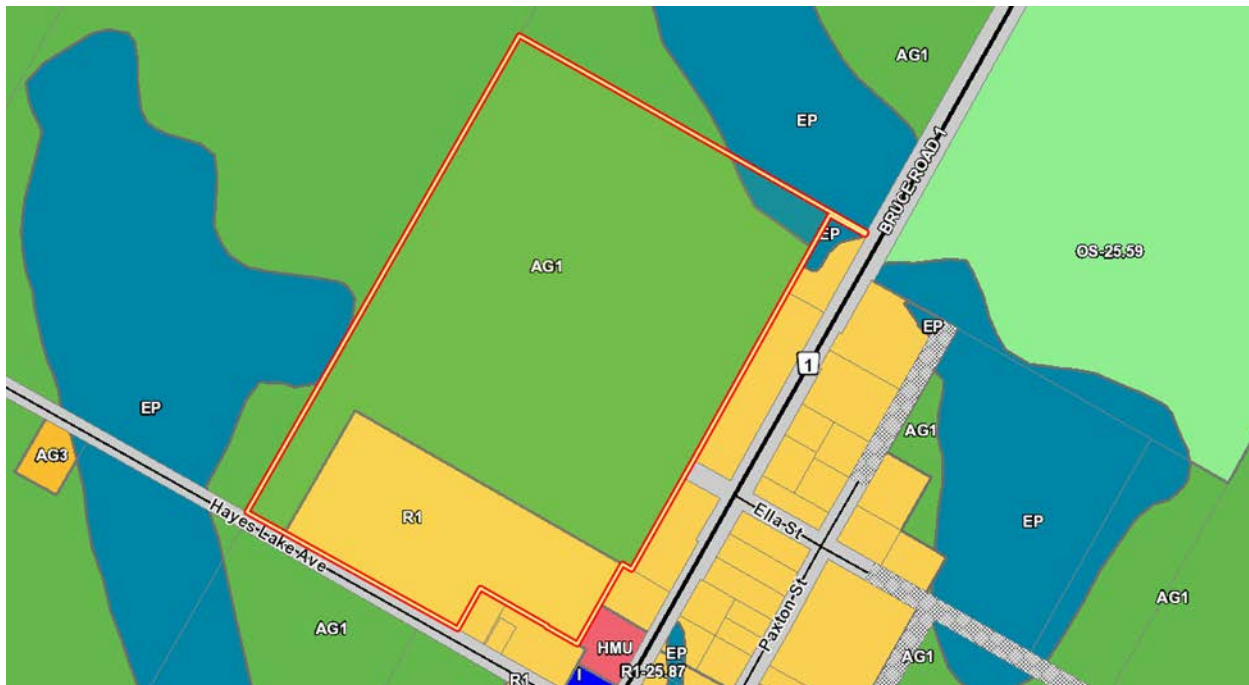
Appendices

- County Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Notice

County Official Plan Map (Designated Hamlet, Agricultural Areas, Hazard Land Areas)



Local Zoning Map (Zoned AG1 - General Agriculture, EP - Environmental Protection, R1 - Residential One)



List of Supporting Documents and Studies

- Surplus Farm Dwelling Severance Information Sheet.

Agency Comments

Township of Huron-Kinloss:

1. The Township requests that the entrance for the retained parcel be off of Hayes Lake Avenue, not off the Ella Street ROW as indicated on the site plan. The Owner will be required to apply for an entrance permit for the retained parcel.
2. The Township requests that the Owner provide written verification to the Clerk of septic re-inspection or intent for a new septic system for both the severed and retained parcel.
3. The Township requests that the Owner provide written verification to the Clerk that the wells are in use or proof of wellhead decommissioning from a qualified well driller.

Comment: The owner has a current access off of Hayes Lake Avenue for the retained farm parcel and has no issue with no access from Bruce County Road 1 via Ella Street. The remaining comments will be addressed as conditions on the consent application (File B-2021-013).

Township of Huron-Kinloss, Engineer, BM Ross: No concerns.

Bruce County Transportation and Environmental Services: No concerns with the proposed entrances from Hayes Lake Road.

