



Planning and Development Committee Agenda

Thursday, August 3, 2017
Council Chambers
County Administration Centre, Walkerton

1. Declaration of Pecuniary Interest
2. Action Items
 - A. HKOPA-2-17.11 Kinsmen-Music in the Fields (attached)
3. Next Meeting

August 10, 2017
4. Adjournment



Committee Report

To: Warden Mitch Twolan
Members of Planning & Development Committee

From: David Smith
Senior Planner, Planning & Development

Date: August 3, 2017

Re: Huron-Kinloss County Official Plan Amendment No. 2

Recommendation

That Township of Huron-Kinloss Official Plan Amendment No. 2 be approved; and

That the Director or Manager of Land Use Planning be authorized to sign the appropriate decision sheet.

Background

Huron-Kinloss Official Plan Amendment No. 2 would permit the property owners, the Lucknow & District Kinsmen Club, the right to use the subject property for a 'Special Event' such as 'Music in the Fields (MITF)', a three day music festival operated by the Kinsmen, together with other related and ancillary uses.

The Township of Huron-Kinloss has also included two small parcels owned by the Township as part of Amendment No. 2.

The properties are located within the Lucknow settlement area, on the eastern edge. Together, the Kinsmen property and Township lands are referred to as 'Graceland' throughout this Report (Appendix A).

The MITF event is comprised of two components: a 'stage/music' part with associated vendors for food, alcoholic beverages, concert paraphernalia etc.; and areas set aside for 'rough camping' plus vendors and passive recreation opportunities (Appendix B). For 2017, MITF is scheduled for August 24-26.

In 2016, and previous years, the MITF 'stage/music' part was located on a separate property located approximately 750 meters (walking distance) from the 'rough camping' part.

In 2016 the Township of Huron-Kinloss approved amendments to the Huron-Kinloss Official Plan and the Huron-Kinloss Zoning By-law permitting only 'rough camping' and associated uses on Graceland. At the time of approval in 2016 the Kinsmen made it known that it was their desire to combine the 'stage/music' part and the 'rough camping part all onto the Graceland property.

The Kinsmen have noted that it is their intent that 'Graceland' will be for community use - that while Music in the Fields is their primary use at this time, they wish to see the property used for walking and other small Lucknow community oriented events in the future. Secondly, MITF will not last forever and the Kinsmen wish to be able to use the property for a use similar to MITF.

There is no intention to extend high voltage electrical service to the property at this time. MITF itself will be powered by a number of portable generators to be located to the rear/south of the stage as shown in Appendix B.

Municipal sewer and water services are to be extended at some point. MITF will continue to use portable washroom facilities for the foreseeable future.

In 2016 the Kinsmen worked with Township staff, OPP and other agencies on a Traffic and Security Plan as required by Huron-Kinloss Special Events By-law #2016-64. This Plan is being revised for 2017 to account for the movement of the stage/music to the new location and the extra guests and associated vendors and other uses that will accompany the stage.

There are no proposed changes to the Hazard designation on the property. Camping and other uses will not be located in these areas.

A public meeting was held on July 21, 2017 regarding the Local Official Plan Amendment and Zoning By-Law amendment. Local Official Plan Amendment No. 02 was adopted by Huron-Kinloss Council on the same day. The Amendment has been forwarded to the Planning and Development Committee for Approval, and will come into force and effect subject to the provisions of the Planning Act.

Huron-Kinloss Official Plan Amendment No. 2 (Appendix D) would permit the following on Graceland:

- A. One 'Special Event' per calendar year. 'Special Event' is defined as an outdoor activity, festival, concert, event, show, exhibition or function of any nature or kind, including those done outside but under a tent or other non-permanent building or structure, held one time per calendar year for a period not exceeding ninety-six (96) consecutive and cumulative hours at which more than 200 people are anticipated to be, or are in, attendance;
- B. Rough camping with a maximum of 1350 campsites but only during a 'Special Event';
- C. Rough camping with a maximum of 100 campsites throughout the year (no permanent washrooms; no drinking water system or sewage facilities to be provided to any campsites);

- D. Hosting small events (under 200 persons) such as wedding parties, drive-in cinema, firework displays and other similar small events. Use of the property for Outdoor Recreation not including a Golf Course, walking and other passive recreational uses;
- E. Permitted Uses also include a 'Private Club' and 'Banquet Hall'. Restrictions have been included that restrict the number of permitted buildings and structures; and
- F. The Amendment also allows the Township to regulate various aspects of the Permitted Uses through the Zoning By-law.

Issues/Concerns Raised

When the Graceland property was approved for 'rough camping' in 2016 it was recognized that due to the number of campsites proposed, the roadway access to the property, and the nature of the main attraction i.e., the 'rough camping' is accessory to a three day music festival, that a unique set of neighborhood issues and impacts would arise.

