



Planning Report

To: Committee of Adjustment for the Municipality of Kincardine

From: Dave Welwood, Planning Consultant

Date: February 14, 2024

Re: Expansion of Non-Conforming Use - A-2023-045 (E.S. Fox Limited)

Recommendation:

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

That Committee approve Application A-2023-045 subject to the conditions on the attached decision sheet.

Summary:

The purpose of the application is to expand a Legal Non-Conforming Use to permit an expansion of the existing warehouse facility. If approved, the proposed development would facilitate a one-storey expansion of the existing warehouse facility of approximately 1,486m² towards the rear of the existing building. This increased area is proposed to be used for the shipping and receiving of equipment and material for the purposes of quality inspection prior to delivery to the Bruce Power site.

The subject property is municipally addressed as 5568 Highway 9 and has a lot area of approximately 1.88 hectares. The property is bound by Highway No. 9 to the south, Sideroad 10 to the west, and agricultural lands to the east and north. The property is currently occupied by an existing one-storey warehouse building, surrounding gravel parking/loading areas, and equipment which is stored outside on-site. The lands are serviced with private individual on-site sewage and water services.

Airphoto

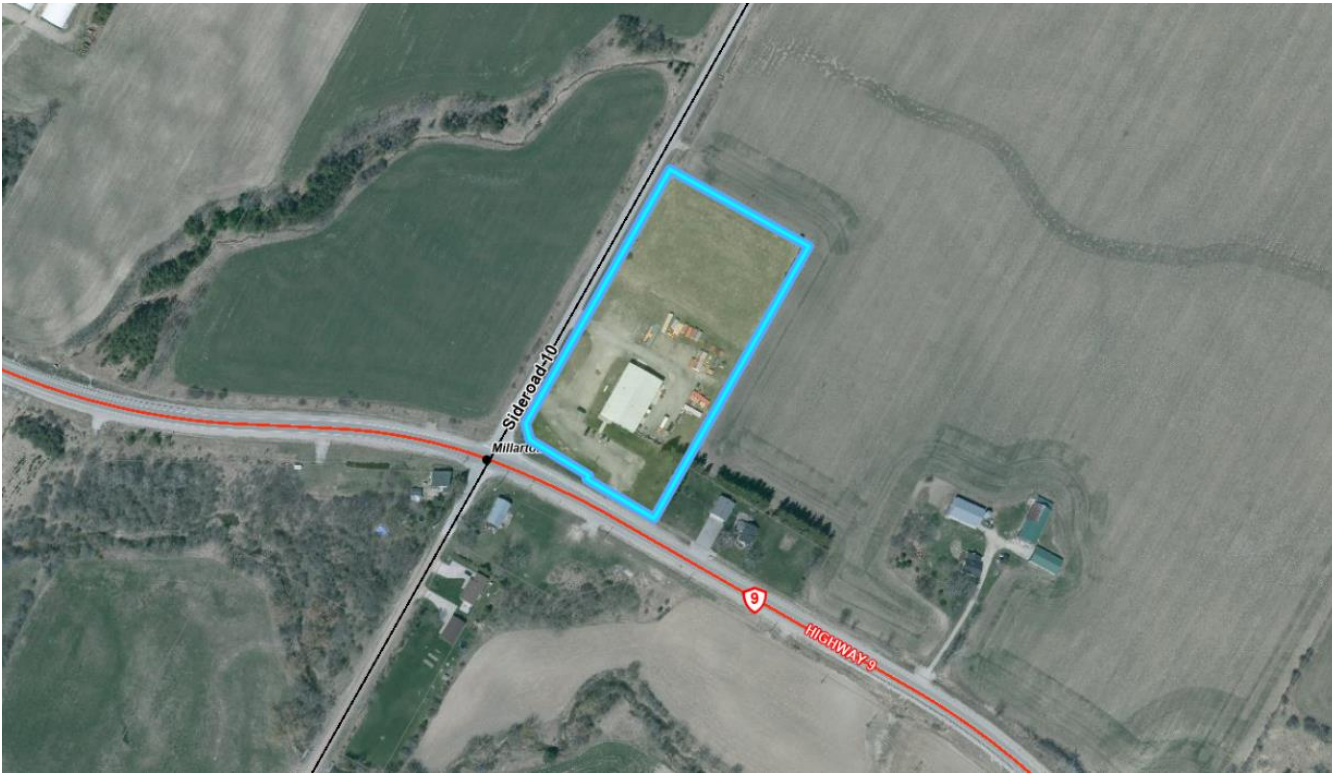


Image of Existing Structure



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.

