

Secondary Plan for Inverhuron and the Lakeshore: **Outline of Concept, Purpose and Process**

Prepared by the Philosopher's Wool Environmental Preserve (PWEP), August 2026

Introduction: What is a Secondary Plan?

Under the Ontario Planning Act, a Secondary Plan is a specialized, long-term land-use planning document that provides detailed policies for a specific geographic sub-area of a municipality. Because it essentially acts as a localized layer of the broader Official Plan, the creation of a Secondary Plan follows the statutory Official Plan Amendment (OPA) procedure.

The standard procedures and steps for establishing a secondary plan include:

- 1) Preparation and background studies: The municipality (or a designated landowner group), initiates the planning studies. This phase involves collecting data, completing technical reports (eg. environmental, transportation, servicing, and financial impact studies), and drafting a vision or land-use concept for that area. Terms of Reference are determined in consultation with a Citizen Advisory Committee.
- 2) Notice and public consultation: The Planning Act requires municipalities to engage the public, stakeholders and agencies. This usually involves public open houses, workshops, and mandatory information sessions before the final draft is taken to council.
- 3) Statutory Public Meeting: A formal, statutory public meeting must be held by the municipal council before the Secondary Plan is adopted

Purpose / Need: Why does Inverhuron require a Secondary Plan?

During the 2024-2026 Bruce County Official Plan Review, as well as the 2024-2025 Kincardine Comprehensive Zoning By-Law review, PWEP and residents of Inverhuron expressed an interest in developing a planning approach aimed at protecting natural and historical heritage features unique to Inverhuron and the Lakeshore. A Secondary Plan will allow the community to develop policies that shape future development and codify a framework that both respects Inverhuron's heritage character and integrates development to serve the needs of existing and future residents.

Protection of special features:

Inverhuron's **cultural heritage** goes back thousands of years, featuring one of the largest known Archaic Indigenous sites (5,000 B.C. to 1,000 B.C.) in Ontario. It remains an important site within the Saugeen Ojibway Nation's Traditional Territory. In terms of **historical heritage**, it is the site of a 19th-century Pioneer Settlement. Many of the

descendants of these early settlers continue to inhabit the area, some of them as members of a generational cottage community.

Inverhuron and the Lakeshore are home to unique **natural heritage** features, including the remnants of the Huron Fringe Forest, a unique and increasingly threatened coastal woodland system; Significant Woodlands and Significant Wildlife Habitats (SWH); the Little Sauble River, a designated Fish Sanctuary and “Kincardine’s most unique water feature”, according to OFAH (see appendix 1). The Inverhuron Provincial Park is a valued resource by locals and tourists alike.

In addition to the unique natural heritage features outlined above, it is worth noting that Inverhuron and the Lakeshore contain Wetlands, Highly Vulnerable Aquifers, Significant Groundwater Recharge Areas and notably Karst Prone Bedrock, considered hazard lands in the BCOP and Provincial Policy Statement (PPS) and therefore unsuitable for development.

Because the linkages between natural features are extremely complex, a tailored Secondary Plan based on feature-specific studies would be the best way to ensure the implementation of policy C2.2.3 set out in the Kincardine OP: “The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored, or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features”.

Servicing constraints / conflicting development visions

Most of Inverhuron does not have services, nor would it be possible to provide full services throughout the Settlement Area. The provision of full services (water, wastewater, *and* stormwater) to the entirety of the Settlement Area is not feasible, due to technical / topographical challenges and prohibitive cost.

In the 1997 Bruce County Official Plan, Inverhuron was a Hamlet. The comprehensive update to the Official Plan undertaken in 2009 established a hierarchy of urban communities (primary, secondary, hamlet) premised on the availability of Municipal water and sanitary sewer services. At this point, Inverhuron was identified as a Primary Urban Community, even though did not have full services. The review and update was adopted by County Council in 2009 and approved by the Province in 2012. While the change from Hamlet to Primary Urban was undertaken because at the time funding was thought to be available to support the extension of municipal water and sanitary services to Inverhuron, this did not in fact occur: in 2015 the undertaking was proven to be environmentally unsound, logistically fraught and not viable financially.

As a result of this history, different development visions exist in the various planning documents that govern the area. The new Bruce County OP has designated Inverhuron and the Lakeshore as Secondary Urban Communities, with the goal of promoting intensification on full services within settlement areas at higher development densities

than in the past; whereas the Kincardine Official Plan talks about the need "to recognize and preserve the historic character of Inverhuron" (Section D8 Shoreline Development goal). A Secondary Plan would clarify and resolve these conflicting visions.

Consensus building to avoid legal action

Policies in the Shoreline Development Section (D.8) of the Kincardine Official Plan lack the specificity that would be afforded by a Secondary Plan. This lack of specificity and clarity may in certain cases lead to different, even opposing interpretations of existing policies.

As has been shown by several controversial development applications including the Tidman, Sundance and Soaring Eagles projects, the environmental protections currently present in the local Official Plan are not detailed and specific enough to provide consistent planning guidance for the area in question, nor to prevent consequent legal action. The Tidman proposal in particular is a useful case study: the Environmental Impact Statement (EIS) commissioned by the developer identified several significant natural heritage features and endangered species habitats on the proposed development site, but suggested that through a series of mitigation strategies the loss of these features could be appropriately offset. No peer review was commissioned by the approval authorities to confirm the EIS' claims. The letter from OFAH (appendix 1) reviewing the EIS, as well as the Water Quality Study of the Little Sauble River commissioned by PWEF (appendix 2) confirmed PWEF's concerns that it had not been sufficiently demonstrated that significant natural heritage features wouldn't be negatively impacted by the proposed development. PWEF therefore saw no other path but to initiate a judicial review of the proposed development. This was in 2023; the judicial review is still underway.

A Secondary Plan would allow for consensus building by involving all stakeholders, agencies and the public. Such a Plan would help clarify what kind of development is appropriate for the context, thereby preventing a project-per-project approach. We therefore submit that the creation of a Secondary Plan would be in the interest of everyone.

Bruce County Official Plan Review and Kincardine Comprehensive Zoning By-Law Review

The need for a Secondary Plan for Inverhuron was also identified in the framework of the Bruce County Official Plan review. The new BC OP designates Inverhuron and the Lakeshore as Secondary Urban Communities. Development on the scale typical of Secondary Urban Communities would likely result in negative impacts on natural heritage features, especially where there are persistent and insurmountable servicing constraints, as is the case for much of Inverhuron and the Lakeshore. We brought our concerns to Bruce County Council, and the County has determined this issue would be best suited to be reviewed as part of the Local Official Plan.

As well, prior to this determination, in the framework of the Comprehensive Zoning By-Law review, and in response to comments and concerns from members of the public, the Municipality promised back in January of 2025 that “Designations will further be reviewed through future updates to the Official Plan” (appendix 3); that time would now seem to be at hand. Members of the public have long been concerned about these land use designation issues; the Inverhuron community has participated in multiple review processes, putting in time, effort and care; a Secondary Plan would finally be able to address these concerns.

Sustainable Growth

Given the increasing pressure for development throughout the area, the creation of a Secondary Plan would be very timely, as it would allow for the incorporation of new growth in a managed way that is appropriate for the context. Human encroachment on natural environments is creating enormous pressure on ecosystems everywhere, and while PWEP recognizes the need for affordable housing to meet the needs of our growing community, the importance of safeguarding sensitive natural environments cannot be overstated. We believe that it is possible to do both: meet the growing housing need through thoughtful, environmentally responsible development, while at the same time safeguarding natural environments on which we ultimately depend for all the essential services provided by functioning, healthy ecosystems. To this end, it is necessary to work in a concerted, organized way towards containing development within urban boundaries, make efficient use of existing infrastructure (rather than having to build new infrastructure at great cost), and protecting rural and natural environments such as Inverhuron and the Lakeshore from urban sprawl. This is exactly what a Secondary Plan would be able to provide. Policy D8.4.1 of the local Official Plan outlines a ‘cautionary approach’ to development; a Secondary Plan would bring this approach into sharper focus, and assert proactive leadership of the Municipality to direct change and preserve significant natural and culturally significant features.