The proposed Official Plan would permit a 'Special Event' that could bring with it a 'stage/music' plus associated vendors, an audience area, and support equipment and vehicles. For MITF the 'stage/music' area will be located at the south end of the property with speakers pointed north. Tour buses and support equipment will be located to the south of the stage (see Appendix B).

The intensity and duration of impacts on surrounding properties due to a 'Special Event' will be increased and extended. Issues and Concerns raised include:

Noise: The re-location of the stage and bands from the Lucknow soccer fields to Graceland will bring with it an attendant increase in noise. The proposed location of generators, tour buses and other support vehicles and equipment will be close to rear property lines.

Safety & Security: Increased traffic/traffic congestion on Walter and Washington Streets will impede access by emergency vehicles; alcohol consumption (both in the stage/audience area and in the camping section) will lead to increases; experience during 2016 indicated an increase in trespass to private property.

Traffic & Access: Increased traffic/traffic congestion on Walter and Washington Streets will impede access to homes by property owners on Washington and Walter Streets.

While probably of small comfort to surrounding property owners, it is important to acknowledge that the proposal in front of Council is for ONE four consecutive day period per calendar year event plus smaller community and family oriented uses throughout the year.

Summary

It is my opinion that Huron-Kinloss Official Plan Amendment No 2 as adopted conforms to the Provincial Policy Statement, conforms to the policies of the County of Bruce Official Plan and represents good land use planning.

Matters Arising from Agency Circulation

Issues and concerns from circulated Agencies have been addressed through conditions in either the Official Plan Amendment itself or in the site specific Zoning By-law provisions.

Matters Arising from Public Circulation

The Planning Department received two letters from abutting property owners (Appendix E). A number of other abutting property owners attended the Huron-Kinloss Public Meeting on July 21, 2017.

Property owners noted the following concerns:

- Proposed location of generators in close proximity to their residence;
- Possible location of storage trailers and potential future clubhouse;
- Comments made in 2016 stating that the lands would not be used for a sound stage, music performances etc.;
- Issues over concert goers and campers trespassing and rude behavior;
- Impeded personal access to their property including long wait times;
- Overall security;
- Cleanup of site and garbage on neighboring properties;
- Refurbishment of the roadways and damage to abutting lawns;

Comment: The proposed Official Plan Amendment would restrict the Kinsmen from having more than ONE four day event per year with over 200 persons without further approval from Council that would require further Public Notice and another Public Meeting.

At this time the Kinsmen have noted it is not their intent to expand upon the ONE four consecutive day event per year with over 200 persons. They have however asked in their Amendment that in the case that MITF does not operate that they be allowed to operate, or rent Graceland to promoter, for another event over 200 persons. Again, there can be only ONE four consecutive day event per year with over 200 persons.

The Township of Huron-Kinloss passed 'Special Events By-law 2016-64' in June 2016. The Special Events By-law is administered by the Township Community Emergency Management Coordinator/Fire Chief, Chris Cleaves.

The Special Events By-law defines 'Special Events' as any outdoor activity, festival, concert, event, exhibition or function of any nature or kind, including those done outside but under a tent or other non-permanent building or structure, on Township Property or on Private Property at which more than 200 people are anticipated to be, or are in, attendance.

The Special Events By-law may require an applicant to submit a 'Site Plan', 'Security Plan', 'Fire Safety Plan', 'Emergency Plan', 'Community Impact / Communication Plan', 'Traffic Management Plan', 'Waste Management Plan', 'Structural Plan', and an 'Advertising and Promotion Plan'.

In 2016 the Kinsmen worked with Township staff and other agencies, notably the OPP in preparing a Plan that met the requirements of the By-law. For 2017, a revised Plan will be required that recognizes that ALL of Music in the Fields will take place on the Graceland property. As of the date of this Report the Township and Kinsmen are working together on the details of Plan.

The concerns noted in the Public letters submitted have been forwarded to the CEMC/Fire Chief for his information.

In regards to noise, on June 5, 2017 Township Council granted an exemption to Section 3.5 of the Township Noise By-Law 2005-101 as amended to 577 Walter Street, Lucknow, for outdoor band performances to be held between 11:00 p.m. on August 24, 2017 to 2:00 a.m. on August 27, 2017. The June Report to Council from the By-law Enforcement Officer also recommended that the Lucknow Music in the Fields Committee be requested to notify neighbours in close proximity of the event.

A 'Notice of Adoption' of Official Plan Amendment No. 2, as required by the Planning Act, was mailed to those persons attending the Huron-Kinloss Public Meeting notifying them of the need to contact the Planning Department if they wished to receive further information on the County's decision.