Planning Context

The subject lands are designated as 'Hamlet Community' within Schedule 'A' of the Bruce County Official Plan (BCOP) and are zoned 'Hamlet Highway Commercial (C3)' in the Kincardine Comprehensive Zoning By-law 2003-25. The subject lands are located outside of the Kincardine Official Plan area and are therefore not subject to the policies of the Kincardine Official Plan.

The BCOP recognizes legal non-conforming uses and identifies them as those uses which do not conform to the use provisions of the local Zoning By-law, but which legally existed on the date the By-law was passed. A warehouse is not a permitted use in the C3 zone. The existing warehouse use predates the most recent comprehensive review of the Municipality's Zoning By-law in 2012. The property owner has confirmed that the current structures and use as an industrial warehouse was operational in 2009 when they purchased the property. Correspondence from the Municipality indicates that there is a legal affidavit from the property owner's solicitor confirming the legal non-conforming status of the warehouse. Confirmation from the Town has also been received regarding the property's legal non-conforming status.

In accordance with Section 45(2) of the *Planning Act*, any alterations, expansions, or changes in the use, building or structure of a non-conforming use require approval by the Committee of Adjustment. An application under Section 45(2) of the *Planning Act* is evaluated based on two tests:

1. Whether the application is desirable for appropriate development of the subject property; and
2. Whether the application will result in undue adverse impacts on the surrounding properties and neighbourhood.

Only the proposed expansion or alteration may be evaluated for undue adverse impacts.

1. Is the application desirable for the appropriate development of the subject property?

The 'Hamlet Community' designation of the BCOP permits dry industrial uses, including the existing warehouse use of the subject lands.

As previously discussed, the C3 zoning on the subject lands does not permit a warehouse use, in accordance with Section 19.2 of the Zoning By-law; though this use can be considered legal non-conforming given that it existed prior to the most recent comprehensive review of the Municipality's Zoning By-law in 2012.

Given the large size of the subject property and the duration of the existing warehouse use, it is desirable to permit the requested expansion to the existing building towards the rear of the property. It is noted that there are no sensitive land uses towards the rear of the property and there are no anticipated land use conflicts resulting from the expansion.

In terms of the appropriateness of the proposed development, additional information was requested at the pre-consultation stage regarding stormwater management, servicing, and site grading, in addition to an archaeological assessment given the subject lands' high potential for the discovery of archaeological resources.

Servicing, Site Grading and Stormwater Management

The Hamlet Community designation in the BCOP -permits development on the basis of private servicing. The hierarchical system in place prioritizes municipal services in Urban Communities and a combination of private and communal services in Rural areas. There are no municipal sewers or water services in the Millarton hamlet, and therefore the existing building is currently serviced by a private individual on-site septic system and domestic well.

A Functional Servicing and Storm Water Management Report (FSR/SWM Report) was completed to determine functional site grading, servicing, and stormwater management design for the proposed addition and reconstructed parking from gravel to asphalt, as per the municipal stormwater management criteria. Recommendations related to grading, stormwater management, and sediment/erosion controls from the FSR/SWM Report are as follows:

- 1) Orifice controls be provided to control proposed conditions stormwater site discharge rates to the allowable release rate as described in Section 2.2 of the FSR/SWM Report.
- 2) Erosion and sediment controls be installed as described in Section 2.3 of the FSR/SWM Report.
- 3) Sanitary servicing for the development is not required, as described in Section 3.0 of the FSR/SWM Report.
- 4) Water servicing for the development be installed as described in Section 4.0 of the FSR/SWM Report.

The above recommendations are included as recommended conditions for approval. In addition, detailed review of septic servicing falls under the jurisdiction of the Ontario Building Code, and as such, septic systems are subject to permits at the time of building permitting and to the satisfaction of the Municipality's Chief Building Official (CBO).

Cultural Heritage

The subject property is within 300 metres of a watercourse and therefore is considered to have high potential for the discovery of archaeological resources.

A Stage 1 and 2 archaeological assessment was conducted to support the expansion of the E.S. Fox Limited facility. The purpose of the assessment was to determine whether

archaeological resources were present on subject property, and if any mitigation measures would be required prior to development or site alteration. An Acknowledgement Letter from the Ministry of Citizenship and Multiculturalism (MCM) was also submitted with the archaeological assessment confirming that the report was accepted into the provincial registry in accordance with the Ontario Heritage Act, 1990.

