



Planning Report

To: Township of Huron-Kinloss Council

From: Coreena Smith, Senior Development Planner

Date: July 12, 2021

Re: Zoning By-law Amendment - Z-2021-035 (DeJong)

Recommendation:

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

That Council approve Zoning By-law Amendment Z-2021-035 as attached and the necessary by-law be forwarded to Council for adoption.

Summary:

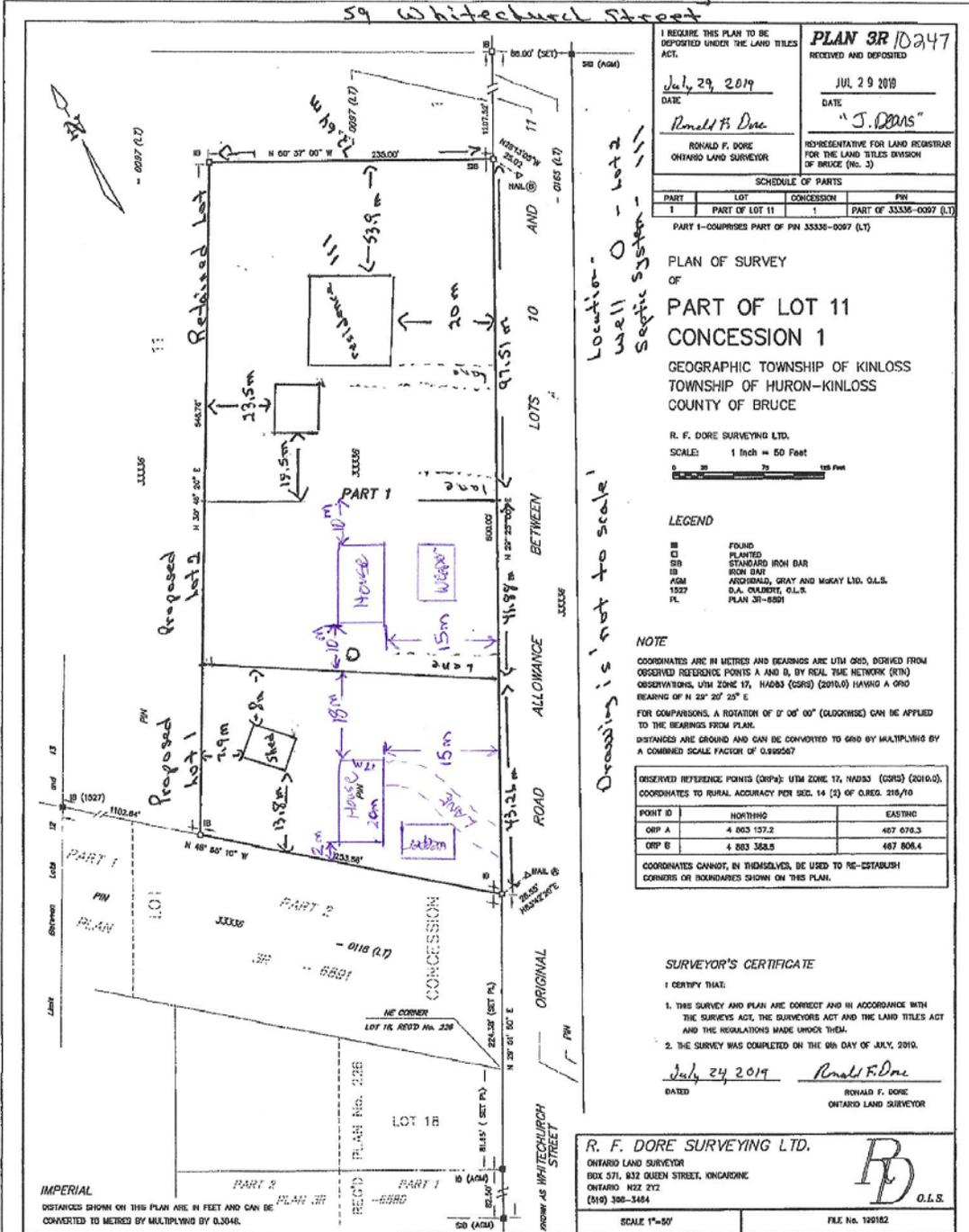
The purpose of the application is to sever two new residential lots by consent at 59 Whitechurch Street, in the Hamlet of Whitechurch. An amendment to the Zoning By-law is required to facilitate the severance to allow a minimum lot area of +/-3,218.30 sq. m and +/-3,043.00 sq. m for the proposed lots instead of the 4,000 sq. m required in the Zoning By-law.

Airphoto



Site Plan

Draft 'Site Plan' Kevin DeJong
59 Whitechurch Street



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 3R 10247
RECEIVED AND DEPOSITED

July 24 2019
DATE

JUL 29 2019
DATE

Ronald F. Dore

"J. DORE"

RONALD F. DORE
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION
OF BRUCE (No. 3)

SCHEDULE OF PARTS			
PART	LOT	CONCESSION	PIN
1	PART OF LOT 11	1	PART OF 33336-0097 (L.T.)