In my opinion it is not premature to move forward with the Official Plan approval. The OPA and Zoning By-law together set the general rules for the operation of MITF. Township staff will be working with MITF to ensure that the event and camping meet the requirements of the Special Events By-law.

Matters Arising from Provincial Interests, Policy Statements or Plans

Under Section 3(5) of the Planning Act, the County "shall be consistent with" matters of Provincial Interest as set out in the Provincial Policy Statements (PPS).

The application was reviewed in accordance with matters of Provincial Interest. The subject lands are located within a settlement area and the proposed development represents infilling and the efficient use of developable lands and infrastructure within an existing built-up community.

A portion of the property exhibits high archaeological potential due to their location close to a primary and secondary water source. This is determined by using the Ministry of Culture, Tourism and Sport "Criteria for Evaluating Archaeological Potential - A Checklist for the Non-Specialist".

Typically, an Archaeological Assessment would be required in support of a Planning Act application. In this case, since there is no proposed immediate construction of permanent buildings/structures, I am of the opinion that an 'H-Holding' restriction implemented through the Zoning By-law would suffice. Before a Building Permit can be issued an Archaeological Assessment would need to be completed and filed with the Ministry. The 'H-Holding' applies ONLY to the construction of buildings/structures - not to the use of the properties for a 'Special Event'. The Zoning By-law Amendment (By-law 2017-88) approved by the Township of Huron-Kinloss does include the Holding provision requiring an Archaeological Assessment prior to the construction of permanent buildings.

Upon review of the PPS and relevant policies (Appendix C), the Adopted Amendment is consistent with the PPS.

Matters Arising from the County of Bruce Official Plan

The 'Primary Urban Communities' policies of the County of Bruce Official Plan (Appendix C) encourages Primary Urban Communities, such as Lucknow, to be the regional service centres within the County, providing a wide range of residential, tourism, economic and social services and facilities.

The Adopted Official Plan Amendment complies with the 'Primary Urban Communities' policies of the Official Plan.

Matters Arising from Township of Huron-Kinloss Council

Township of Huron-Kinloss held a Public Meeting to hear public comments on the proposed Official Plan Amendment and related Zoning By-law Amendment on Monday August 21, 2017.

Council heard from concerned property owners at the meeting. Council also heard comments from the property owners regarding the wording in the proposed Official Plan Amendment and Zoning Amendment.

Township Council adopted the local Official Plan Amendment and approved the related Zoning By-law Amendment on Monday August 21, 2017.

Financial/Staffing/Legal/IT Considerations:

Possible appeal to the Ontario Municipal Board (OMB).

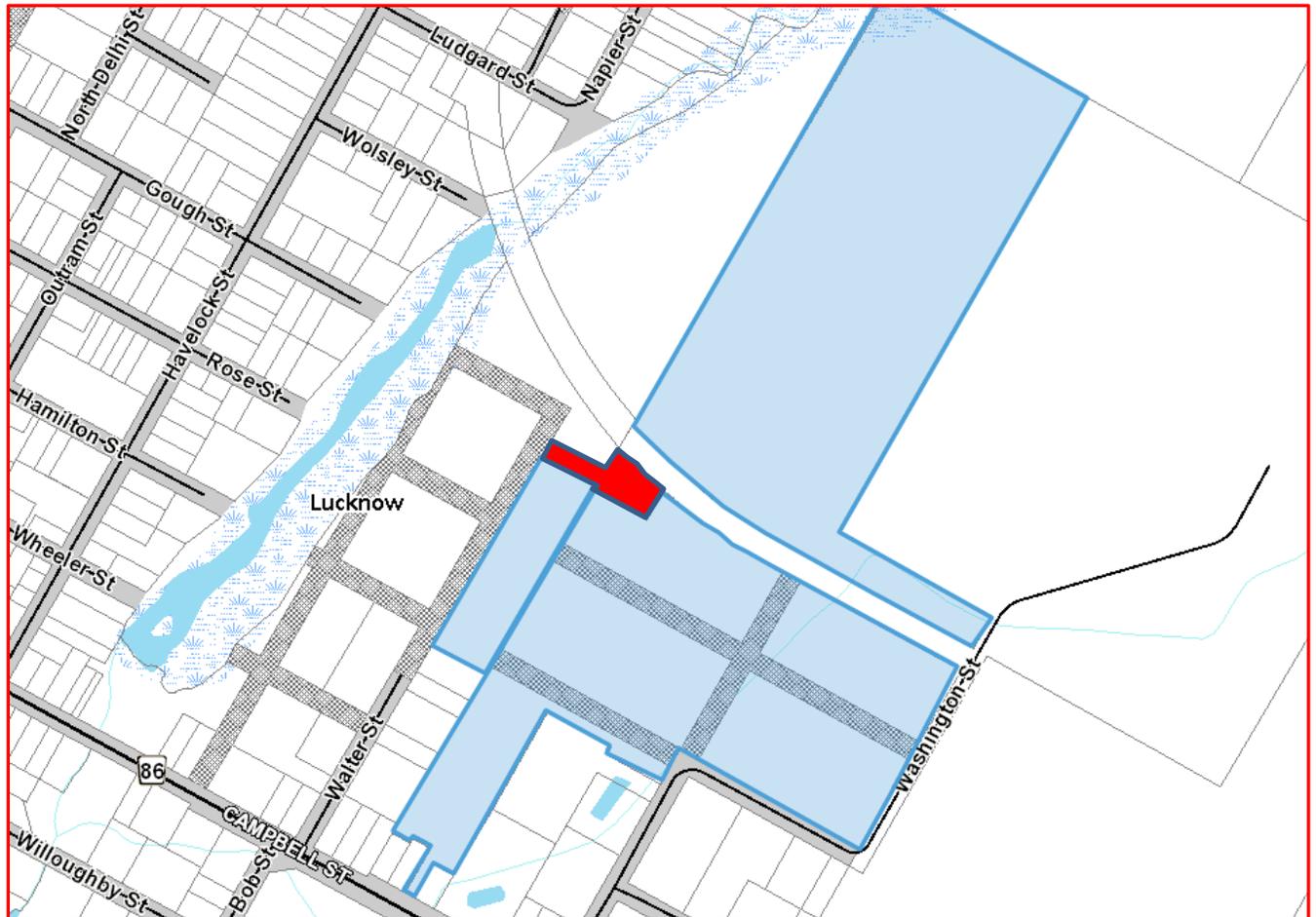
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "David Smith". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