Furthermore, a Secondary Plan for Inverhuron and the Lakeshore would function as a conservation showcase piece. Alongside the Inverhuron Provincial Park, which already attracts a great number of tourists and visitors, the presence of the Ontario Farmland Trust in Inverhuron offers further opportunities for environmental engagement and education. PWEP also offers educational programming such as our Water Quality Seminars, and associated Citizen Science projects. Inverhuron enjoys great visibility due to the presence of the Bruce Power nuclear generating site. By adopting a planning strategy that has as a concept the creation of a natural, historical and cultural heritage area dedicated to conservation, reconciliation and environmental learning in Inverhuron, the Municipality of Kincardine and Bruce County have the opportunity to chart a way forward for sustainable growth and environmental stewardship.

Project Area: Description and Mapping

The proposed Project Area would include the historic Settlement Area of Inverhuron, a community located on the eastern shoreline of Lake Huron, within the Municipality of Kincardine and the County of Bruce. The Project Area would also include a portion of the Lakeshore, encompassing lands within the Shoreline Development designation stretching southward to the existing Kincardine townsite. The proposed Project Area covers a geographic area of approximately 1812 hectares (4,480 acres) which is bounded by Lake Huron to the west, the Little Sauble River and the Inverhuron Provincial Park to the north, natural environment areas and prime agricultural lands to the east, and Kincardine's urban center to the south.

The Project Area contains a mix of land uses including residential, parks and open spaces, rural, and natural environment. Inverhuron has significant natural areas within the urban settlement boundary and many popular community spaces including MacIntyre Park, the Bourgeois/OFT Farm, trails and the beach at Inverhuron Bay.

The Project Area covers the entirety of the areas designated as Secondary Urban Community in the County OP, with the exception of the area north of Concession 2. See mapping in appendix 4.

N.B. Schedule A (Lakeshore Section) of the Draft County OP designates as Secondary Settlement the entirety of Lakeshore Area A / Inverhuron (Kincardine OP Schedule A-3) AND Lakeshore Area B (Kincardine OP Schedule A-4), whereas the Kincardine OP applies the settlement designation *only* to the area south of Concession 2 and North of County Road 15 (see appendix 5: Kincardine OP Schedule A-3)

Process

As outlined in the introduction, the process for creating a Secondary Plan involves an initial phase during which key partners and participants are identified. During this phase an Advisory Committee is formed accordingly; Terms of Reference for the Secondary Plan are prepared; and background studies are initiated. For an example summary overview of the process to create a Secondary Plan, please refer to the Clair-Maltby Process Outline (appendix 6).

Terms of Reference

Terms of reference (TOR) are official guiding documents that outline the **scope of work, project phasing, and required technical studies** needed to create a secondary plan.

Supporting studies would typically include, but may not be limited to:

- Environmental impact studies (EIS) / Natural Heritage studies (such as multi-season flora/fauna tracking, wetland delineation, and impact mitigation plans for natural features)
- Water, Shoreline and Hydrogeological Studies (such as shoreline hazard assessments, erosion setbacks, sub watershed study, and lake water quality/ phosphorus impact monitoring)
- Master Servicing Plan / Functional Servicing Report (Hydraulic modeling for water distribution, sanitary capacity, and comprehensive stormwater management plan)
- Cultural Heritage Landscape Assessment

N.B. The Saugeen Ojibway Nation (SON) should be involved in the creation of the terms of reference in line with consultation and reconciliation. PWEF has informed the SON EO of a potential consultation regarding the Secondary Plan. As well, PWEF has been able to secure a collaboration with the **University of Guelph's School of Environmental Design and Rural Development (SEDRD)**, should the Secondary Plan project for Inverhuron proceed. Graduate students from the Rural Planning and Development Program would be able to support planning staff in a variety of capacities, and throughout all stages of the process. SEDRD faculty members may also be interested in participating in this project and potentially sit on the Advisory Committee. Dr. Paul Kraehling is also a resource person with PWEF, with a long history of land use planning in ON, and he will be able to sit on the Advisory Committee as well.

Funding

PWEF, as well as the University of Guelph graduate planning students, will be able to assist with identifying and securing sources of funding. Some of the opportunities that have been identified so far include OMAFRA's Rural Ontario Development (ROD) Program, and Mitacs, a Canadian non-profit organization that matches other sources of funding and "links expertise in post-secondary institutions to needs in industry and society". FCM Green Municipal Funds may also be available on application by the municipality.

Timeline and Additional Considerations

The Municipality would lead the project, and it is suggested the study process begin with the newly elected council in the fall of 2026. As an initial step, we suggest that the graduate SEDRD students do a 'best practice review' of other Secondary Plans that have been completed with similar development constraint circumstances as the proposed Project Area, and determine potential costs to complete the work.

We therefore respectfully request that Council support the notion of a Secondary Plan for Inverhuron and the Lakeshore, and green light the commencement of the above-described work to initiate the associated studies. In order to proceed, we would also require support from municipal Staff to work with PWEF and the Citizen Advisory Committee to set the Terms of Reference.

Inverhuron Secondary Plan outline

APPENDIX 1



OFAH FILE: 333A
June 6, 2024

Mayor Kenneth Craig and Council
Municipality of Kincardine
1475 Concession 5, RR#5
Kincardine, Ontario
N2Z 2X6

Subject: Development along the Little Sauble River

The Ontario Federation of Anglers and Hunters (OFAH) is Ontario's largest, non-profit, fish and wildlife conservation-based organization, representing 100,000 members, subscribers and supporters, and 700 member clubs.

Aquatic and terrestrial habitat is critically important to the long-term health of our Province, not only from an ecological perspective, but socially and economically as well. Our woodlands, wetlands, and waterways are central to our identities as outdoor recreationists, conservationists, and Ontarians. The OFAH has reviewed the project EIS, Functional Servicing Report, and the Municipality of Kincardine's official development plan for the proposed development project at lot 6 to 10; E Victoria St. W Albert St, Municipality of Kincardine (Bruce Township), and would like to express our concern over the potential ramifications of such a project.

To begin, section 7.3 of the project EIS requires clarification. While 7.3 asserts that direct and indirect impacts to SWH and Bat Maternity Colonies "...are not anticipated as these habitats are exclusive to the FOD5-1 community", it is also made clear that Bat Maternity Colonies and other SWH do, in fact, exist elsewhere on the site:

"Candidate bat maternity roosts were identified in the FOD5-1 and FOD7-communities on the subject property. No SAR bats were detected in the FOD5-1 community. The SAR bat, little brown myotis, was detected in the FOD7-2 community."

- Bat Maternity Colonies associated with the FOD7-2 community;
- Reptile Hibernaculum associated with the FOD7-2 community;
- Woodland Area-Sensitive Bird Breeding Habitat associated with the CUP3-9, CUW1, FOC2-2 and FOD7-2 communities;
- Marsh Breeding Bird Habitat for Green Heron associated with the CUM1-1 community adjacent to the Little Sauble River; and
- Special Concern and Rare Wildlife Species associated with the CUM1-1, FOC2-2 and FOD7-2 communities."

These statements appear contradictory and require significant clarification.

Furthermore, it is not apparent to the OFAH that the mitigation strategies recommended within the aforementioned EIS would be sufficient to manage project impacts on the site's existing natural heritage features, which, again, include Significant Wildlife Habitat, Marsh Breeding Bird Habitat, Reptile Hibernaculum, Bat Maternity Colonies, and Sensitive Bird Breeding Habitat, as well as Old Growth Forest, Significant Woodlands, wetlands, and watercourse.

The project EIS places substantial emphasis on ecological offsetting as a means of mitigating, while neglecting to provide the necessary context to make this approach effective. While the total area of vegetative disturbance for this project would be 13,960 m², of which 9,215 m² has been classified as Provincially Significant Woodland, the EIS indicates that only 9,274 m² of candidate ecological offsetting area exists on site. This would translate to a less than 1:1 offset ratio which, by Federal standards, is grossly insufficient. There is a substantial and growing body of literature on ecological offsetting which clearly demonstrates that strict and ambitious requirements are necessary for effective offsetting, including net-gain objectives and **high compensation ratios** (Droste et al. 2022; Ermgassen et al. 2019; Grimm et al. 2019; Harper & Quigley, 2005; Poulton & Bell, 2017; Suding, 2011). The nearby Lake Simcoe Region Conservation Authority's Ecological Offsetting Policy, for example, requires a replacement ratio of 2:1 for the areal extent of any woodland feature.