The Stage 1 assessment revealed that the property had potential for the discovery of archaeological resources and a subsequent Stage 2 assessment was recommended and carried out. The Stage 2 assessment recommends that the property should be considered free of archaeological concern and no further archaeological assessment is recommended. Saugeen Ojibway Nation (SON) has reviewed the Archaeological Assessment and has no concerns with the report or application.

Natural Hazards

There are no natural hazard features affecting the subject lands, though a portion of the valley slope of the Penetangore River is adjacent to the property at its southeastern corner. This portion of the subject lands is within the Saugeen Valley Conservation Authority (SVCA) Approximate Screening Area associated with Ontario Regulation 169/09 (Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses).

Correspondence from SVCA staff indicates that the proposed expansion is acceptable, and notes that the proposed development will not be located within the SVCA Approximate Screening Area and therefore, no permit will be required from SVCA.

Ministry of Transportation (MTO) Permit Control Area

Given that the subject lands have frontage along Highway 9, a provincial highway, they are within the MTO Permit Control Area and are subject to the requirements of the *Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Policy, and all related policies.

Upon review of the application, correspondence from MTO indicates no concerns with the variance proposed, and notes that all access shall be taken off Sideroad 10 and be located a minimum of 85 m from the end radius of Highway 9. Correspondence from MTO further identifies that a Building and Land Use Permit will be required from MTO, and that finalized engineered drawings will be required for MTO's review prior to permit issuance.

As a condition of provisional approval, the applicant will be required to obtain a Building and Land Use Permit from MTO and satisfy any and all of the permitting requirements associated to the satisfaction of MTO.

Zoning By-law

The proposed addition to the existing building meets all requirements of the C3 - Hamlet Highway Commercial Zone relating to lot area, frontage, setbacks, height, and lot coverage.

Based on the above, the proposed development is considered appropriate and desirable for the subject property, as it continues to meet all zoning provisions and is continuing an existing use that has economic benefit.

2. Will the application result in undue adverse impacts on the surrounding properties?

The proposed expansion of the storage/warehouse facility will not fundamentally change the operations of the industrial warehouse but will allow for additional indoor storage space for the existing warehouse. The warehouse will continue to be used for the quality control process before materials are sent to Bruce Power. The proposed expansion will benefit adjacent properties since this process can occur indoors and therefore removes the need for outside storage. Additionally, the proposed expansion to the warehouse continues to meet all setback provisions on this 1.8-hectare property, as noted above. The maximum allowed lot coverage for principal buildings on the subject lands is 20%, whereas the warehouse will cover only 8% of the lot following the proposed expansion.

Therefore, the proposed development is not anticipated to cause undue adverse impacts on surrounding land uses as it meets all zoning setback provisions in the C3 -Hamlet Highway Commercial Zone.

Based on the above, it can be concluded that the subject application satisfies the two tests set out in subsection 45(2)(a)(i) of the *Planning Act*, R.S.O. 1990, c. P.13 with respect to the expansion of legal non-conforming uses.

Appendices

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

County Official Plan Map (Designated Hamlet Community)



Local Zoning Map (Zoned C3 - Hamlet Highway Commercial)



List of Supporting Documents:

- Stage 1-2 Archaeological Assessment
- Updated Functional Servicing and Stormwater Management Report

Agency Comments:

Historic Saugeen Métis (HSM): See attached.

Ministry of Transportation (MTO): See attached.

Municipality of Kincardine: See attached.

Saugeen Ojibway Nation (SON): See attached.

Saugeen Valley Conservation Authority (SVCA): See attached.

Public Comments:

Philosopher's Wool Environmental Collective (PWEPC): See attached.

From: [Coordinator LRC HSM](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Request for Comments - Municipality of Kincardine (Fox) Proposed Minor Variance
Date: Friday, October 13, 2023 3:44:21 PM
Attachments: [PastedGraphic-5.png](#)

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Municipality of Kincardine

RE: A-2023-045

The Historic Saugeen Métis (HSM) Department of Lands, Waters and Consultation has reviewed the relevant documents and has no opposition or objection to the proposed Minor Variance as presented.

Thank you for the opportunity to review this matter.