PLAN OF SURVEY
OF
**PART OF LOT 11
CONCESSION 1**

GEOGRAPHIC TOWNSHIP OF KINLOSS
TOWNSHIP OF HURON-KINLOSS
COUNTY OF BRUCE

R. F. DORE SURVEYING LTD.
SCALE: 1 inch = 50 Feet

LEGEND

IB	FOUND
CB	PLANTED
SB	STANDARD IRON BAR
IB	IRON BAR
AGM	ARCHIBALD, GRAY AND MCKAY LTD. O.L.S.
1527	D.A. CALVERT, O.L.S.
PL	PLAN 3R-8891

NOTE
COORDINATES ARE IN METRES AND BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, HADSS (CGRS) (2011.0) HAVING A GRID BEARING OF N 23° 20' 25" E.
FOR COMPARISONS, A ROTATION OF 0° 00' 00" (CLOCKWISE) CAN BE APPLIED TO THE BEARINGS FROM PLAN.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999967.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CGRS) (2011.0), COORDINATES TO REAL ACCURACY PER SEC. 14 (3) OF REG. 218/10

POINT ID	NORTHING	EASTING
ORP A	4 803 137.2	467 679.3
ORP B	4 803 358.5	467 806.4

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 08th DAY OF JULY, 2019.
July 24 2019
DATED
Ronald F. Dore
RONALD F. DORE
ONTARIO LAND SURVEYOR

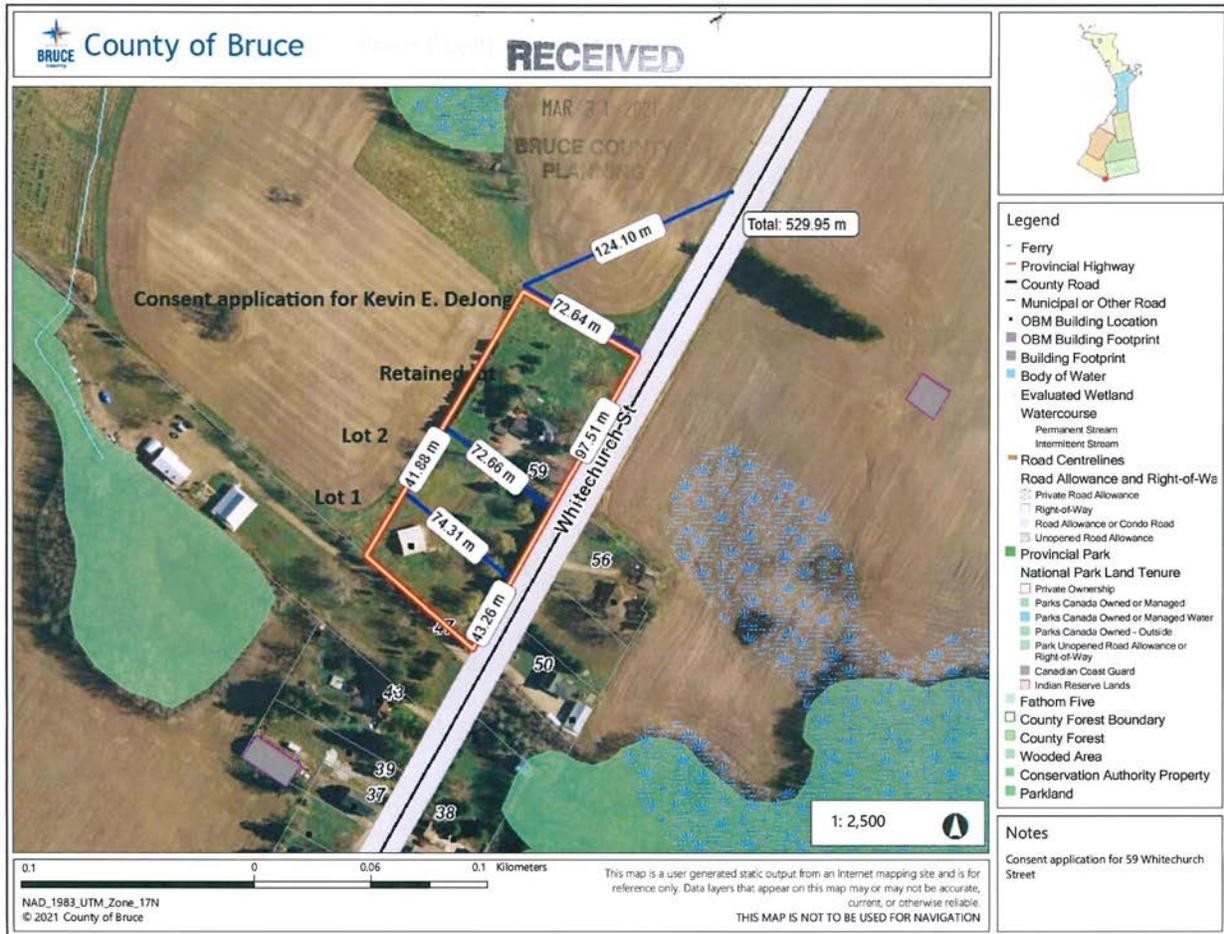
R. F. DORE SURVEYING LTD.
ONTARIO LAND SURVEYOR
BOX 571, 832 QUEEN STREET, KINCARDINE
ONTARIO N2Z 2Y2
(519) 306-3484
SCALE 1"=50'
FILE No. 120182

IMPERIAL
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

Drawing is not to scale

Location - well 0 - lot 2
Septic System - 111

Site Plan



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.

Lot Creation

The Bruce County Official Plan and the Township of Huron-Kinloss Official Plan designate the property Hamlet Community. Both Official Plans permit residential uses in hamlets like Whitechurch. There is an existing single family detached dwelling on the subject lands with accessory buildings. The applicant is looking to sever the property to create three residential lots (two new lots and the retained lot). Two new homes are proposed on the lands to be severed. The existing residence will be maintained on the retained parcel.

Lot creation is permitted in the County and local Official Plans in the Hamlet Community designations subject to certain requirements. In general, the proposed use and lot areas

must be compatible with neighbouring land uses and areas; the proposal should allow for setbacks to be maintained between the new lot line and the existing and proposed structures; the lots shall maintain adequate frontage and lot areas for their intended use; the lots need to have direct access onto a public road; and services including water supply and sanitary sewage disposal shall be adequate to serve the proposed use and meet the requirements of the approval authority. The subject proposal satisfies these requirements, some of which are discussed in more detail below.