The OFAH is especially concerned about the impacts of the proposed development project on Kincardine's most unique water feature, the Little Sauble River. This river has a rich history in the region, sustaining local ecology, valued recreation, and even livelihoods. As a spawning location for Great Lakes steelhead, Coho and Chinook Salmon, Brown Trout, and more, the Little Sauble has become a popular destination for generations of anglers. It is valued so highly, in fact, that much of the watercourse is a Provincial fish sanctuary for part of the year.

This very section of water, deemed important enough for Provincially recognized protections, now runs through the proposed development site. We are not satisfied that the proposed mitigation, already demonstrated to be the minimum protections necessary, will be sufficient to protect this invaluable resource. Despite clear requirements by the Municipality, for instance, no comprehensive stormwater management plan has been developed, nor a water quality assessment. In the absence of these things, it is impossible for the Municipality to have effectively assessed the level of risk this project poses to the aquatic system and, therefore, to ensure fulfillment of their obligation to ensure against pollution and loss of fish and fish habitat.

Fortunately, an independent study was performed by Aquatic Ecostudies Ltd. in October 2023, which concluded that "water quality, as reflected by the benthic macroinvertebrate community, was badly impaired." Evidently, the Little Sauble River has no further capacity to accommodate new development and associated runoff, stormwater, and sewer discharges.

The OFAH, therefore, strongly encourages the Municipality of Kincardine to reconsider their position on this particular development project, and to prioritize the creation of a watershed-wide stormwater management plan. We thank you for your consideration and welcome any opportunity to work together for the betterment of conservation now and into the future.

Yours in Conservation,



Matthew Robbins
Fish and Wildlife Biologist

MR/jb

cc: OFAH Zone H Executive
OFAH Fisheries Advisory Committee
OFAH Land Use/Access/Trails Advisory Committee
Angelo Lombardo, OFAH Executive Director
Matt DeMille, OFAH Executive Director (Incoming)
Mark Ryckman, OFAH Manager, Policy
OFAH Policy & Programs Staff

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Inverhuron Secondary Plan outline

APPENDIX 2

WATER QUALITY IN THE LITTLE SAUBLE RIVER THROUGH INVERHURON, ONTARIO, IN 2023.



Prepared for: The Philosopher's Wool Environmental Preserve
Tiverton, Ontario N0G-2T0

Prepared by: Dr. Ronald Griffiths, Senior Ecologist
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November 2023

SUMMARY:

In the fall of 2023, Draft Plan approval was issued for a residential development proposal in Inverhuron, Ontario – the Tidman development proposal. Unfortunately, no storm-water report was provided for consideration in this approval process and thus no water quality assessment was conducted on the Little Sauble River. Consequently, benthic macroinvertebrates were sampled just upstream and downstream of the proposed development in the Little Sauble in October 2023, to assess the water quality conditions in this stretch of the river. The BioMAP water quality index indicated that the water quality, as reflected by the benthic macroinvertebrate community, was badly impaired. Thus, this stretch of the Little Sauble River has no remaining capacity to accept any further storm-water or sewage discharges (treated or untreated). A storm-water plan is desperately needed for the entire watershed so that resources of the Little Sauble River can be equably distributed to all riparian landowners.

INTRODUCTION

In the fall of 2023, Draft Plan approval was issued for a residential development proposal in Inverhuron, Ontario, bordered by Concession Road 2 (northern), Alma St (southern), Jordan Road (western) and Albert St. (eastern) – the Tidman development proposal. No storm-water report was provided for consideration in this approval process and thus no water quality assessment was conducted on the Little Sauble River that flows through the south-eastern corner of the property. The capacity of this watercourse to accept storm-water flows from streets, building foundations, residential lands, etc. without any treatment consequently is unknown. In fact, this watercourse may have no capacity to accept untreated or treated storm-water from the proposed development because of the extensive agricultural operations in the upper watershed of the Little Sauble River that has resulted in (un-measured) in excessive sediment and nutrient loadings to the watercourse. A population of rainbow trout (*Onchorhynchus mykiss*), also called steelhead, uses the lower reaches of the Little Sauble River for spawning (spring run) and rearing habitat and is sensitive to water impairment.

MATERIALS AND METHODS

Benthic macroinvertebrates (e.g. insects, crustaceans, mollusks, worms) were used to assess the water quality (i.e. ability of the water resource to support aquatic life) conditions of the Little Sauble River. Three stream sites were sampled on October 18, 2023 (Figure 1): Site 1 was located in the Little Sauble River upstream of the proposed development just north of Concession Road 2 (Photo 1); Site 2 was located downstream of the proposed development about 50m south of Alma Street bridge (Photo 2); while, Site 3 was located near the eastern boundary of Inverhuron Provincial Park (Photo 3).

A T-sampler, with a 600 μ m mesh collecting net and enclosing a 0.05 m² area, was used to collect the benthic macroinvertebrates at each site using standard BioMAP sampling procedures (Griffiths 1999). Two benthic samples were collected (T1 and T2) at each site in water depths between 8cm and 20cm. Samples were placed into labeled plastic bottles and preserved with a 70% ethanol solution. The benthic samples were transported to AEL biological laboratory for sorting and identification.