Regards,

Georgia McLay

Coordinator, Lands, Waters & Consultation
Historic Saugeen Métis
204 High Street
Southampton, ON
saugeenmetis.com



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From: [Pegelo, Jessica \(MTO\)](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Cc: [David Welwood](#); Bill.Stark@esfox.com
Subject: RE: Request for Agency Comments A45 ES Fox
Date: Tuesday, December 12, 2023 9:52:47 AM
Attachments: [image001.png](#)

Some people who received this message don't often get email from jessica.pegelo@ontario.ca. [Learn why this is important](#)

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Good morning,

The following are MTO's Official Comments:

Documents Reviewed:

- Engineering Drawings – Prepared By: NA Engineering Associates Inc., Not for Construction Draft WIP November 24, 2023 For Discussion Only Not for Construction
- Functional Servicing and Stormwater Management Report - Prepared By: NA Engineering Associates Inc., Stamped By: D.T. Bancroft, Dated: September 28, 2023

The Ministry of Transportation (MTO) have completed a review of the proposed subject development to expand the existing warehouse facility to accommodate receiving equipment and material for quality inspection prior to shipping to the Bruce Power site. This is an application to alter/extend a legal non-conforming use.

The proposal has been considered in accordance with the requirements of *the Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Policy and all related policies.

-
The subject property is located adjacent to Highway 9, is within MTO's Permit Control Area (PCA), and as such, MTO permits are required before any demolition, grading, construction or alteration to the site commences.

Highway 9 at this location is classified as a 2B Arterial in MTO's Access Management Classification System. As such, all requirements, guidelines and best practices in accordance with this classification shall apply.

-
Building and Land Use, Functional Servicing and Stormwater Management

MTO has reviewed the documents referenced above and have no further concerns at this time.

Upon approval of the minor variance, an MTO Building and Land Use Permit will be required. The engineering drawings reference above indicate "Not for Construction...", finalized drawings will be required for MTO Permit issuance.

- Access & Traffic Impact Review

MTO has reviewed the documents referenced above and have no further concerns. All access shall be taken off of Sideroad 10 and be located a minimum of 85m from the end of radius of Highway 9.

Signs

Any/all signage visible from Highway 9, including temporary development signs, must conform to MTO policies and guidelines, and will require a valid MTO Sign Permit before installation.

An MTO Sign Permit is required to place the existing sign under permit.

- Encroachments

- Any encroachments and works identified within the Highway 9 property limits are subject to MTO conditions, approval and permits, prior to construction. All provincial highway property encroachments are strictly regulated and must meet all conditions set out by MTO.

- General Comments

MTO looks forward to the advancement of this development, and we anticipate receiving additional details for review and comment as the project progresses.

Application for MTO Permit can be made by clicking on the following link:
www.hcms.mto.gov.on.ca

Please feel free to contact me directly should you have any questions or concerns.

Kind Regards,

Jessica Pegelo
Ministry of Transportation
Corridor Management Planner
Highway Corridor Management Section
659 Exeter Rd. London, ON N6E 1L3
Telephone: [REDACTED] Fax: [REDACTED]
E-mail: [REDACTED]



Proposed Services	None
Access	Provincial Highway
Surrounding Land Uses	Farming, Commercial
Designations and Zones	Existing
County Official Plan	Hamlet Community
Local Official Plan	Outside of Local Official Plan Area
Zoning By-law	C3 - Hamlet Highway Commercial
Designations and Zones	Proposed
County Official Plan	No Change
Local Official Plan	No Change
Zoning By-law	No Change

File Number: A-2023-045

Agency: Municipality of Kincardine

No Comment: _____ Title: Director of Infrastructure and Development Signature: Adam Weishar

Comments:

1. Confirm culvert material when they apply for site plan
2. Second entrance to the north will need to be paved to the back edge of the road allowance to their property line

Proposed Services	None
Access	Provincial Highway
Surrounding Land Uses	Farming, Commercial
Designations and Zones	Existing
County Official Plan	Hamlet Community
Local Official Plan	Outside of Local Official Plan Area
Zoning By-law	C3 - Hamlet Highway Commercial
Designations and Zones	Proposed
County Official Plan	No Change
Local Official Plan	No Change
Zoning By-law	No Change

File Number: A-2023-045

Agency: Municipality Of Kincardine

No Comment: _____ Title: CBO/ Dev Srv Mngr Signature: Dwayne McNab

Comments:

- 1 - Please submit a Planning Matrix confirming compliance with the C3 Zoning provisions. This shall include all provisions of required parking requirements in section 6.20.1 and parking area locations in 6.20.7, as well as building height and compliance with all loading space provisions as outlined in section 6.18.
- 2- Ensure MTO addresses any Traffic Impact Study requirements prior to approval as noted in correspondence on June 1/23 from J. Pegelo
- 3 - FSR needs to be updated to detail the required septic upgrades due to the addition. Although the report indicates no fixtures are proposed, the changes to Occupant loads and any additional loading bay areas would constitute an evaluation and possible increase in hydraulic flow entering the existing septic system. Please provide a detailed FSR design analysis update of the current system with regards to tank and bed size, type (raised, tertiary, conventional), header, d-box, pipe spacings and soils classification.
- 4 - Provide all servicing, storm water, and fire protection design drawings for review

From: [Marti McFadzean](#)
To: [Klarika Hamer](#)
Subject: A45Esfox
Date: Sunday, January 14, 2024 7:55:53 PM

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Karika:

Thank you for the above opportunity to give feedback. Our group has no particular comment on this variance.