Lot Size

The subject lands are zoned R1 - Residential One in the Township of Huron-Kinloss Zoning By-law. The By-law identifies a minimum lot area requirement of 4,000 sq. m. The purpose of the lot size requirement is to ensure adequate space for structures and private servicing. The minimum lot area also helps to ensure that the sizes of the lots are similar and conform to the area.

The current proposal involves the creation of two new infill lots measuring +/-3,218.30 sq. m and +/-3,043.00 sq. m in area. An amendment to the Zoning By-law is required to allow the proposed lots to have a minimum lot area less than the required 4,000 sq. m. The retained lot has a proposed area of +/-7,085.08 sq. m and meets the minimum Zoning By-law regulation.

It is the opinion of County staff that the proposed lot sizes are in keeping with other lots in the immediate area, which range between approximately 800 and 2,100 sq. m.

The applicant has also demonstrated that a residence and private septic system can be accommodated on each of the lots. The County Official Plan allows for lot creation on private septic with proposed lot areas of less than 4,047 sq. m but requires submission of a nitrate study. The purpose is to ensure that no development proposal shall result in a nitrate concentration of more than 10mg/L of nitrate at each new property boundary.

A Hydrogeological Study was submitted with the subject application and addressed the matters as prescribed in the D-5-4 Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment of the Ministry of Environment. The study concluded that the 3-lot proposal is viable and would be within the established threshold through the use of standard fill-based sewage disposal systems. On this basis, the proposed lot sizes are appropriate.

Water Services

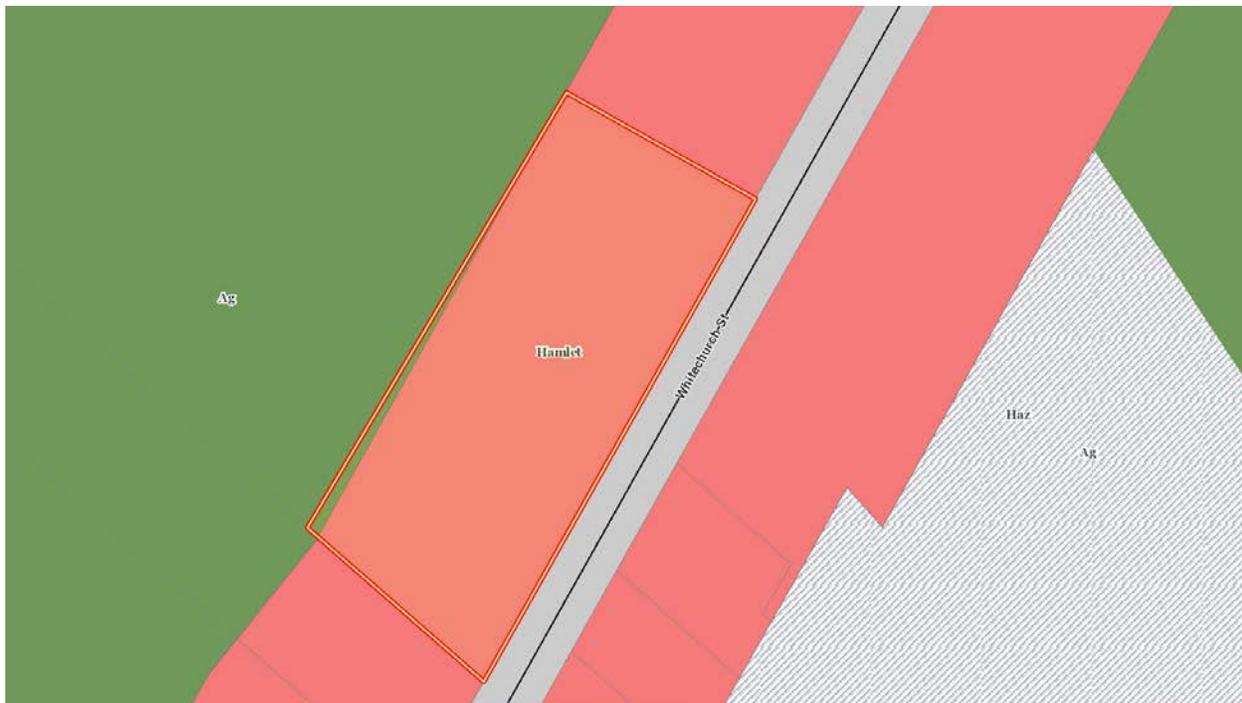
Most hamlets in the Township of Huron-Kinloss are on private services except for Whitechurch, which is serviced by municipal water. The applicant had identified a desire to retain the existing private well on the site to service one of the three lots but recognized that the Township may request connection to municipal water services. As per comments received from Township staff and in accordance with the Official Plan policies, all three lots will be connected to the municipal water system and the existing private well will be

decommissioned. These requirements will be included as conditions on the related consents (Files B-2021-047 and B-2021-048), which will be considered by the County at a later date.