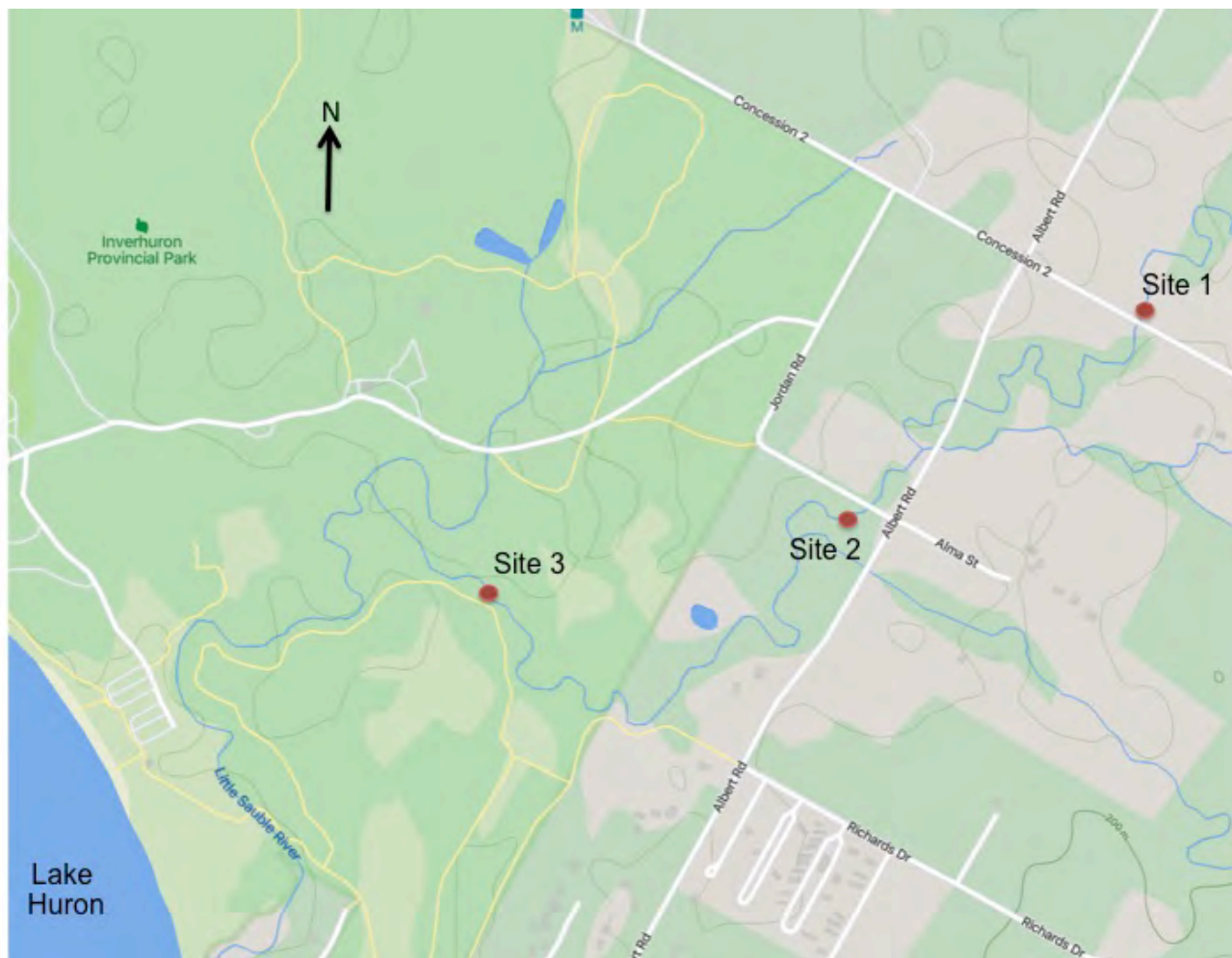


Figure 1: The location of Sampling Sites 1, 2 and 3 along the Little Sauble River, sampled October 18, 2023. See Photos 1, 2 and 3.

The macroinvertebrates in each sample were removed from the debris using glass petri dishes under a low-power microscope. The animals were placed into labeled glass 30mL bottles and preserved with 80% ethanol. Thereafter, each macroinvertebrate in a sample was identified to the lowest taxonomic level, generally Species or Genus, depending on condition of the specimen and taxonomic knowledge of that species or group. Worms and chironomids (midge) generally had to be mounted on glass slides in a clearing and mounting compound so that fine details of setae (worms) and mouthparts (chironomids) could be observed using a high-power microscope (100-400x magnification). Most other macroinvertebrates were identified using 10-40x magnification. A taxonomic library of more than 60 books and 400 published articles was available for the identification process.

RESULTS AND DISCUSSION

The BioMAP(d) water quality index (WQI) was used to translate the benthic macroinvertebrate compositional data in each sample (see Appendix 1) into a quantitative score of water quality:

$$WQI = \left[\sum_{i=1}^n e^{SV_i} * \ln (x_i + 1) \right] \div \left[\sum_{i=1}^n \ln (x_i + 1) \right],$$

where SV_i is the BioMAP sensitivity value of the i th taxon,
 x_i is the density of the i th taxon,
 n is the number of taxa in the sample,
 $\ln$ is the natural logarithm,
 e is the number 2.718

(Griffiths 1999).

The BioMAP water quality index incorporates information on the environmental sensitivity of macroinvertebrates and their density. This index thus expresses water quality as an abundance-weighted sensitivity value of the benthic macroinvertebrates at a site. BioMAP sensitivity values are objectively assigned to benthic taxa based on their longitudinal position along a watercourse where they are most abundant (e.g. creek, stream, river, large river, or lentic waters). These values vary from 4 (most sensitive) to 0 (most tolerant) with:

- 4 being assigned to any taxon that commonly occurs in headwater creeks;
- 3 being assigned to any taxon that commonly occurs in streams;
- 2 being assigned to any taxon that commonly occurs in rivers or rocky shorelines of lakes;
- 1 being assigned to any taxon that commonly occurs in large rivers, riverine wetlands or ponds (submergent vegetation); and
- 0 being assigned to any taxon that commonly occurs in lentic waters (e.g. profundal zone of lakes, swamps, temporary waters).

BioMAP sensitivity values (SV) for Ontario benthic macroinvertebrates are listed in Griffiths (1999). Assignment of sensitivity values is based on the evolutionary argument that springs, with their permanently flowing, cold and well oxygenated waters, were the ancestral habitat of most aquatic insects. To colonize the more hostile habitats found downstream of springs, aquatic

insects had to develop adaptations to tolerate warmer and more varying temperatures and lower and more varying dissolved oxygen concentrations.

BioMAP classifies water quality as "unimpaired" or "impaired" based on an ecological interpretation of the Ontario Water Resources Act, which specifically recognizes the “quality of water” and prohibits its impairment. This Act states that water quality shall be deemed to be “impaired” if:

“any material discharged or caused or permitted to be discharged or any derivative of such material causes or may cause injury to any person, animal, bird or other living thing as a result of the use or consumption of any plant, fish or other living matter or thing in the water or in the soil in contact with the water”.

Thus water quality is unimpaired where the community of organisms is not affected by human activities, and is impaired otherwise. Unimpaired water quality is recognized by the presence of benthic species whose environmental requirements match those corresponding at that site. Thus, a creek site containing mostly creek-dwelling species (SV = 4), or a stream site containing mostly stream-dwelling species (SV=3) indicates unimpaired water quality conditions. Impaired water quality is indicated by the occurrence of species that are “out of place”, for example, the predominance of stream-dwelling organisms at a creek site. The general effect of pollution and riparian habitat disturbance is to shift the distribution of benthic macroinvertebrates in the upstream direction (i.e. more tolerant species moving upstream to occupy “disturbed” habitat).

BioMAP threshold values that delimit unimpaired and impaired water quality conditions in various sized watercourses (creeks, streams, rivers), based on bankfull width, have been established using benthic data from several hundred watercourse sites throughout southern Ontario (Table 1). For example, a benthic sample with a BioMAP water quality score greater than 12 from a site along a stream section (i.e. site with bankfull width between 4 and 16m) indicates unimpaired water quality conditions at that site. In contrast, a BioMAP water quality score less than 10 at this same site would indicate impaired water quality conditions (Griffiths 1999). The water quality at a site along a stream may be impaired or unimpaired when BioMAP scores are between 10 and 12.

Table 1: BioMAP threshold values for determining Unimpaired and Impaired Water Quality conditions at creek, stream and river sites.		
Watercourse Size (bankfull width)	Unimpaired Water Quality	Impaired Water Quality
Creeks (1-4m)	>16	<14
Streams (4-16m)	>12	<10
Rivers (16-64m)	>9	<7

Since the bankfull width at the three Little Sauble River sites sampled in this study varied from 8-14m, all 3 sites were classified as “streams”, as the bankfull width was between 4 and 16m. Consequently, the mean BioMAP scores of 4.7 and 4.6 at Sites 1 and 2 (immediately upstream and downstream of the proposed development respectively) clearly indicate severely impaired water quality conditions along this stretch of the watercourse (Table 2). Thus, this stretch of the Little Sauble River has no capacity to accept any further storm-water or sewage discharges (treated or untreated). The number of taxa at these sites (Site Taxa Richness) is half that at Site 3 in Inverhuron Provincial Park with unimpaired water quality conditions and below that expected of stream sites in southern Ontario (Table 2). This reduced diversity, virtual absence of large-bodied EPT (mayflies, stoneflies, caddisflies), and high abundance of small-bodied midges at Site 2 (Table 2) suggests that excess sediments in the watercourse from upstream soil erosion are disrupting the benthic communities; furthermore, the extremely high abundance of worms and elevated macroinvertebrate density at Site 1 suggests high nutrient loadings (phosphorus, nitrates) is another factor impairing water quality conditions.

It is evident from the 4 six-foot plus diameter culverts placed under Concession Road 2 that the municipality expects extreme flows in Little Sauble River. Turbid waters and fast flows were observed at both sites on October 12th following a few days of rain the proceeding week. Conductivity of the water at Site 1 was 490 $\mu\text{S}/\text{cm}$ on October 12th (high flow) and 660 $\mu\text{S}/\text{cm}$ on October 18th (lower flows) indicating that the excess water in the watercourse was a result of rain water discharged to the watercourse as that would account for the reduced conductivity (i.e. dilution effect). **It is imperative that precipitation in the upper watershed be retained (held) and treated (reduction of sediments and nutrients) and then released at a slow rate to the watercourse so that the bankfull depth is not exceeded in downstream sections. Peak flows likely need to be**

reduced by about 50% so that repeated flooding and associated sediment scouring along the lower watercourse is minimized. A storm-water plan needs to be produced for the entire watershed so that resources of the Little Sauble River can be equably distributed to all riparian landowners.