M. McFadzean

PWEP

Sent from my iPad

From: [David Welwood](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: FW: TMHC Stage 1-2 Assessment - 5568 Highway 9, Municipality of Kincardine, Bruce County
Date: Tuesday, September 26, 2023 9:22:07 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

From: David Welwood
Sent: Monday, September 18, 2023 10:52 AM
To: Robert Martin [REDACTED]
Cc: Charlene Leonard [REDACTED]
Subject: RE: TMHC Stage 1-2 Assessment - 5568 Highway 9, Municipality of Kincardine, Bruce County

Fantastic – thank you for your response.

Have a great day,

Dave

From: Robert Martin [REDACTED]
Sent: Monday, September 18, 2023 10:35 AM
To: David Welwood [REDACTED]
Cc: Charlene Leonard [REDACTED]
Subject: Re: TMHC Stage 1-2 Assessment - 5568 Highway 9, Municipality of Kincardine, Bruce County

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There are no concerns with the assessment by TMHC, an email should be forthcoming from son archaeology.
All best,
R

Robert J. Martin, PhD

From: David Welwood [REDACTED]
Sent: Monday, September 18, 2023 10:30 AM
To: Robert Martin [REDACTED]
Cc: Charlene Leonard [REDACTED]
Subject: RE: TMHC Stage 1-2 Assessment - 5568 Highway 9, Municipality of Kincardine, Bruce County

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Hello,

Just wondering if you've had a chance to confirm the below.

Miigwetch,

Dave

From: David Welwood
Sent: Monday, September 11, 2023 10:44 AM
To: [REDACTED]

To: SON Archaeology [REDACTED]
Cc: Bill Stark [REDACTED]
Subject: RE: TMHC Stage 1-2 Assessment - 5568 Highway 9, Municipality of Kincardine, Bruce County

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Hi Rob,

Please find attached a draft version of the report for TMHC's Stage 1-2 assessment of 5568 Highway 9. No archaeological resources were identified during the assessment.

Let me know if you have any questions, comments or concerns with the report.

Best,
Liam



Liam Browne, MA, P1048
Project Manager/Staff Archaeologist
[REDACTED]

TMHC Inc.
1108 Dundas Street, Unit 105
London, ON | N5W 3A7
www.tmhc.ca
[REDACTED]

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From: SON Archaeology [REDACTED]
Sent: August 23, 2023 12:50 PM
To: Liam Browne [REDACTED]
Subject: Re: TMHC Stage 1-2 Assessment - 5568 Highway 9, Municipality of Kincardine, Bruce County

Hello,

We will not have monitors for this assessment, however -should anything be discovered, please let us know.

Miigwetch,
Archaeology Coordinator
Resource & Infrastructure Department



10129 Hwy 6
Georgian Bluffs, ON
N0H 2T0
saugeenojibwaynation.ca

SENT ELECTRONICALLY ONLY: [REDACTED] and bcplpe@brucecounty.on.ca

October 16, 2023

County of Bruce Planning & Development Department
1243 MacKenzie Road
Port Elgin, Ontario N0H 2C6

ATTENTION: Julie Steeper, Planner

Dear Ms. Steeper,

RE: Minor Variance A-2023-045 (E. S. Fox Limited)

5568 HIGHWAY 9 - CON 1 NDR PT LOT 21 RP 3R843; PARTS 3 4 AND 7
Roll Number 410821000118100
Geographic Township of Kincardine
Municipality of Kincardine

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, 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, and water resources; and the application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The purpose of the application is to expand the existing warehouse facility to accommodate receiving equipment and material for quality inspection prior to shipping to the Bruce Power site. This is an application to alter/extend a legal non-conforming use.

Recommendation

The application is acceptable to SVCA staff.

Background

The property owner contacted the SVCA on September 7, 2023 regarding expanding their existing warehouse facility located at 5568 Highway 9 – Con 1 NDR PT Lot 21 RP 3R843; Parts 3 4 and 7 of the Municipality of Kincardine (Kincardine Township). SVCA staff provided comments stating based on the site plan provided, a small part of the development area will be in the SVCA Approximate Screening Area, further review or permit from SVCA will not be required as the property is more than 15 meters away from any valley slope.