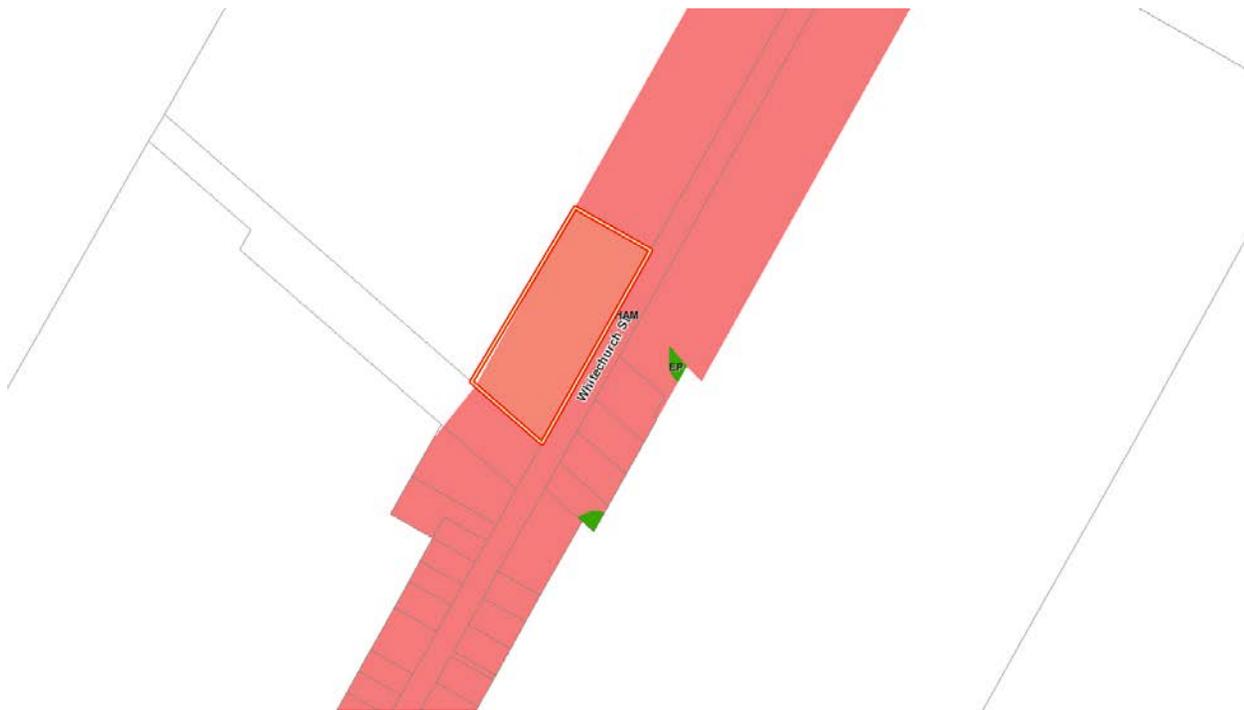
Appendices

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

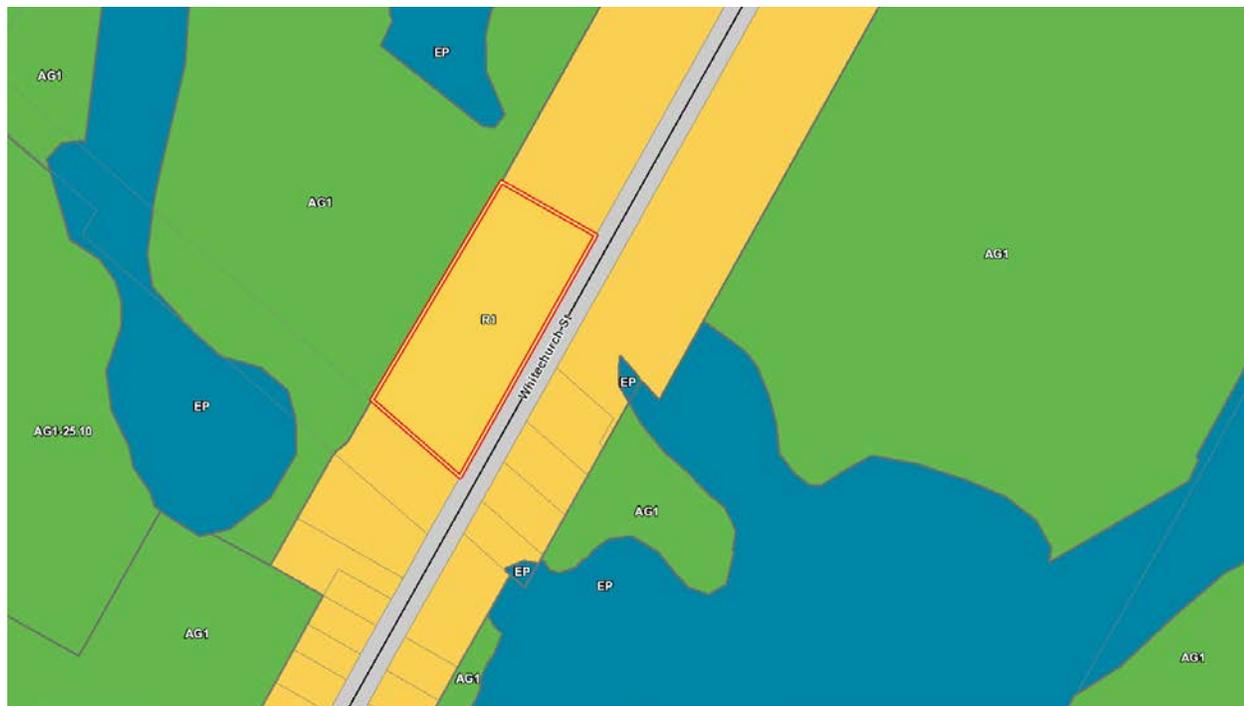
County Official Plan Map (Designated Hamlet Community)



Local Official Plan Map (Designated Hamlet Community)



Local Zoning Map (Zoned R1 - Residential One)



List of Supporting Documents and Studies

- Revised Site Plans.
- Revised Planning Justification Report.
- Hydrogeological Study.

Agency Comments

Township of Huron Kinloss - Clerk:

1. As per the Municipally owned water system policies, all three lots will require mandatory connection to the Whitechurch water system. The breakdown of the required fees for connection to the Whitechurch municipal water system are as follows:
 - Major Facilities Charge \$4,242.66
 - Connection Charge \$7,020.14
 - Total \$11,262.80 per lot
 - Grand total for three lots = \$33,788.40These are the 2021 rates and are subject to change if not paid before the end of the year.
2. The Township requests that the Owner provide written verification to the Clerk of septic re-inspection and intent for the new septic systems for both the severed and retained parcels.
3. The Township requests that the Owner provide written verification to the Clerk that the well has been decommissioned from a qualified well driller.
4. The 2 severed lots will be subject to development charges and parkland fees.
 - Development Charges $\$377.64 \times 2 = \755.28
 - Parkland Fees $\$750.00 \times 2 = \$1,500.00$These are the 2021 rates and may be subject to change.
5. The 2 severed lots will be subject to an entrance permit.