Table 2: Mean BioMAP Water Quality Index (d) scores, mean density, site taxa richness and % composition of EPT (mayflies, stoneflies, caddisflies), worms, and non-biting flies (midge) at three sites along the Little Sauble River sampled on October 18 2023. See Figure 1 for site locations. Expected values for stream sites with unimpaired water quality listed in last column (from Griffiths 1999).

		Site 1	Site 2	Site 3		Expected
BioMAP WQI _d score		4.7	4.6	12.4		>12
Mean Density		488	291	156		100-400
Site Taxa Richness		23	25	46		30-60
% EPT		0.4	0.5	50.5		40-60
% worms		67.5	41.1	7.4		<2
% midges (chironomids)		23.0	55.2	24.1		10-30

The BioMAP score of 12.4 at Site 3 within Inverhuron Provincial Park indicates unimpaired water quality conditions along this downstream stretch of the watercourse. The riparian forest of willows, maples, basswood, ashes and white cedar is intact in this area providing cooling shade, reducing soil erosion, and supplying organic food material (leaves, woody debris) to the aquatic system. The riparian forest is an essential component of aquatic ecosystems for the maintenance of unimpaired water quality conditions (Griffiths 2001). When the natural vegetation (forest) is reduced to less than 30% of the riparian area, water quality becomes impaired (Griffiths 2002). Agriculture and urbanization are the 2 primary causes of deforestation in southern Ontario (Griffiths 2002). BioMAP scores at this site have been measured in September or October since 2006 and show that this stretch of watercourse is, to date, resisting upstream disturbances (Figure 2). However, the lowest BioMAP scores were observed in the two last sampling years and the elevated proportion of worms in the community over that expected (Table 2) suggests that organic matter from agricultural lands is reaching this

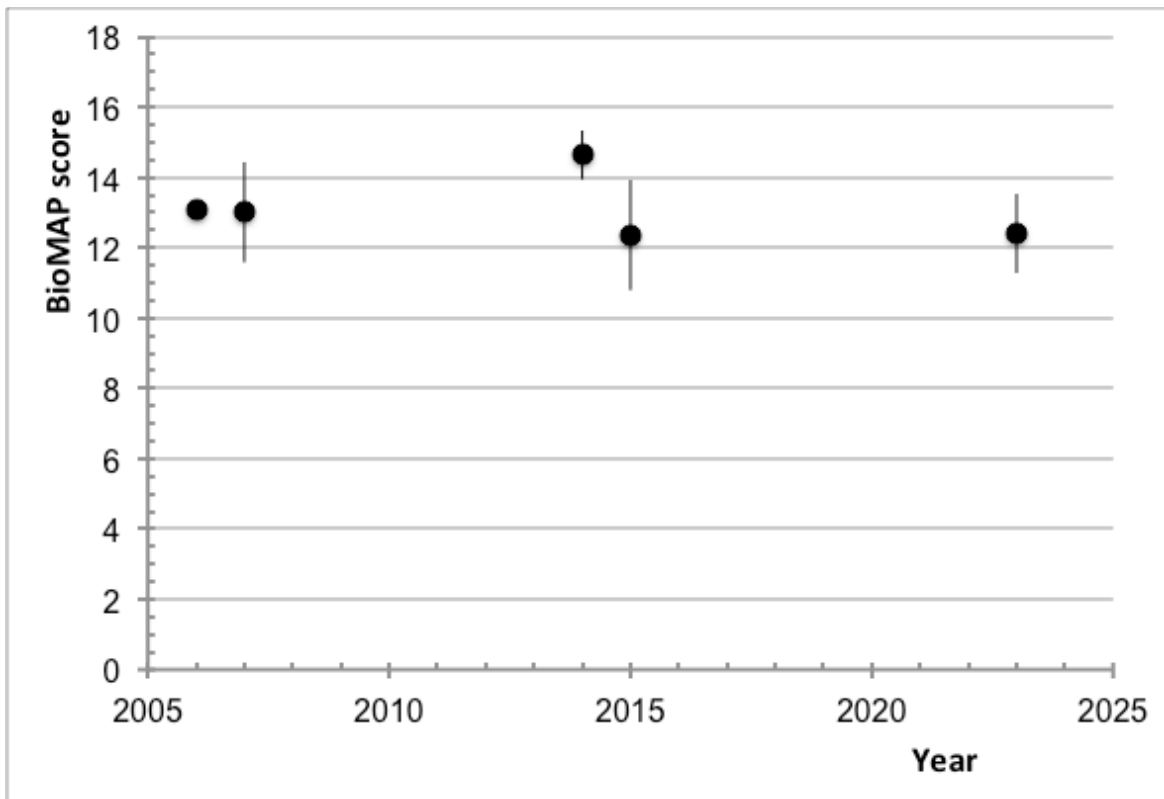


Figure 2: Trend in mean BioMAP scores from samples collected in September or October at Site 3 inside eastern border of Inverhuron Provincial Park from 2006 to 2023. Vertical lines represent 2 STD (~95% Confidence Interval). Data from Westwood 2006, 2007, 2015).

site and building up in the sediments. Impairment of water quality will put stress on the rainbow trout population utilizing the lower reaches of Little Sauble River.

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Appendix 1: Macroinvertebrates at sites along the Little Sauble River sampled Oct 18, 2023.
SV is the Sensitivity Value for that taxa from BioMAP version 11/04/30.

Station Sample	SV	Site 1 (Con Rd 2)		Site 2 (Alma St)		Site 3 (Park)	
		T1	T2	T1	T2	T1	T2
ANNELIDS:							
LEECHES:							
Glossiphonidae:							
Glossiphonia complanata	2		1				
WORMS:							
Enchytraeidae							
Naididae	1			5			
Nais bretscheri	1	71	83	22	34	2	
immatures with hair chaetae	0	167	191	23	57	6	
Potamothrix vejdoskyi	2					2	
immatures without hair chaetae	0	42	103	26	78	11	4
Limnodrilus hoffmeisteri	0		1		1		
Limnodrilus udekianus	1		1				
MOLLUSCS:							
SNAILS							
Ancylidae							
Ferrissia rivularis	2					1	3
CLAMS							
Sphaeriidae							
Cyclocalyx	*				1		
ARACHNIDS:							
WATERMITES:							
Hygrobatidae:							
Hygrobates	3		1		1		
Lebertiidae:							
Lebertia	2					2	
Sperchonidae:							
Sperchon	2					1	
CRUSTACEANS:							
SIDE SWIMMERS:							
Gammaridae							
Crangonyx	2	3				1	
Gammarus pseudolimnaeus	3	6	8			1	1
SOW BUGS:							
Asellidae							
Caecidotea	1	11	13	4	1	4	2

Station Sample	SV	Site 1 (Con Rd 2)		Site 2 (Alma St)		Site 3 (Park)	
		T1	T2	T1	T2	T1	T2
INSECTS:							
BEETLES:							
Elmidae:							
Dubiraphia vittata	2		1		1		
Optioservus fastiditus	2	1				8	4
Stenelmis crenata	2		1	1		7	1
Psephenidae:							
Ectopria	3					1	
BUGS:							
Corixidae:							
Sigara mathesoni	3		1				
CADDISFLIES:							
Brachycentridae:							
Micrasema	4					4	1
Helicopsychidae:							
Helicopsyche borealis	2					2	1
Hydropsychidae:							
Cheumatopsyche	*	1			1	19	17
Hydropsyche betteni	2					1	
Hydropsyche slossonae	3			1	1	1	2
Hydroptilidae:							
Hydroptila	2						1
Philopotamidae:							
Chimarra	3						1
Polycentropodidae:							
Polycentropus	*					1	1
Psychomyiidae:							
Psychomyia	3					2	
DOBSONFLIES:							
Corydalidae:							
Nigronia	3					5	1
MAYFLIES:							
Baetidae:							
Acerpenna macdunnoughi	3					1	
Diphetor hageni	3					3	1
Heterocloeon curiosum	2						1
Caenidae:							
Caenis	1	2				12	7
Ephemerellidae:							
Eurylophella bicolor	3					1	
Ephemeridae:							
Ephemera guttulata	3					5	
Heptageniidae:							
Maccaffertium vicarium	3					16	21