Delegated Responsibility and Advisory Comments

Natural Hazards

There are no natural hazard feature affecting the property. However part of the valley slope of the Penetangore River is adjacent to the property. It is the opinion of SVCA staff that development proposed as part of the application will not be located within the EP zone.

Section 3.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of: a) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding and erosion hazards; and b) hazardous sites. It is the opinion of SVCA staff that the application generally complies with Section 3.1. of the PPS, 2020; and the natural hazard policies of the County of Bruce OP and the natural hazard policies of the Municipality of Kincardine OP.

SVCA Regulation 169/06

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.

A small corner part of the property, adjacent to Highway 9, is 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.

For this property the SVCA Approximate Screening Area represents the watercourse and the valley slope, plus an offset distance of 15 metres outwards from the top of stable valley slope. To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>.

Based on the site plan submitted with the application, the proposed development will not be located within the SVCA Approximate Screening Area, and so a permit from the SVCA will not be required for the development.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact rmo@greysable.on.ca.

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*.

The application is generally 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; and
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Municipality of Kincardine and/or the County of Bruce with regard to the application. 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,

Jason Dodds

County of Bruce Planning and Development
Minor Variance A-2023-045 (E. S. Fox Limited)
October 16, 2023
Page 4 of 4

Environmental Planning Technician
Saugeen Conservation

JD/

cc: Jennifer Lawrie, Clerk, Municipality of Kincardine (via email)
Jennifer Prenger, SVCA Member representing the Municipality of Kincardine (via email)
Bill Stewart, SVCA Member representing the Municipality of Kincardine (via email)



County of Bruce
Planning & Development Department
1243 MacKenzie Road
Port Elgin, ON N0H 2C6
brucecounty.on.ca
226-909-5515



January 12, 2024

File Number: A-2023-045

Public Hearing Notice

**You're Invited to Participate in a Public Hearing
to consider Minor Variance File A-2023-045
February 14, 2024 at 5:00 p.m.**

The Public Hearing will be held in a hybrid format (virtual meeting or in-person at the Municipal Administration Centre located at 1475 Concession 5, Kincardine). Please contact the Municipality of Kincardine at clerk@kincardine.ca or 519-396-3468 if you have any questions about how to participate in the meeting.

A change is proposed in your neighbourhood: To expand the existing warehouse facility to accommodate receiving equipment and material for quality inspection prior to shipping to the Bruce Power site. This is an application to alter/extend a legal non-conforming use.



5568 HIGHWAY 9 - CON 1 NDR PT LOT 21 RP 3R843; PARTS 3 4 AND 7
Municipality of Kincardine (Kincardine Township)
Roll Number 410821000118100

Learn more

Additional information about the application is available online at <https://brucecounty.on.ca/living/land-use>. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: David Welwood

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after **February 2, 2024** may not be included in the Planning report, but will be considered if received prior to a decision being made, and included in the official record on file.

1. Please contact us by email bcplpe@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.
2. You can participate in the public hearing. For information on how to participate in the public meeting, please contact the Municipality of Kincardine at clerk@kincardine.ca or 519-396-3468.