Hydro One Networks Inc.: No concerns.

Historic Saugeen Metis: No concerns.

Bruce-Grey Catholic District School Board: No comments.

Rick Management (Source Water) (attached): No concerns.

Saugeen Valley Conservation Authority (attached): No concerns.

Candace Hamm

Subject: FW: Request for Agency Comments C3 B13 Z10 Rick Smith Farms Ltd
Attachments: s59Notice406_426HayesAve_7May21.pdf

From: Donna Clarkson <dclarkson@abca.ca>
Sent: Friday, May 7, 2021 1:46 PM
To: Candace Hamm <CHamm@brucecounty.on.ca>; smfarms@hurontel.on.ca
Cc: Mary Lynn MacDonald <mmacdonald@abca.ca>
Subject: RE: Request for Agency Comments C3 B13 Z10 Rick Smith Farms Ltd

**** [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.

Hello Candace and Mr. Smith,
Regarding the Request for Agency Comments C3 B13 Z10 Rick Smith Farms Ltd...**Please see attached Notice issued under section 59 of the Clean Water Act.** Mr. Smith, would you kindly reply to confirm that you have received the attachment.

The Township of Huron-Kinloss has delegated Clean Water Act, Part IV authorities to the Ausable Bayfield Conservation Authority (ABCA). As such, ABCA staff has reviewed the above-noted application as it relates to drinking water source protection under the Clean Water Act, 2006 and the Source Protection Plan (SPP) for the Saugeen Source Protection Area. As the subject property is located in the wellhead protection area of the Ripley municipal well system, it is designated as restricted land use for the purpose of section 59 of the Clean Water Act. As such, a S.59 Notice has been issued in regards to the proposed severance (attached).

If you have any questions or require further information, please do not hesitate to contact me.

Best regards.

Donna

(encl)

Donna Clarkson

Co-DWSP Program Supervisor / Risk Management Official
Ausable Bayfield Maitland Valley Source Protection Region
c/o 1093 Marietta St., Wroxeter ON N0G 2X0
(Phone) 519-335-3557 ext. 224
Email dclarkson@abca.ca www.sourcewaterinfo.on.ca

***Please note that I am currently working remotely and can be reached at 519-881-8465**

Confidentiality Notice

The information contained here, including any attachments, may be confidential, is intended only for use of the recipient(s) named above and may be legally privileged. If the reader of the message is not the intended recipient, any dissemination, distribution, disclosure or copying of this communication is strictly prohibited. If you have received this communication in error, please resend this communication to the sender and delete it permanently from your computer system or communication device.



Restricted Land Use Notice

Date: May 7, 2021

Issued under the Clean Water Act, Section 59 (2) (a)

No prohibition or risk management plan requirement related to existing activities and land use.

Notice number: S59 # 406	Prop_ID: 6472
Description of Application and supporting Documents: (date of RLU submission; site plan #, ZBlaw etc) Request for Agency Comments C3 B13 Z10 Rick Smith Farms Ltd received May 5/21 from CHamm@brucecounty.on.ca> to RMO Donna Clarkson.	

Applicant name and email: Rick Smith Farms smfarms@hurontel.on.ca			
Property Owner:	Rick Smith Farms		
Mailing Address:	1875 Conc 6 RR4		
Town, Postal Code	Ripley N0G 2R0		
Phone, email	519-395-3435		
Property Location		ARN (Roll) #:	410711000310700
911 Address:	426 HAYES LAKE AVE		
Lot, Concession	KINLOSS CON 12, LOT 10	Municipality:	Huron-Kinloss
Drinking water system	Ripley	WHPA: C	Vulnerability Score: 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 Source Protection Plan for the Saugeen Valley Source Protection Area, which contains policies to protect municipal drinking water sources.

The following is proposed under the application:

Severance for surplus farm dwelling and garage in Hamlet of Kinlough

Based on a review of the information submitted and discussions with the applicant, 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*. The application may proceed.

Rationale:

The applicable policies risk manage activities that may pose a significant drinking water threat. As the property is located in zone C of the wellhead protection area, applicable activities include the following (refer to the Source Protection Plan for details):

- Handling and storage of dense non-aqueous phase liquids (DNAPLs), in quantities greater than 25 litres

Based on the information submitted and confirmation from the applicant, the above activities do not exist on this property.