Station Sample	SV	Site 1 (Con Rd 2)		Site 2 (Alma St)		Site 3 (Park)	
		T1	T2	T1	T2	T1	T2
<i>Stenonema femoratum</i>	1	1				7	1
STONEFLIES:							
Capniidae	3					6	16
Perlidae:							
<i>Acroneuria evoluta</i>	2						1
Taeniopterygidae:							
<i>Taeniopteryx</i>	3					3	
TRUE FLIES:							
Ceratopogonidae	0	25	13	4	1		1
Chironomidae:							
<i>Chironomus</i>	0		1	2			
<i>Cladotanytarsus</i>	2						2
<i>Conchapelopia</i>	2			1		2	3
<i>Corynoneura</i>	2						2
<i>Cricotopus</i>	2					1	2
<i>Cryptochironomus</i>	1			1			
<i>Dicrotendipes</i>	0		16	17	56	3	
<i>Eukiefferiella</i>	1			1	1		
<i>Hydrobaenus</i>	1		1				
<i>Micropsectra</i>	3			3	4	1	11
<i>Microtendipes</i>	2			3		6	6
<i>Natarsia</i>	3				1		
<i>Paratanytarsus</i>	1			3	4		
<i>Phaenopsectra</i>	1				1		
<i>Rheotanytarsus</i>	3					2	12
<i>Stictochironomus</i>	2	152		90	127	19	1
<i>Tribelos</i>	1				1		
Empididae	2						2
Limoniidae:							
<i>Antocha</i>	3	2				2	3
<i>Pilaria</i>	1			1	1		
Simuliidae	2	1				4	2
TOTAL ORGANISMS		485	490	208	373	176	135
TOTAL TAXA		14	17	18	20	39	33
BIOMAP WQI(d)		4.9	4.5	4.3	4.8	12.0	12.8
MEAN WQI(d) per Site			4.7		4.5		12.4



Photo 1: Site 1 north of Concession Rd 2



Photo 2: Site 2 south of Alma Street



Photo 3: Site 3 near eastern edge of
Inverhuron Provincial Park.

Inverhuron Secondary Plan outline

APPENDIX 3

Municipality of Kincardine Zoning By-law Update: Community comment / response table

prepared by MHBC / January 2025

Comment #	Date	Address	Summary	MHBC Response
1	October 23 rd , 2024	37 Alma Street	Request revision to map to reduce extent of EP zone, since it reduces potential area for future construction.	Mapping was updated to reflect results of Official Plan updates previously undertaken, which resulted in large portions of property identified as EP. Since comment provided, EP zone has been split into EP1/EP2 to reflect natural feature type. This has adjusted the mapping on the subject site as well.
2	October 24 th , 2024	42 Wickham Cove Lane	Request for tracked-changes version of Zoning By-law draft.	Track changes version created and made available.
3	October 26 th , 2024	124 Victoria Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
4	October 26 th , 2024	1057 Saugeen Street	Request revisions to sight triangles, residential allowances for backyard chickens, and reduction in parking.	Provisions reviewed related to sight triangles, and no changes identified. Backyard chickens would be addressed through a separate by-law passed by Council. Parking reviewed and reduced for some zones (i.e. residential and downtown commercial).
5	October 28 th , 2024	43 Lake Street	Concern with proposed changes to Inverhuron zoning, and potential for increased development.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
6	October 28 th , 2024	75 & 76 Lake Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
7	October 29 th , 2024	541 Morrison Crescent	Request location be identified for new high school.	It is not within project scope to identify a location for a new high school, as the School Board would undertake this task.
8	October 31 st , 2024	n/a	Suggestions provided for revisions to source water protection regulations, to ensure compliance with applicable policies and guidance. [Note: comments provided by Source Water Protection (Carl Seider)]	Revisions made to adjust language as suggested.

Comment #	Date	Address	Summary	MHBC Response
9	October 31 st , 2024	119 Lake Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
10	October 31 st , 2024	97 Lake Street	Appreciated information available at Open House. Supports height of 10.5 metres as proposed in draft Zoning By-law.	Proposed height retained in revised draft.
11	November 1 st , 2024	1835 Concession 10	Suggest adjust writing style so that document is easier to follow (resources provided for review).	One of tasks of Zoning By-law updates was to revise language so that the document is easier to follow. Additional review and edits undertaken by team so that guidance is clear.
12	November 1 st , 2024	17 Wood Street, 15c, 21c	Concern about recent environmentally destructive developments. Does not support identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
13	November 2 nd , 2024 & November 13 th , 2024	M117 Lake Street	Appreciated presentation at Open House and environmental protection provided in Inverhuron. Concerned about extent of Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning. Support PWEPP proposal.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
14	November 6 th , 2024	163 Victoria Street	Request further review of PD zoning for slivers of land at this address, to recognize environmental features and bedrock characteristics in area.	PD extent previously reviewed through Official Plan and represents area of property outside of natural feature areas. As zoning implements Official Plan designations, no further changes are proposed.
15	November 10 th , 2024	South Side of Bruce Road 15 (Inverhuron)	Request that zoning be reviewed to change portion of property near road frontage to R1-H (from EP), in order to permit infilling of 4 lots adjacent to existing dwelling. Rear portion of property would remain EP.	Mapping was updated to reflect results of Official Plan updates previously undertaken, which resulted in large portions of property identified as EP. Since comment provided, EP zone has been split into EP1/EP2 to reflect natural feature type. This has adjusted the mapping on the subject site as well. Further changes not supported at this time.
16	November 11 th , 2024	87 Lake Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning. Support PWEPP alternative land use proposal.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.

Comment #	Date	Address	Summary	MHBC Response
17	November 12 th , 2024	127 Lake Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning. Support PWEPP alternative land use proposal.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
18	November 12 th , 2024	2 Alma Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning. Provided copy of Philosopher's Wool Environmental Preserve (PWEPP) alternative land use proposal for consideration.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan. Meetings proposed with County staff and Municipal staff to further explore changes.
19	November 14 th , 2024	143 Lake Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning. Support PWEPP alternative land use proposal.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
20	November 19 th , 2024	South of Parkwood and west of Bruce Road 23	Request review of proposed EP zoning to retain PD on portion of property, which is planned for a 32-lot subdivision. Proposed development is not within Hazard lands as mapped by SVCA, but within wooded area.	Mapping was updated to reflect results of Official Plan updates previously undertaken, which resulted in large portions of property identified as EP. Since comment provided, EP zone has been split into EP1/EP2 to reflect natural feature type. This has adjusted the mapping on the subject site as well. Further changes not supported at this time.
21	November 19 th , 2024	19 Samona Beach Lane	Concerns with extent of new structures and buildings within EP zone if approved through SVCA permit.	Direction regarding extent of development within Hazard Lands is consistent with Official Plan direction and SVCA requirements. Review undertaken by SVCA of draft regulations, and no concerns raised.
22	November 19 th , 2024	13 Wood Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
23	November 19 th , 2024	167 Lake Street North	Concerned about proposed change in zoning for property (east of Lake Street North / South of John Street North / north of County Road 15) from C7 to C4.	Change in zone is a result of refinement of commercial zones which removed the previous C7 zone. C4 was determined to be the best fit for the subject site.
24	November 20 th , 2024	14 Penetangore Row	Suggest wording change to Sea Can and Shipping Containers regulations to ensure clarity (revise 'cited' to 'sited' or 'situated on').	Revisions made to adjust language as suggested.