Please note that the property was subject to a severance in 2018.

Note: The Township comments will be addressed through conditions on the related consents (Files B-2021-047 and B-2021-048).

Historic Saugeen Metis: No objection or opposition.

B.M. Ross and Associates Limited for the Township of Huron Kinloss: No objections. Letter attached in full to this report.

Risk Management Official (Source Protection): 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 Maitland Source Protection Area. As the subject property is located in the wellhead protection area of the Whitechurch 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 regard to the proposed severance. The application may proceed. Letter attached in full to this report.

Saugeen Valley Conservation Authority (SVCA): SVCA staff find the application acceptable based on their review of the project in relation to natural heritage features. Letter attached in full to this report.

Maitland Valley Conservation Authority (MVCA): MVCA staff has no objections based on their review of the proposal with regard to natural hazards. Letter attached in full to this report.

B. M. ROSS AND ASSOCIATES LIMITED
Engineers and Planners
62 North Street, Goderich, ON N7A 2T4
p. (519) 524-2641
www.bmross.net

File No. 11187

(EMAILED)

June 25, 2021

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: B-2021-047, B-2021-048, Z-2021-035
59 Whitechurch St
Con 1 Pt Lot 11 RP; 3R10247 Part 1
Kevin DeJong (Owner)
Township of Huron-Kinloss
(Geographic Township of Kinloss)

We received the above mentioned "Request for Agency Comment" on June 10, 2021. 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 was submitted to facilitate severance two new residential lots and amend the Zoning By-law to allow minimum lot areas of 3,218.3 m² and 3,043 m².

The application has been reviewed by OBC Part 8 Inspector Dave Bell (BCIN# 34600). From the provided site plan, it appears the severed lots will be of sufficient size to accommodate a septic system. We note, as also stated in the Hydrogeological Study associated with the property, that a soil analysis should be completed at the proposed septic system locations prior to any construction. The findings of the soil analysis should be used to inform the size and location of the septic system. We also note that a minimum 15 m setback will be required from the existing well to any septic tanks and leaching tiles. An *Application for Permit to Construct or Demolish* and associated fee will be required for the installation of septic systems on the severed properties.

We note the septic system associated with the existing residence was inspected in 2018 under Cycle 2 of the Huron-Kinloss Community Septic Inspection program. At that time, the system was given a medium-age rating.

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

Restricted Land Use Notice

Date: June 14, 2021

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

No Prohibition or Risk Management Plan related to existing activity(ies) and land use. Application may proceed.

Notice number: s.59 # 415	Property_ID: 6942
Description of Application and supporting Documents: (date of RLU submission; site plan #, ZBlaw etc) Request for Agency Comments B47 B48 Z35 DeJong received June 10/21 via email from <CHamm@brucecounty.on.ca. Included Application, Request for Agency Comments, Public Meeting Notice. Application for severance and zoning amendment.	

Applicant name and email: Kevin DeJong kevindejong@hurontel.on.ca.>			
Property Owner:	Kevin DeJong		
Mailing Address:	118 Wolfe St		
Town, Postal Code	Lucknow ON NOG 2H0		
Phone, email			
Property Location		ARN (Roll) #:	4107110002041020
911 Address:	59 WHITECHURCH ST – KINLOSS CON 1 PT LOT 11 RP;3R10247 PART 1		
SPA	Maitland	Municipality:	Huron - Kinloss
Drinking water system	Whitechurch	WHPA: C	Vulnerability Score: 6

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 Whitechurch Municipal Drinking Water System. As required under the *Act*, the Application was reviewed in consideration of the Maitland 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:

Sever two new residential lots by Consent and to amend the Zoning By-law to allow a minimum lot area of approximately 3,218.30 square metres and 3,043.00 square metres for the proposed lots instead of the 4,000 square metres required in the Zoning By-law.

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 property is located in zone C of the wellhead protection area (WHPA-C) with vulnerability score of 6. The applicable SPP policies for WHPA-C relate to the handling or storage of dense non-aqueous phase liquids (DNAPLs). For this Application, based on the information submitted, DNAPL chemicals are not handled and/or stored in quantities greater than 25 litres.

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 MECP Table of Drinking Water Threats, accessible via <http://swpip.ca/>

Limitations and Provisos:

- The future handling and/or storage of DNAPL chemicals in quantities greater than 25 litres is prohibited 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

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 NOM 1S5

Staff Contacts - Risk Management Official / Inspectors:

Donna Clarkson
Phone: 519-335-3557 ext 224
dclarkson@abca.ca

Mary Lynn MacDonald
Phone: 1-888-286-2610 ext. 247
mmacdonald@abca.ca

Aaron Clarke
Phone: 1-888-286-2610 ext. 228
aclarke@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 (bcplwa@brucecounty.on.ca)

June 30, 2021

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

ATTENTION: Candace Hamm, Applications Technician

Dear Mrs. Hamm,

RE: Applications for Consent: B-2021-047 & B-2021-048
Application for Zoning By-law Amendment: Z-2021-035
Roll No. 410711000204102
59 Whitechurch Street
Part Lot 11, Concession 1, RP 3R10247 Part 1
Geographic Township of Huron-Kinloss
Township of Huron-Kinloss

[DeJong c/o Michie]

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural heritage within the Maitland Valley Conservation Authority (MVCA) watershed.