David Smith
Senior Planner, Planning & Development

Appendix 'A'

Graceland comprised of Lands owned by Kinsmen & Township of Huron-Kinloss)

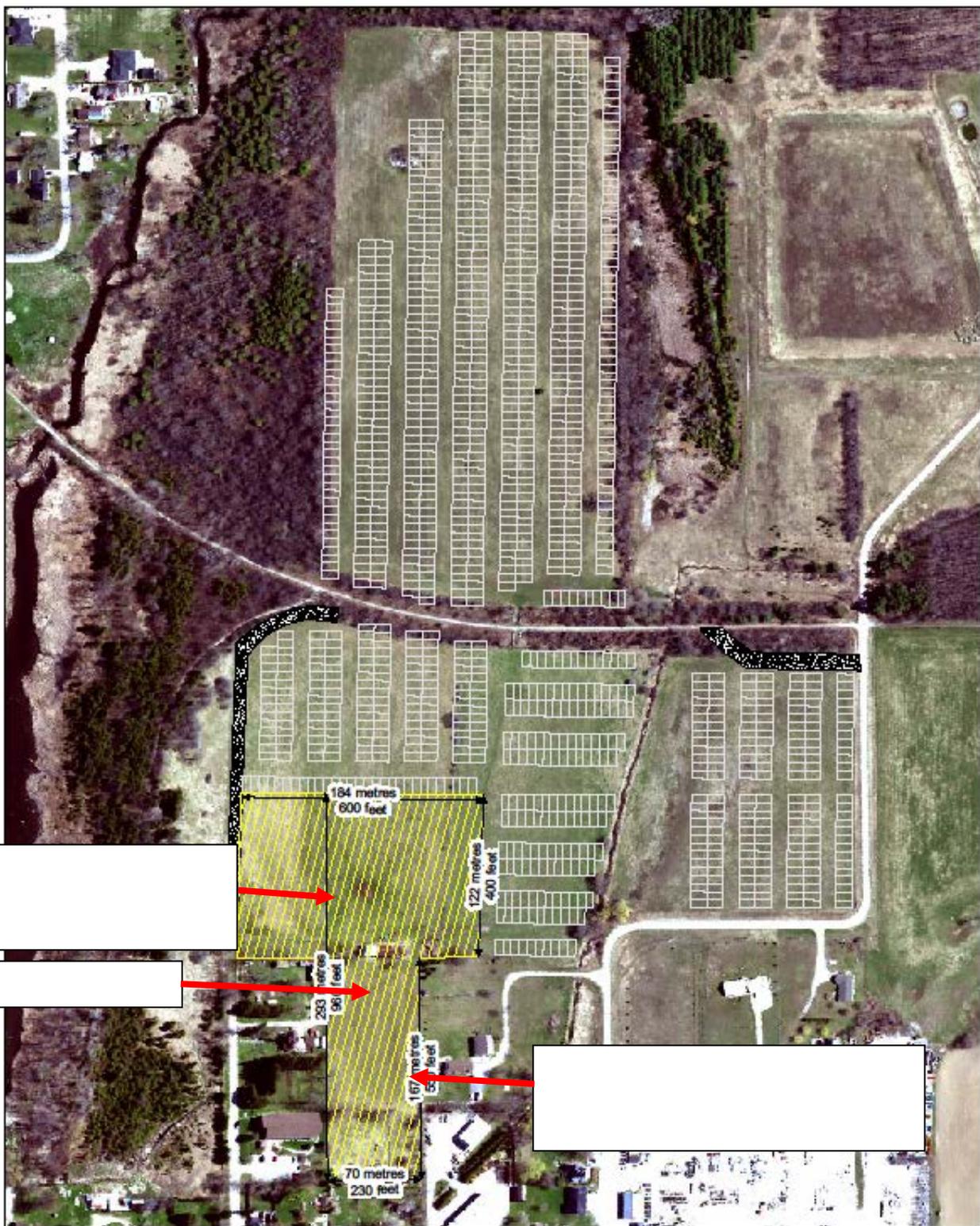


Lands owned by Kinsmen



Lands owned by Township of Huron-Kinloss

Appendix 'B'
Music in the Fields Campground and 'Festival Area'



 **Music In The Fields:
2017 - Graceland Layout**

0 30 60 120 180 240 Metres

Appendix 'C'
Planning Policies Checklist

Applies?	Section	Policy
	1.0	Building Strong Communities
	1.1	Managing & Directing Land Use To Achieve Efficient Development & Land Use Patterns
✓	1.1.1	Healthy, liveable & safe communities are sustained by:
	1.1.2	Sufficient Land Available
✓	1.1.3	Settlement Areas
	1.1.4	Rural Areas in Municipalities
	1.1.5	Rural Areas in Territory Without Municipal Organization
	1.2	Coordination
	1.3	Employment Areas
	1.4	Housing
	1.5	Public Spaces, Parks and Open Space
	1.6	Infrastructure and Public Service Facilities
✓	1.6.6	Sewage, Water and Stormwater
	1.6.7	Transportation Systems
	1.6.8	Transportation and Infrastructure Corridors
	1.6.9	Airports, Rail and Marine Facilities
	1.6.10	Waste Management
	1.6.11	Energy Supply
	1.7	Long-Term Economic Prosperity
	1.8	Energy, Air Quality and Climate Change
	2.0	Wise Use and Management of Resources
✓	2.1	Natural Heritage
✓	2.2	Water
	2.3	Agriculture
	2.3.3	Permitted Uses - Agriculture
	2.3.4	Lot Creation and Lot Adjustments - Agriculture
	2.3.5	Removal of Land from Prime Agricultural Areas - Agriculture
	2.3.6	Non-Agricultural Uses in Prime Agricultural Areas