Comment #	Date	Address	Summary	MHBC Response
25	November 20 th , 2024 & November 21 st , 2024	142 Lake Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning. Support PWEPP alternative land use proposal.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
26	November 20 th , 2024	n/a (Robert Mackenzie)	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning. Support PWEPP alternative land use proposal.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
27	November 20 th , 2024 & November 21 st , 2024	147 Lake Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning. Support PWEPP alternative land use proposal.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
28	November 20 th , 2024	59 Hartwick Lane	Supports continued protection of environmental areas on and near subject property. Concerns about height proposed for R4 zone (particularly R4-p) given nearby airport. Requests clarification on use of (H) provisions and process to secure removal.	Mapping was updated to reflect results of Official Plan updates previously undertaken, which resulted in additional portions of property identified as EP. Since comment provided, EP zone has been split into EP1/EP2 to reflect natural feature type. This has adjusted the mapping on the subject site as well. Height within R4 zone updated to provide for additional opportunities to better utilize land, so was increased to allow for two additional storeys in apartment buildings. The R4-p zone is not proposed to change height. Any development near airport would be subject to additional review and comment through site plan approval or plan of subdivision / condominium. Holding zones updated since previous draft.
29	November 20 th , 2024	755 Bruce Road 23	Concern about reduced protection for shoreline ecosystems, and loss of native plants due to development pressures on shoreline. Support increased protection for shoreline areas.	In general, large portions of the shoreline have been mapped as EP through the current updates (which implement Official Plan designations).
30	November 21 st , 2024	149 Lake Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning. Support PWEPP alternative land use proposal.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.

Comment #	Date	Address	Summary	MHBC Response
31	November 21 st , 2024	139 Lake Street / 142 Lake Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning. Support PWEF alternative land use proposal.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
32	November 21 st , 2024	141 Lake Street / 144 Lake Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning. Support PWEF alternative land use proposal.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.
33	November 22 nd , 2024	21 & 23 Samona Beach Lane	Request zoning by changed from EP to R1, so that consistent with abutting properties.	Zoning appropriately reflects environmental features on properties. No changes recommended.
34	November 22 nd , 2024	Lots 16-20, Concession A	Request change of zoning for 92 ha parcel of land within Kincardine from PD to a residential zone that permits a range of unit types (request memo provided).	Revisions to zoning premature at this time, and would be further evaluated and set through detailed area planning / Draft Plan of Subdivision process to set out area roads and related infrastructure.
35	November 22 nd , 2024	689 Princes Street	Disagree with removal of required parking within downtown area (3.17.1).	Removal of parking for commercial uses recognizes that parking is available for such uses. Parking remains a requirement for hotel uses. Regulations clarified from earlier draft.
36	November 22 nd , 2024	n/a	Provided suggestions for enhanced tree protection through zoning, including flexible setbacks, soil volume requirements, prioritizing soft landscaping and protecting significant trees. (accompanying letter from Kincardine Naturalization Projects provided)	Existing yard setbacks are intended for soft landscaping, including maximum lot coverage to provide for landscaped space. Setbacks could be reviewed on a site-specific basis and adjusted through minor variance (or other approvals) if required to protect trees. Municipal staff can review Tree Protection By-law suggestion further.
37	November 22 nd , 2024	Lot 10, Plan 680	Support property behind Victoria Street being identified as open space and environmental protection (as opposed to existing PD zone).	Correct – additional areas identified for environmental protection in proposed zoning. Since comment provided, EP zone has been split into EP1/EP2 to reflect natural feature type, which has resulted in further updates to zoning.
38	November 22 nd , 2024	26H Cayley Street	Concerns with identification of Inverhuron as Primary or Secondary Settlement Area. Request reconsideration of land use designation and zoning. Support PWEF alternative land use proposal.	Zoning implements Official Plan designations, which remain unchanged. However, result has been further areas zoned EP. Designations will further be reviewed through future updates to Official Plan.

Comment #	Date	Address	Summary	MHBC Response
39	November 22 nd , 2024	123 Lake Street	Support protection of Inverhuron as a Hamlet to protect the unique environmental of the area. Question why a subdivision is needed outside of Provincial Park when there are other areas more suitable. Support PWEF alternative land use proposal.	As a result of implementing the Official Plan, additional areas within Inverhuron have been identified and zoned EP. Since comment provided, EP zone has been split into EP1/EP2 to reflect natural feature type, which has resulted in further updates to zoning. Designations related to settlement area boundaries will further be reviewed through future updates to Official Plan.
40	November 22 nd , 2024	#1822 Lot 1, Conc 2	Request review of proposed PD zone in place of existing A1 zone. Suggest a Mixed Use zone be considered instead of adjacent Highway Commercial, or potential boundary expansion to encompass larger parcel. Concern about viability of farm and would support ability to add ADUs to property.	Existing uses on the property would be permitted to continue with new zoning. PD is appropriate zone for portions of property within the urban boundary. Boundary expansions would be considered through a separate process in the future.
41	November 22 nd , 2024	n/a	Concern with potential permitted uses within certain blocks of West Ridge on the Lake, and suggest more restrictive EP zone be considered (accompanying letter provided).	Proposed zoning reflects what was approved through previous Tribunal approval of proposed development. Since comment provided, EP zone has been split into EP1/EP2 to reflect natural feature type, which has resulted in further updates to zoning. Use of (H) zones has also been updated in new draft.
42	November 22 nd , 2024	n/a	Request to permit additional uses within the R4 zone, so that ground floor commercial can be considered. Also request review of proposed (H) zones, since some matters addressed. (accompanying letter provided)	Change in R4 zone to permit mixed-use is beyond scope of Zoning By-law review project, and is best addressed through site-specific ZBA. Use of (H) zones has also been updated in new draft.
43	November 25 th , 2024	n/a	Wording update suggestions provided to ensure MTO permit process is clear. [Note: comments provided by MTO (Jessica Pegelo)]	Proposed regulations reflect MTO permit process requirements, but were limited to proposed (H) regulations. Zoning By-law updated to include new subsection with wording consistent with suggested language.



County of Bruce Schedule A : Land Use

(Lakeshore Section)

Scale 1:70,000

**DRAFT****Land Use Designations**

- Primary Urban Communities
- Secondary Urban Communities
- Hamlet Communities
- Shoreline & Seasonal Recreational Area
- Licenced Pit / Quarry Operation
- Bruce Nuclear Power Development
- Official Plan Amendment or Special Policy Area
- Agricultural Area
- Rural Area
- Open Space Area
- Hazard Lands

Notes:

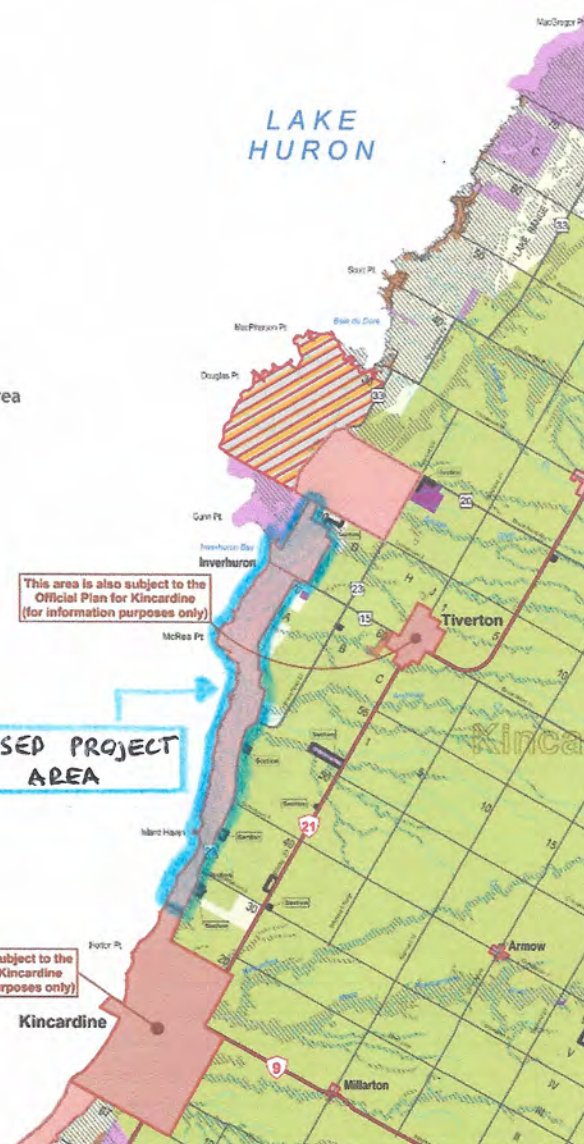
This schedule must be read in conjunction with the policies of the official plan and schedules B, C, D, E and F.