The purpose of the applications is to sever two new residential lots by Consent and to amend the Zoning By-law to allow a minimum lot area of approximately 3,218.30 square metres and 3,043.00 square metres for the proposed lots instead of the 4,000 square metres required in the Zoning By-law.

Staff have received and reviewed the following documents submitted with this application:

- 1) Request for Agency Comments, dated June 10, 2021 and associated lot plan; and
- 2) Hydrogeologic Study, Wilson Associates, dated March 26, 2021

Recommendation

SVCA staff find the applications acceptable. Please see comments below for more information.

Site Characteristics

Based on SVCA staff's desktop review of mapping, it appears the subject property is within the rural hamlet of Whitechurch on culturally disturbed land. The property abuts agricultural field to the north and west and rural residential to the south and east.



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

Advisory Comments

SVCA staff has 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 heritage in the MVCA watershed as set out in the PPS 2020, County Official Plan and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Heritage:

In the opinion of SVCA staff, the subject property features adjacent lands to significant woodlands and provincially significant wetlands, and there may be habitat of endangered or threatened species on and adjacent to the property.

The following is summary of provincial and county/local policies applicable to the natural heritage features affecting the property.

Significant Woodlands

Provincial Policy Statement (PPS, 2020) – Section 2.1

Section 2.1.8 states development and site alteration shall not be permitted on adjacent lands to significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

County of Bruce Official Plan (OP)

It is SVCA staff's interpretation that section 4.3.2.6 of the County OP, in the opinion of SVCA staff, states that for Townships with less than 30% forest cover, wood lots of 40 hectares or greater are considered significant. Prior to development being permitted in significant woodlands or their adjacent lands the proponent of the development shall be required to undertake an Environmental Impact Study; and where it cannot be demonstrated through the preparations of an Environmental Impact Study that the proposed development will not impact on the habitat/resource function of the wood lot, the development shall be refused.

It is SVCA staff opinion, the proposed applications/development should not have an impact on the ecological function of the adjacent lands to the significant woodland as the proposed is bisected by cleared agricultural field and is located on existing culturally disturbed land. It is SVCA staff's recommendation that an EIS should not be required to support these applications.

Provincially Significant Wetlands (PSW)

The subject property is located within 120 metres adjacent to the Dickies Creek PSW.

Provincial Policy Statement (PPS, 2020) – Section 2.1

Section 2.1.8 of the PPS states, development and site alteration shall not be permitted on adjacent lands to a significant wetlands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the wetlands or on its ecological functions.

County of Bruce Official Plan (OP)

It is the opinion of SVCA staff that section 4.3.2.5 of the County OP does not permit development within 120 metres to a PSW unless an EIS demonstrates no loss of wetland function, there is no subsequent demand for future development, which will negatively impact on existing wetland functions; conflict with existing site specific wetland management practices are avoided; and there is no loss of contiguous wetland areas.

It is the opinion of SVCA staff, the proposed should not have an impact on the ecological function to the PSW as the proposed is bisected by cleared agricultural field and is located on existing culturally disturbed land; nor should the proposed have a hydrologic impact on the wetland, provided the recommendations in the above-noted Hydrogeologic Study are implemented. It is SVCA staff's recommendation that an EIS should not be required to support these applications.

Habitat of Endangered and Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on and/or adjacent to the property. The SVCA role is to identify habitat through a screening process in consideration of the PPS and local policies, however, it is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS and the local OPs have been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca. It must be confirmed with the MECP if an EIS to address habitat of endangered and threatened species is required.

Provincial Policy Statement (PPS, 2020) – Section 2.1

Section 2.1.7 of the PPS states that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements; and section 2.1.8 states development and site alteration shall not be permitted on adjacent lands to the habitat of endangered/threatened species unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

County of Bruce Official Plan (OP)

It is SVCA staff's interpretation that section 4.3.2.7 of the County's OP does not permit development except for infrastructure permitted by the PPS within significant portions of the habitat of threatened and endangered species. Development proposed within 50 metres to habitat of endangered and threatened species may be permitted only if it has been demonstrated through an EIS, carried out by

the proponent, that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.

Summary

SVCA staff has reviewed these applications in accordance with our MOA with the County of Bruce.

Staff find the applications acceptable, and given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated; except for habitat of threatened/endangered species, which the applicant must address with the MECP directly.
- 2) Consistency with local planning policies for natural heritage has been demonstrated; except for habitat of threatened/endangered species, which the applicant must address with the MECP directly.

Please inform this office of any decision made by County/Municipality regarding 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,



Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation

BW/

cc: Don Murray, Authority Member (via email)
Patrick Huber-Kidby, MVCA (via email)



MEMORANDUM

TO: Candace Hamm, Applications Technician, County of Bruce, via email
CC: Coreena Smith, Planner, County of Bruce
Matt Farrell, Chief Building Official, Township of Huron-Kinloss
Brandi Walter, Environmental Planning Coordinator, Saugeen Valley Conservation Authority, via email
Kevin DeJong, Owner, via email
Nancy Michie, Agent, via email
FROM: Patrick Huber-Kidby, Environmental Planner/Regulations Officer, MVCA
DATE: July 6, 2021
SUBJECT: Applications: B-2021-047, B-2021-48, Z-2021-035
Part Lot 11, Concession 1 (Kinloss), as Part 1 on RP 3R-10247, Township of Huron-Kinloss, County of Bruce; known as 59 Whitechurch Street

Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted applications with regard for the natural hazard policies contained in the Provincial Policy Statement, 2020 (PPS, 2020) and pursuant to our 'Memorandum of Understanding' with the Corporation of the County of Bruce. This application has also been screened with regard for MVCA's policies made under *Ontario Regulation 164/06* (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). Based on our review, we offer the following comments.

It is our understanding the purpose of these applications is to create two new residential parcels in the hamlet of Whitechurch.