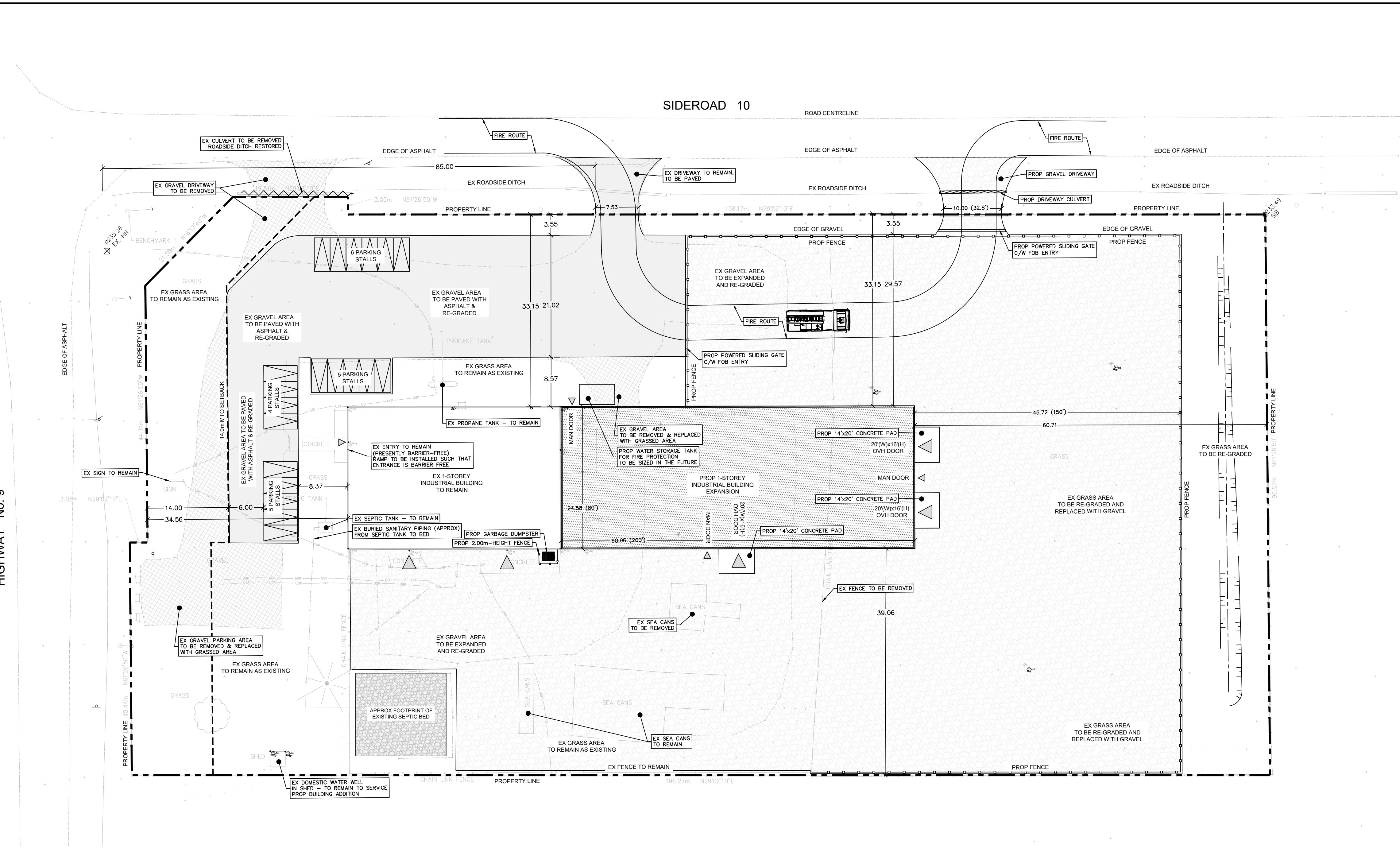
Stay in the loop

If you'd like to be notified of the decision of the Committee of Adjustment on the proposed application(s), you must make a written request to the Bruce County Planning Department on behalf of the Secretary-Treasurer for the Committee of Adjustment.

Know your rights

Only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection. Appeals must be accompanied by payment of the fee charged by the Tribunal as payable on an appeal from a Committee of Adjustment decision to the Tribunal. For more information, please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

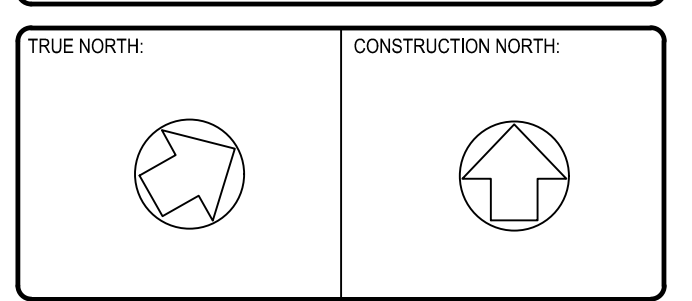
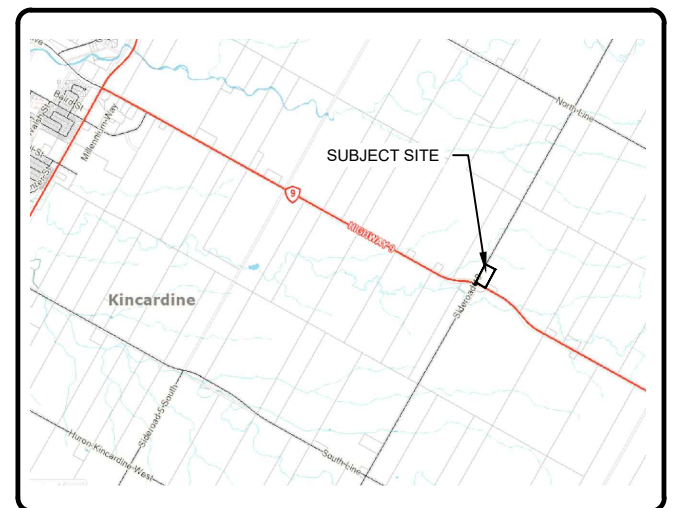
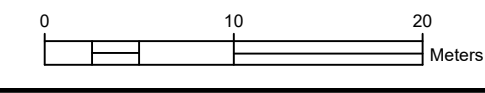
07/12/2023 9:55:04 AM