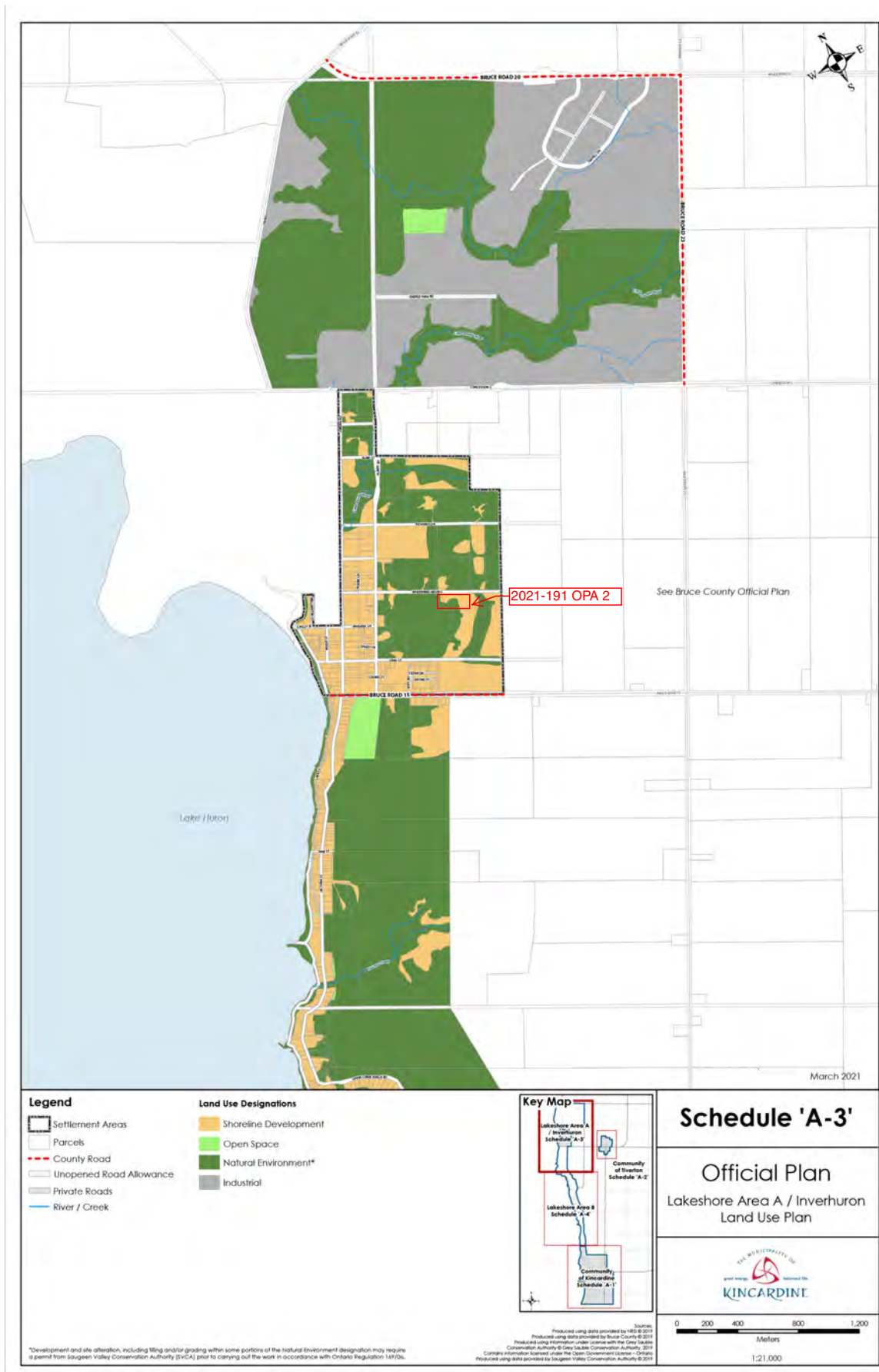
Reference should be made to local official plans for the location and extent of hazard land areas within primary and / or secondary urban communities.

This schedule does not currently include potential changes to Primary, Secondary urban communities, Hamlet or Shoreline & Seasonal Recreational Areas. For potential changes see map package X.

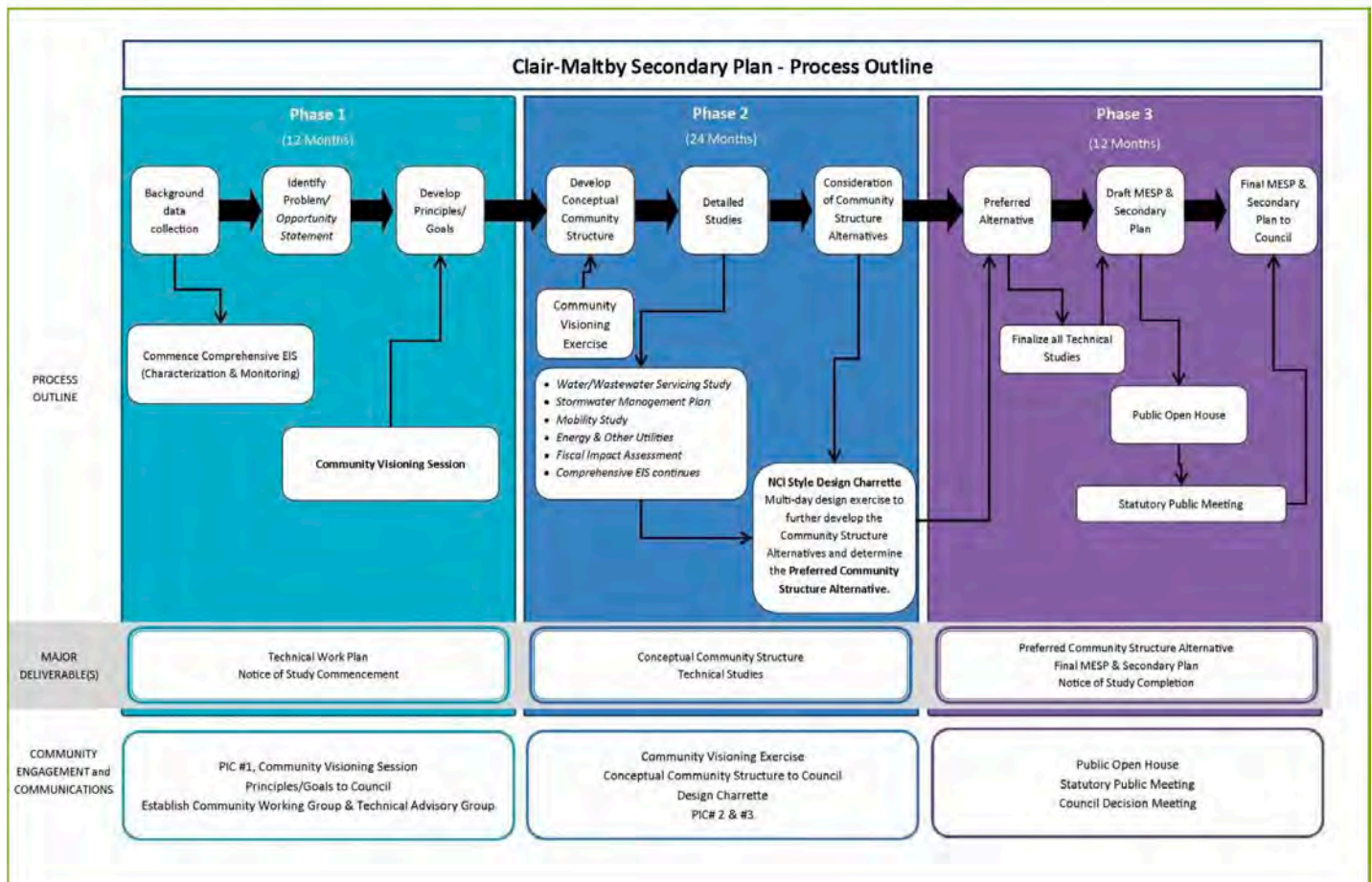
PROPOSED PROJECT AREA

This area is also subject to the Official Plan for Kincardine (for information purposes only)





Study Process



<https://guelph.ca/wp-content/uploads/StaffRecommendedClair-MaltbySecondaryPlanTermsofReference.pdf>