Natural Hazards:

The subject property is not affected by any known natural hazards, but is adjacent several large wetland complexes.

MVCA Ontario Regulation 164/06 Regulated Areas:

Wetlands, plus a prescribed buffer, are MVCA regulated lands pursuant to *Ontario Regulation 164/06* made under the *Conservation Authorities Act (R.S.O., 1990, chapter C.27)*. Subject to the Regulation, development (construction, reconstruction, filling, grading) interference, and alteration within Authority regulated lands requires permission from MVCA, prior to undertaking the work.

A portion of the regulated 120 m buffer of a nearby provincially significant wetland is within the boundary of the retained parcel. No work is proposed as part of these applications requiring permission under *O. Reg 164/06* at this time.

Report:

The application is in general conformance with Section 3.1, Natural Hazard Policies of the PPS, 2020, as such MVCA has no objections.

Thank you for the opportunity to comment at this time. Feel free to contact this office if you have any questions.



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



June 10, 2021

File Numbers: Z-2021-035

Public Meeting Notice

You're invited:
On-line Public Meeting
Monday, July 12, 2021 at 7:00 pm

A change is proposed in your neighbourhood: The purpose of the application is to sever two new residential lots by Consent and to amend the Zoning By-law to allow a minimum lot area of approximately 3,218.30 square metres and 3,043.00 square metres for the proposed lots instead of the 4,000 square metres required in the Zoning By-law. The related consent files are B-2021-047 & B-2021-048.



59 WHITECHURCH ST – KINLOSS CON 1 PT LOT 11 RP;3R10247 PART 1 (Kinloss)
Township of Huron-Kinloss, Roll Number 410711000204102

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: 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 Council 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 is holding public meetings 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 July 12, 2021 (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(s), 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

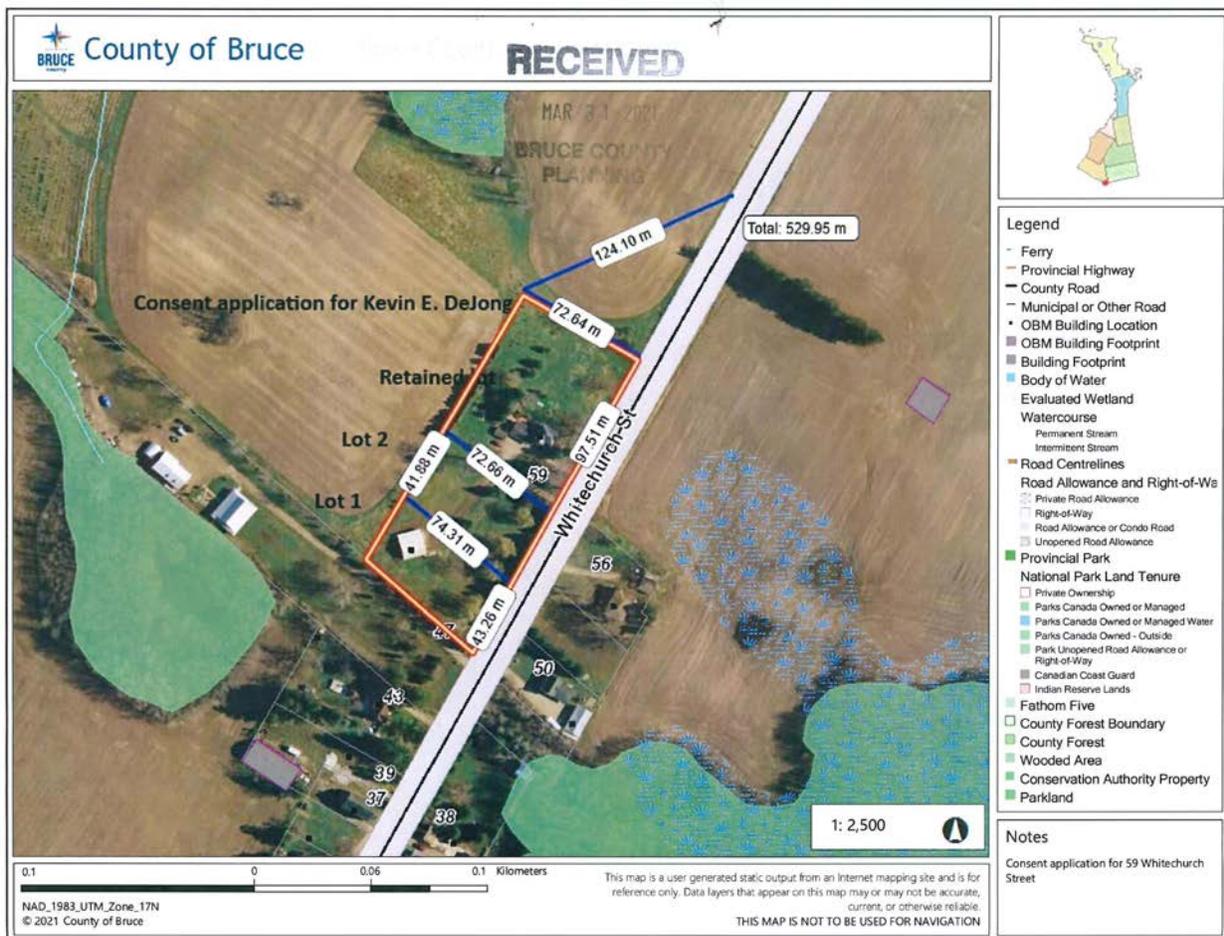
COVID-19 Notice: Bruce County Planning offices are closed to the public until further notice. Our staff would be pleased to connect with you by email or phone.

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.