	2.4	Minerals and Petroleum
	2.4.2	Protection of Long-Term Resource Supply
	2.4.3	Rehabilitation
	2.4.4	Extraction in Prime Agricultural Areas
	2.5	Mineral Aggregate Resources
✓	2.5.2	Protection of Long-Term Resource Supply
	2.5.3	Rehabilitation
	2.5.4	Extraction in Prime Agricultural Areas
	2.5.5	Wayside Pits/Quarries, Portable Asphalt Plants / Concrete Plants
✓	2.6	Cultural Heritage and Archaeology
	3.0	Protecting Public Health and Safety
	3.1	Natural Hazards
	3.2	Human-Made Hazards

II. Other Provincial Interests	
Ministry	Policy / Legislation
MMAH	
MTCS	Criteria for Evaluating Archaeological Potential - A checklist for the non-specialist.
MOE	MOECC Guideline D-2 'Compatibility between Sewage Treatment and Sensitive Land Use'
MTO	
MNR	
OMAFRA	

III. County of Bruce Official Plan	4.3.3 Requirements for Environmental Impact Studies 4.8 Mineral Resource 5.2.2 Primary Urban Communities
IV. Township of Huron-Kinloss Official Plan	1.4 Goals 2.4 Land Use Compatibility 2.6 Natural Heritage 2.8 Source Water Protection 2.12 Built Heritage Resources, Cultural Heritage Landscapes and Archaeology 3.1 Introduction (Settlement Areas) 3.2 Objectives (Settlement Areas) 3.3.2 Servicing (Settlement Areas) 3.15 Environmental Protection Designation 5.3 Official Plan Amendments

Appendix 'D'

PART B - THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled 'Part B - The Amendment' and consisting of the following text, and attached maps designated as Schedule 'A' and Schedule 'B', constitutes Amendment Number 02 to the Township of Huron-Kinloss Official Plan.