Limitations and Provisos:

- As per policies in the Source Protection Plan, future activities (e.g. solvents and DNAPLS as above) which pose a significant drinking water threat require a risk management plan at this property.
- The Applicant is advised that this Notice relates strictly to the proposals as described above and in the Application
- 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.



Donna Clarkson
Risk Management Official, Ausable Bayfield Conservation Authority
Delegated RMO for Huron-Kinloss

Regional Risk Management Office – Ausable Bayfield Conservation Authority

Phone: 519-235-2610 or 888-286-2610

Fax: 519-235-1963

www.sourcewaterinfo.on.ca

Address: 71108 Morrison Line, RR #3, Exeter ON N0M 1S5

Staff Contacts - Risk Management Official / Inspectors:

Donna Clarkson

Mary Lynn MacDonald

Phone: 519-335-3557 ext 224

Phone: 1-888-286-2610 ext. 247

dclarkson@abca.ca

mmacdonald@abca.ca



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: jsteeper@brucecounty.on.ca and bcplwa@brucecounty.on.ca

May 28, 2021

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

ATTENTION: Julie Steeper, Planner

Dear Ms. Steeper,

RE: Z-2021-010 and B-2021-013, and C-2021-003 (Rick Smith Farms Ltd.)
426 Hayes Lake Avenue
Roll Number 410711000310700
South Part Lot 10 Concession 12
Geographic Township of Kinloss
Township of Huron-Kinloss

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications 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, 2020) 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 Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The purpose of the applications is to facilitate the severance of a surplus farm dwelling lot from an agricultural parcel. Amendments to the County Official Plan (OP) and Zoning By-law are required to facilitate the consent.

Recommendation

The proposed applications are acceptable to SVCA staff.

Background

SVCA staff (Michael Oberle) was contacted by Mr. Mike Smith on January 25, 2021, regarding the property related to a recent purchase and possible a) surplus farm dwelling severance, and b) sever to create a number of lots along Hayes Lake Avenue within the R1 zone. SVCA provided preliminary email comments dated January



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

26, 2021, to Mr. Mike Smith with copy to Bruce County Planning staff (Julie Steeper and Candace Hamm) for their reference.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the applications 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, 2020). 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, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

It is SVCA staff's opinion that the Hazard Lands designation as shown on Schedule A to the Bruce County OP and the Environmental Protection (EP) Zone as shown in the Huron-Kinloss Zoning By-law, generally coincides with SVCA Hazard Lands as mapped by the SVCA for the property. We note that only a small area in the northeastern portion of the parcel to be retained is located in the EP zone associated with the low area adjacent to wetlands. The wetlands are part of the Greenock Swamp Provincially Significant Wetlands (PSW).

Provincial Policy Statement – Section 3.1

Section 3.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of: b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding and erosion hazards; and c) hazardous sites. It is the opinion of SVCA staff that the applications, and the site plan sketch included with the applications showing the parcel to be severed, complies with Section 3.1. of the PPS, 2020.

County of Bruce OP Policies

Section 5.8 of the County of Bruce OP generally directs development to be located outside of Hazardous Land Area. It is the opinion of SVCA staff that the applications comply with the natural hazard policies of the Bruce County OP.

Natural Heritage:

It is the opinion of SVCA staff that the natural heritage features affecting the property are wetlands and significant wildlife habitat.

Provincial Policy Statement – Section 2.1

Section 2.1 of the PPS, 2020 states in part that development shall not be permitted in significant wetlands, and 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

Significant Wetlands

Part of Greenock Swamp Provincially Significant Wetlands (PSW) is located on lands adjacent to the north of the property and are shown on Schedule C: Constraints of the County of Bruce OP. Section 4.3.2 of the Bruce County OP states in part that development and site alteration shall not have an impact on wetlands, unless it has been demonstrated through an acceptable Environmental Impact Study (EIS) that there will be no negative impacts to the wetland or its ecological functions. SVCA staff are of the opinion that the negative impacts to the wetlands as a result of the proposal will be negligible, and SVCA staff are not recommending the preparation of an EIS at this time to address the wetlands based on the proposal.