- LEGEND**
- DENOTES EXISTING FIRE HYDRANT
 - DENOTES PROPOSED FIRE HYDRANT
 - DENOTES EXISTING WATER VALVE
 - DENOTES PROPOSED WATER VALVE
 - DENOTES FD CONNECTION
 - DENOTES WATER METER
 - DENOTES BACKFLOW PREVENTOR
 - DENOTES DETECTOR CHECK VALVE
 - DENOTES EXISTING CATCHBASIN
 - DENOTES PROPOSED CATCHBASIN
 - DENOTES EXISTING STORM MH
 - DENOTES PROPOSED STORM MH
 - DENOTES EXISTING SANITARY MH
 - DENOTES PROPOSED SANITARY MH
 - DENOTES EXISTING STORM SEWER
 - DENOTES PROPOSED STORM SEWER
 - DENOTES EXISTING SANITARY SEWER
 - DENOTES PROPOSED SANITARY SEWER
 - DENOTES EXISTING WATERMAIN
 - DENOTES PROPOSED WATERMAIN
 - DENOTES EXISTING PROPERTY LINE
 - DENOTES SUBJECT SITE PROPERTY LINE
 - DENOTES FENCE
 - DENOTES EXISTING GAS MAIN
 - DENOTES EXISTING ABANDONED GAS MAIN
 - DENOTES EXISTING STREET LIGHT CONDUIT
 - DENOTES EXISTING TELUS CONDUIT
 - DENOTES EXISTING BELL CONDUIT
 - DENOTES EXISTING UNDERGROUND POWER LINE
 - DENOTES LIGHT STAND
 - DENOTES LIMIT OF CONSTRUCTION
 - DENOTES REMOVAL
 - DENOTES ROAD CENTRELINE
 - DENOTES RAINWATER LEADER
 - DENOTES REMOVAL (OF ASPHALT OR GRAVEL AREAS)
 - DENOTES PROPOSED GRAVEL AREA
 - DENOTES PROPOSED ASPHALT AREA
 - DENOTES LOADING ENTRY
 - DENOTES PEDESTRIAN ENTRY

EXISTING TOPOGRAPHIC INFORMATION IS AS GIVEN IN TOPOGRAPHIC SURVEY BY GM BLUEPLAN ENGINEERING PROJECT No 218086, DATED APRIL 28, 2023.

BENCHMARK:
BENCHMARK ELEVATION: 235.93;
NAIL AND FLAG IN UTILITY POLE
LOCATED ON NORTH EASTERLY
CORNER OF HIGHWAY No. 9 AND
SIDEROAD 10.



REV	DATE	DESCRIPTION	DWG/CHK	APP
B	AUG 16/23	REVISED WATER TANK LOCATION; REISSUED	DB	DB
A	JULY 06/23	ISSUED FOR MUNICIPAL PRECONSULTATION	DB	DB

DISCLAIMER:
CONTRACTOR TO REVIEW DRAWINGS AND VERIFY DIMENSIONS ON SITE.
REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION AND/OR SHOP FABRICATION.
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STRATFORD - LONDON - PORT ELGIN
GTA - OTTAWA

Structural • Municipal • Mechanical • Electrical
Environmental • Fire Protection • Building Science

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APPROVED BY:	VERIFIED BY:

CLIENT:
ES FOX
9127 MONTROSE ROAD,
NIAGARA FALLS, ON
L2E 7J9

PROJECT:
E.S. FOX LIMITED
PROPOSED ADDITION TO
EXISTING WAREHOUSE FACILITY
5568 HIGHWAY 9,
KINCARDINE, ON

DRAWING TITLE:
**PRELIMINARY
SITE PLAN**

DCN NO:	DWN:	CHK:	APPROVED BY:
20230619	DB	DB	DB
DATE OF ISSUE:	FILE NO:	SUPV DESIGN ENG:	
1:400	23-1017	-	
SCALE:	SIZE:	SUB-TYPE:	PROJECT NO:
1:400	D	CIVL	23-1017

CLIENT DWG NO:	DWG NO:	REV:
	A101	000