DETAILS OF THE AMENDMENT

The Township of Huron-Kinloss Official Plan is amended as follows:

1. Schedule 'A-1' Land Use Plan - Lucknow is hereby amended by changing the designation from 'Parks and Open Space' to 'Special Policy Area 3.18.5' those lands as illustrated on the attached Schedule 'A'.
2. Section 3.18 '*Special Policy Area*' is hereby amended by deleting subsection 3.18.5 '*Lucknow Kinsmen Graceland*' in its entirety.
3. Section 3.18 '*Special Policy Area*' is hereby amended by adding the following NEW subsection 3.18.5:

3.18.5 Lucknow Kinsmen Graceland

Within the lands identified as 'SPA 3.18.5' as shown on 'Schedule A-1 Land Use Plan - Lucknow', the following policies shall apply:

3.18.5.1 General

Special Policy Area 3.18.5 is a land use designation that permits a 'Special Event' on the lands once per calendar year for no more than four consecutive days. 'Special Event' is to be broadly defined and includes: Agricultural fair, market, festival or show; Antique, craft or hobby show; Automotive flea market or show, Boat or vehicle show; Contemporary music and camping festival; Contemporary music concert; Cultural festival or event; Rodeos; and similar.

3.18.5.2 Permitted Uses

Permitted uses shall be restricted to the following:

- '*Special Event*' as defined below
- '*Camping*'
- '*Private Club*'
- '*Banquet Hall*'
- '*Outdoor Recreation*' but not including a '*Golf Course*'
- *Community events*
- *Buildings and structures accessory to a Permitted Use.*

'Special Event' means an outdoor activity, festival, concert, event, show, exhibition or function of any nature or kind, including those done outside but under a tent or other non-permanent building or structure, held one time per calendar year for a period not exceeding ninety-six (96) consecutive and cumulative hours at which more than 200 people are anticipated to be, or are in, attendance.

A 'Special Event' may include camping/campsites for motor homes, travel trailers, tent-trailers, tents or similar transportable accommodation.

A 'Special Event' may include ancillary uses such as food and craft vendors and alcohol sales.

3.18.5.3 Development Policies

a) The Implementing Comprehensive Zoning By-law shall establish provisions and policies:

- Restricting the months during which a 'Special Event' may be held;
- Restricting the total number of campsites during a 'Special Event';
- Restricting the total number of campsites during periods outside of a 'Special Event';
- Restricting the location of permanent Buildings and Structures;
- Restricting the number of permanent Buildings and Structures.

b) The Implementing Comprehensive Zoning By-law may establish provisions and policies regulating:

- The location of stage areas for concerts/musical performances and the location of other any temporary facilities;
- The location of 'Special Event' vendors, alcohol serving area(s);
- The location and number of campsites;
- Any other aspect of a Permitted Land Use.

c) The lands may be subject to Site Plan Control.

4. Section 3.18 'Special Policy Area' is hereby amended by deleting subsection 3.18.6 'Lucknow Kinsmen Graceland' in its entirety.
5. Section 3.18 'Special Policy Area' is hereby amended by adding the following NEW subsection 3.18.6:

3.18.6 Lucknow Kinsmen Graceland (Camping & Outdoor Recreation Only)

Within the lands identified as 'SPA 3.18.6' as shown on 'Schedule A-1 Land Use Plan - Lucknow', the following policies shall apply:

3.18.6.1 General

Special Policy Area 3.18.6 is a land use designation that permits only Outdoor Recreation and Camping. The Camping component is permitted only when a 'Special Event' is held on the adjacent lands designated as Special Policy Area 3.18.5.

3.18.6.2 Permitted Uses

Permitted uses shall be restricted to the following:

- 'Camping' only during a 'Special Event' as permitted in Special Policy Area 3.18.5;
- 'Outdoor Recreation' but not including a 'Golf Course'