Significant Wildlife Habitat

While there is no County-wide mapping of significant wildlife habitat, it has come to the attention 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 and site alteration shall not be permitted within significant wildlife habitat, or their adjacent lands, unless it has been demonstrated through an acceptable EIS that there will be no negative impacts to the natural features or their ecological functions. SVCA staff are of the opinion that the negative impacts to significant wildlife habitat as a result of the proposal will be negligible, and SVCA staff are not recommending the preparation of an EIS at this time to address significant wildlife habitat.

Statutory Comments

SVCA staff has reviewed the applications 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.

The parcel proposed to be severed is not located within the SVCA Approximate Screening Area, however, areas of the parcel to be retained 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 may require permission from SVCA, prior to carrying out the work.

"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 where the SVCA Approximate Screening Area is located associated with our Regulation on the parcel to be retained, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>.

For the parcel to be retained, the SVCA Approximate Screening Area is representing the PSW on the lands adjacent to the property, and any low area adjacent to the wetland, plus an offset distance of 120 metres outwards from the wetlands, as well as any drains that flow through the property, plus an offset distance of 30 metres outwards from the drains. According to SVCA data, the drains affecting the property include part of Sutton Municipal Drain (MD), a closed/tiled, and part of Black Creek MD (Guest Branch).

SVCA Permission for Development or Alteration

If future development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including re-routing the drains and/or agricultural tile drainage is proposed within the SVCA Approximate Screening Area on the property, the SVCA should be contacted, as permission may be required.

Summary

SVCA staff has reviewed the applications 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*.

The applications are acceptable to SVCA staff.

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

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS, 2020 has been demonstrated;
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS, 2020 has been demonstrated; and
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated.

Please inform this office of any decision made by the Township of Huron-Kinloss and/or the County of Bruce with regards to the applications. We respectfully request to receive a copy of the decisions and notices 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)



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



May 5, 2021

File Numbers: C-2021-003 & Z-2021-010

Public Meeting Notice

You're invited:

On-line Public Meeting to consider
Bruce County Official Plan Amendment file C-2021-003
Thursday, June 17, at 10:00 am; and

On-line Public Meeting to consider
Zoning By-law Amendment file Z-2021-010
Monday, July 12, 2021 at 7:00 pm

A change is proposed in your neighbourhood: The purpose of the application is to facilitate the severance of a surplus farm dwelling lot from an agricultural parcel. Amendments to the County Official Plan and Zoning By-law are required to facilitate the consent. The related consent file is B-2021-013.



426 HAYES LAKE AVE - CON 12 S PT LOT 10 (Kinloss)
Township of Huron-Kinloss, Roll Number 410711000310700

COVID-19 Notice: Bruce County Planning 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: Julie Steeper

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 meetings: 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 applications. Comments will be provided to the Committee and Council for its consideration.

On the day of and during the Bruce County Official Plan Amendment Public Meeting you can participate by telephone. Please call or email the County as above to make a request and provide a number that we can reach you at during the meeting. You can also submit a comment to

publicmeetingcomments@brucecounty.on.ca

Comments received by email at this address before the end of the public input portion of the meeting for this application will be read into the record.

On the day of and during the Zoning By-law Amendment Public Meeting you can participate electronically or by telephone.

How to access the County public meeting

As a result of the COVID-19 Pandemic, the County Public Meeting will be held in electronic format.

The agenda and a video livestream will be publicly streamed from the County of Bruce website. Following the meeting, a video will be posted to the same site. You can access the agenda and the livestream at this link:

<https://brucecounty.on.ca/government/agendas-and-minutes>

How to access the Township of Huron-Kinloss public meeting

As a result of the COVID-19 Pandemic, the Township of Huron-Kinloss is holding public meetings and public hearings in electronic format.

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

For information on how to participate in the public hearing, 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 July 12, 2021 (edance@huronkinloss.com or 519-395-3735 ext. 123) if you have any questions regarding how to participate in the hearing.

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.