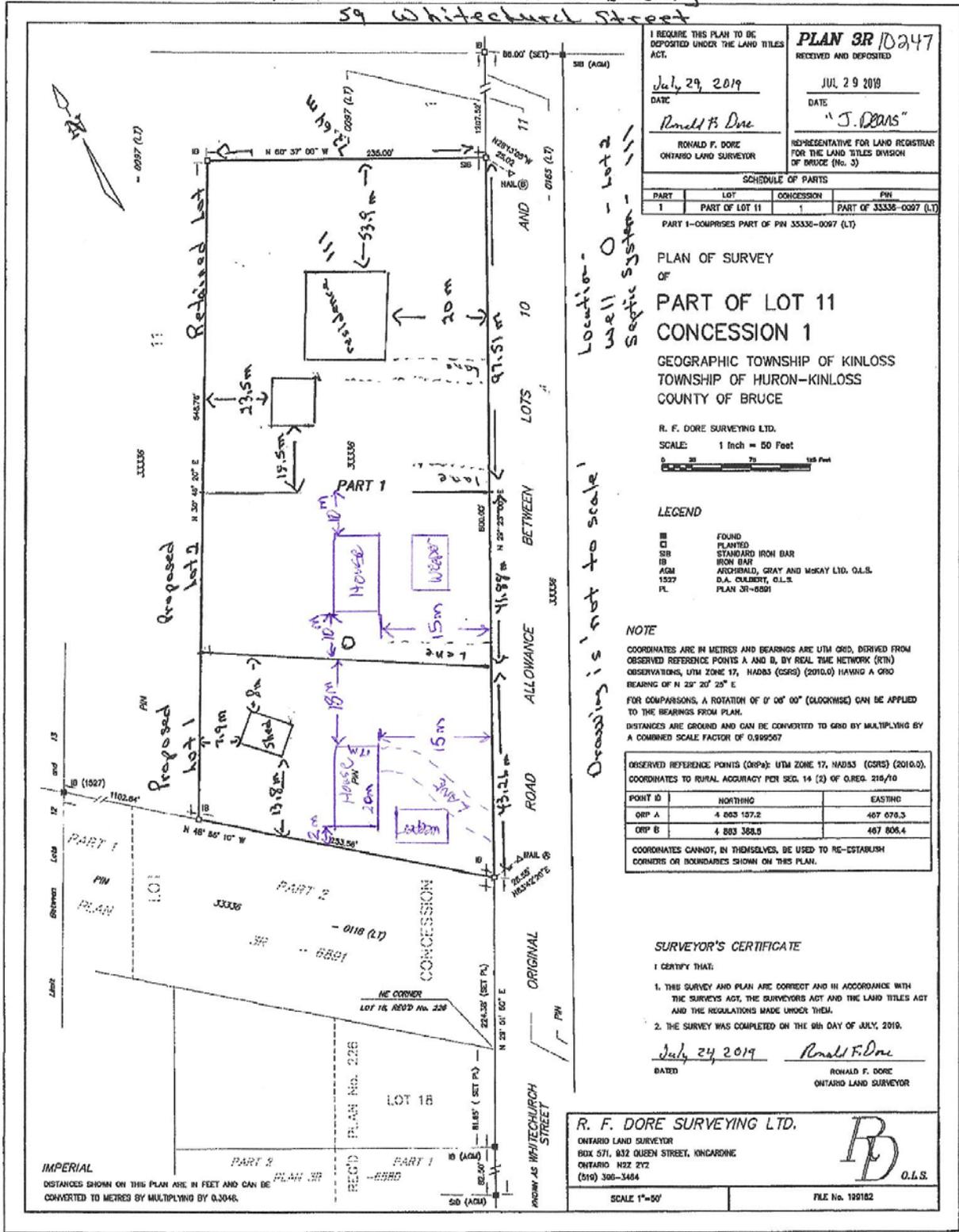
For more information please visit the Local Planning Appeal Tribunal website at <https://olt.gov.on.ca/tribunals/lpat/about-lpat/>.

Site plans



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Draft 'Site Plan' Kevin DeJong
59 Whitechurch Street



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 3R 10247
RECEIVED AND DEPOSITED

July 29 2019
DATE

RONALD F. DORE
ONTARIO LAND SURVEYOR

JUL 29 2019
DATE

"J. DEANS"
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF BRUCE (No. 3)

SCHEDULE OF PARTS			
PART	LOT	CONCESSION	PIN
1	PART OF LOT 11	1	PART OF 33336-0097 (L.T)

PART 1-COMPRISES PART OF PIN 33336-0097 (L.T)

PLAN OF SURVEY
OF
**PART OF LOT 11
CONCESSION 1**
GEOGRAPHIC TOWNSHIP OF KINLOSS
TOWNSHIP OF HURON-KINLOSS
COUNTY OF BRUCE

R. F. DORE SURVEYING LTD.
SCALE: 1 inch = 50 Feet

LEGEND

■ FOUND
□ PLANTED
SB STANDARD IRON BAR
IB IRON BOLT
AGM ARCHIBALD, GRAY AND MCKAY LTD. O.L.S.
1527 D.A. OULBERT, O.L.S.
PL PLAN 3R-6891

NOTE

COORDINATES ARE IN METRES AND BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CGRS) (2010.0) HAVING A GRID BEARING OF N 29° 20' 25" E.

FOR COMPARISONS, A ROTATION OF 0° 00' 00" (CLOCKWISE) CAN BE APPLIED TO THE BEARINGS FROM PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999507

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CGRS) (2010.0), COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4 803 157.2	467 676.3
ORP B	4 803 368.0	467 806.4

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 09th DAY OF JULY, 2019.

July 24 2019
DATED

Ronald F. Dore
RONALD F. DORE
ONTARIO LAND SURVEYOR

R. F. DORE SURVEYING LTD.
ONTARIO LAND SURVEYOR
80X 571, 932 QUEEN STREET, KINGSTON, ONTARIO N0Z 2Y2
(519) 300-3454

SCALE 1"=50'

FILE No. 120182

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