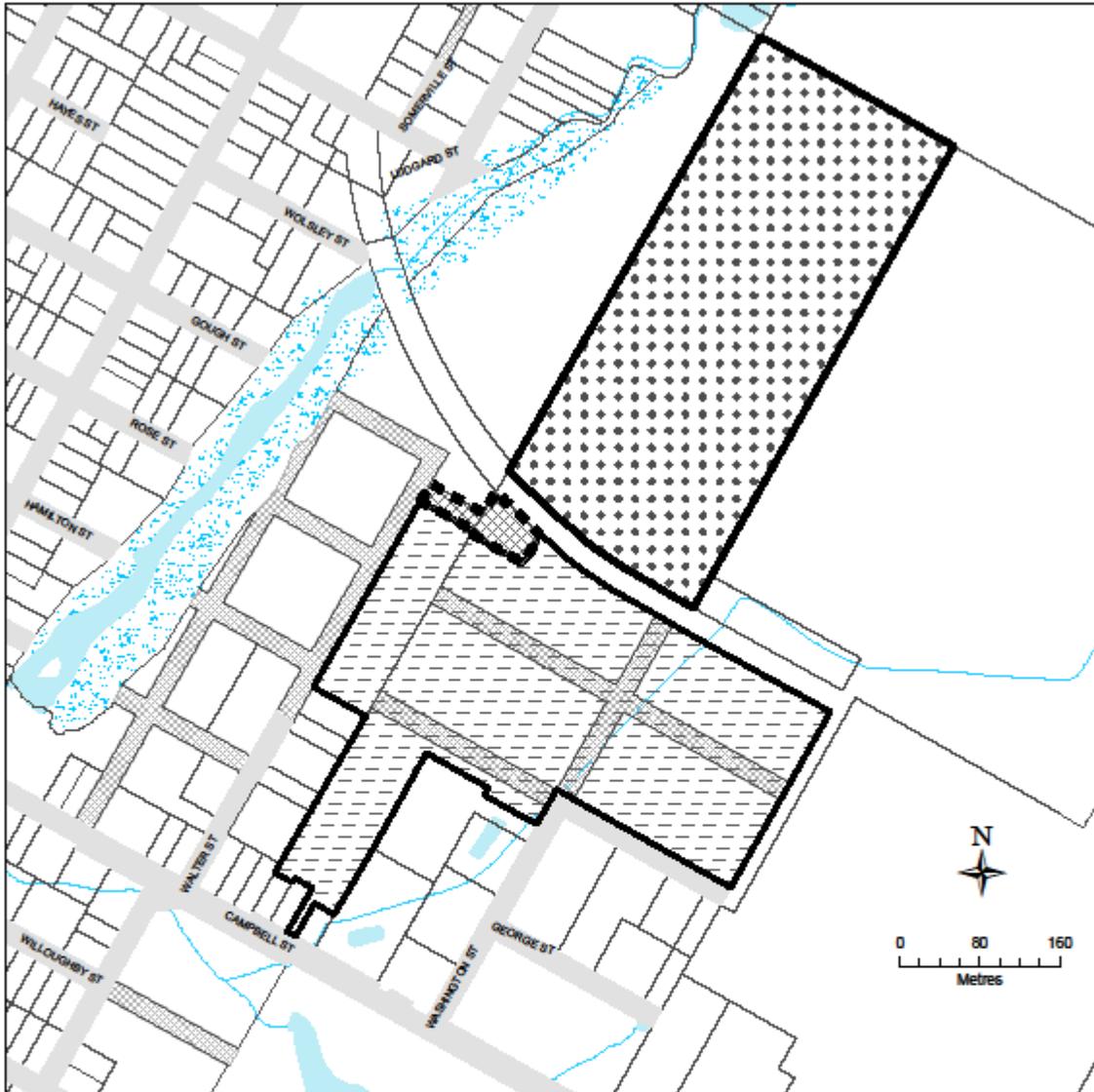
3.18.6.3 Development Policies

a) The Implementing Comprehensive Zoning By-law may establish provisions and policies:

- Regulating the location and number of campsites;
- Regulating any other aspect of a Permitted Land Use.

b) The lands may be subject to Site Plan Control.

SCHEDULE 'A'



<p align="center">Schedule 'A' to Amendment N0. 2 Huron-Kinloss Official Plan</p> <p>1. Plan 101 N Part Lots 102 to 104 2. Plan 20 Lot 230 Walter 3. Plan 101 21 to 30 39 to 47; 66 to 101 Lot 105 Pt Lot 102; to 104 and 106 4. Concession 1 S Pt Lots 55 & 56 Subject to easement over RP 3R4526 Part 2 Municipality of Huron-Kinloss County of Bruce</p>	<table border="0"> <tr> <td></td> <td>Lands to be redesignated from Parks and Open Space to Special Policy Area 3.18.5</td> </tr> <tr> <td></td> <td>Lands subject to Special Policy Area 3.18.5</td> </tr> <tr> <td></td> <td>Lands subject to Special Policy Area 3.18.6</td> </tr> </table> <p>File: HKOPA 2 Z-39-2017-11 Applicant: Lucknow Kinsmen Date: July, 2017</p>		Lands to be redesignated from Parks and Open Space to Special Policy Area 3.18.5		Lands subject to Special Policy Area 3.18.5		Lands subject to Special Policy Area 3.18.6
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	Lands subject to Special Policy Area 3.18.5						
	Lands subject to Special Policy Area 3.18.6						

Appendix 'E' - Public Comments

June 29, 2017

Don and Suzanne Irwin
11 Washington St.
Lucknow, ON N0G 2H0
519-528-2066

Dear Mr. Smith,

We have received a letter, indicating that there will be a public meeting regarding a proposed official plan amendment and zoning by-law amendment affecting events and camping on the property owned by The Kinsmen Club of Lucknow, commonly known as 'Graceland'. As next-door neighbours of this property, this letter is being written to make you aware of some questions, concerns and general feelings we have about the proposed changes.