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 Local Planning Appeal Tribunal but the 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 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 the Bruce County Planning Department 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 Local Planning Appeal 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.

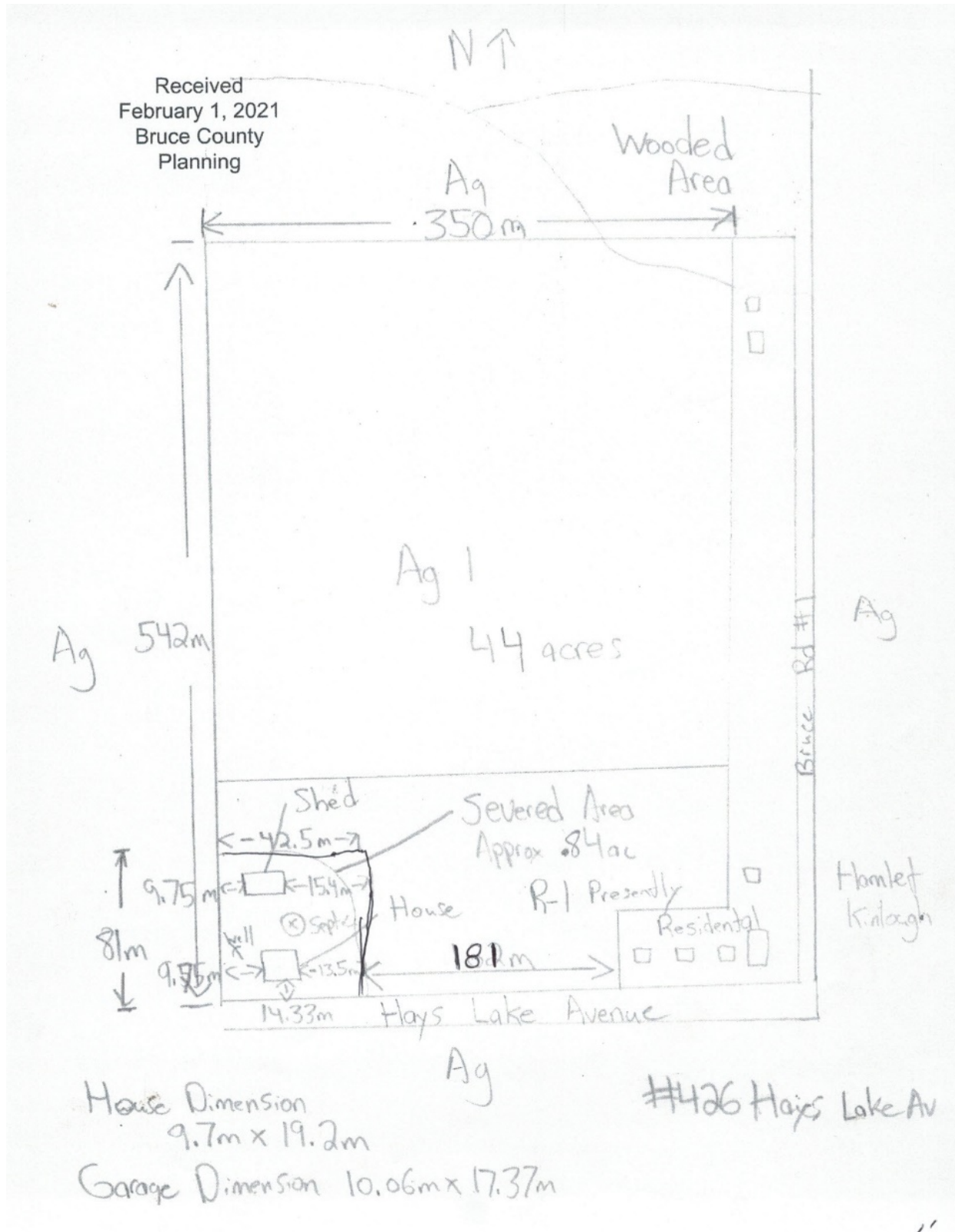
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Brockton to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Bruce County Planning 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://olt.gov.on.ca/tribunals/lpat/about-lpat/>.

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

Site plans



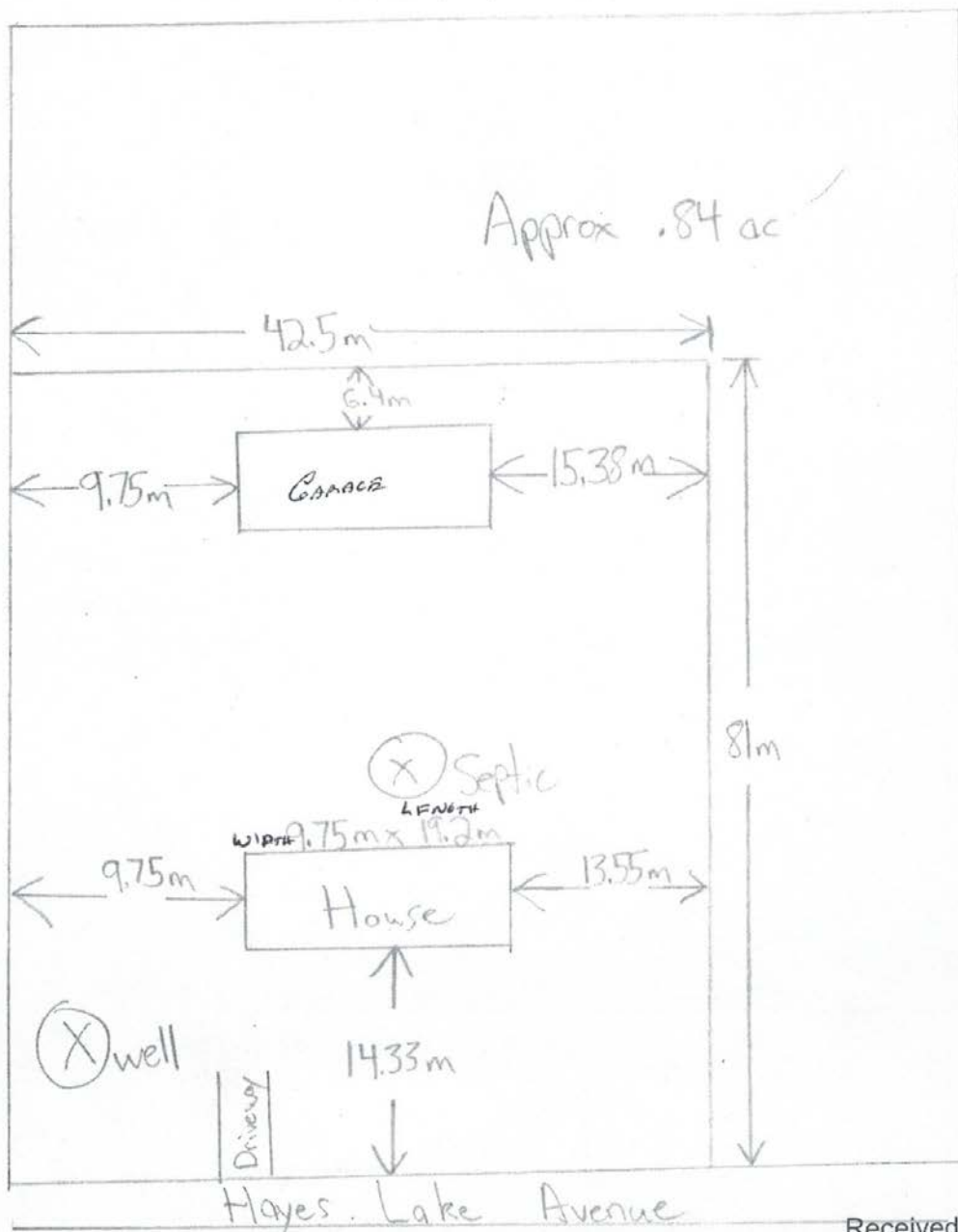
COVID-19 Notice: Bruce County Planning offices are closed to the public until further notice. Our staff would be pleased to connect with you by email or phone.

N ↑

Close up Sketch

Approx .84 ac

Ag



R1

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Received
February 1, 2021
Bruce County
Planning



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