The property that our home sits on is adjacent to the Kinsmen property on two sides, with Washington St. adjacent to the third side. Cliff's Plumbing and Heating property is separated from our property by a board fence on the fourth side. When Music in the Field's happens at Graceland, we will practically be surrounded either by tour buses, generators, campers, or traffic. Our home is affected greatly.

Our first concern is our disappointment in the process, or lack of process, in how Graceland moved from being a camping only property (as decided at the July 4, 2016 meeting) to one where now the complete music festival is being held. It was our understanding from attending the council meeting last year that camping only would be allowed for a two year period on the property; anything further would need to be put forward as a proposal to the Huron-Kinloss council. It was in the winter of 2016 that the Kinsmen club began advertising that the complete Music in the Fields festival would be held at Graceland. There was no public input, consultation, or discussion on this matter until now. Despite being given the opportunity to be consulted at this point, in our minds, it is too late and we feel that it does not matter what we think or feel...the show will go on.

We chose to purchase our home almost ten years ago because of the privacy and peacefulness it provided to our family. We strongly believe that the proposed amendment will forever change this for us. What happens on the other side of the Graceland fence has a direct effect on the value of our living and on the financial value of our property. We have discussed that having a one ninety-six hour event next door to us is manageable and we can tolerate the heavy traffic, excessive noise, and nonsense of drunks for the best part of one week each year. It is the part of the proposal that outlines hosting small events, on the other hand, that has us most concerned. If this proposal is accepted, we could very well have an event or camping 'in our backyard' every weekend of the summer, making our private and peaceful home one no more.

Given that our property is so close, we worry greatly about the security of our home and property during any event at Graceland. What will be done to guarantee the security of our property during Music in the Fields and during each of the smaller events? Our experience during last year's event was that security was not effective, especially in the campground. We will admit that we believe having the whole festival at Graceland will improve the

security for us, but we are more concerned for what happens at Graceland during the remainder of the year. What will security look like for these other events? It is our belief that security must be provided each time the land is used and/or rented for an event. We should be able to relax in our own backyard!

In the proposal, it states that 'there is no intention to extend high voltage electrical service, or sewer and water services to the property at this time'. Let it be known that we do not support the development of this ever. The letter also states that the festival will be powered by a number of portable generators and that large generators will be located at the rear of the stage. The location of these large generators will be extremely close to our house. The fence line is twenty feet from our family room windows. We would like to know what the decibel level of these generators will be. We would also like to raise our concerns for the possibility of fumes from these generators and from the buses that will be parked in the same area. In addition, we are concerned about the close proximity of the stage and resulting noise. All of these issues cause a serious health and safety concern for us.

It appears that the Kinsmen have also indicated that there will be three construction trailers and an option to construct a permanent storage/clubhouse on the property. Where will these be located? If approved, it is hoped that these structures would not be placed close to our property or directly behind our property, allowing us to continue to enjoy the beauty we see from our backyard (except for the lights and guardrails that we now must look at where trees once stood).

We will conclude our letter by stating that we appreciate the dedication and support The Lucknow Kinsmen Club members have for our community. They make many generous contributions to local causes and work hard to make this happen. But we also want to state that we love our home. It has been a quiet, private setting for us to raise our family and to enjoy nature while still having the conveniences of town close by. Since the purchase of the property next to us by the Lucknow Kinsmen, things regarding our lifestyle have changed for us: we see fewer birds with the elimination of their nesting spots along the "Chickadee Trail", there is more traffic driving on Washington St. and on the roadway that was created through Graceland, and we have lost the level of privacy we once enjoyed. We know that the financial value of our property has also been lessened.

At the conclusion of last year's council meeting, where the amendment to allow camping only at Graceland was discussed, the chair of the meeting suggested that going forward, all neighbours of the Kinsmen property needed to be consulted on matters that would impact their properties and way of life. To this point, we do not feel that we have been consulted on anything. The process being followed of discussing and approving a proposal after it has been put in place is a joke to our political system. We truly believe that our opinions do not matter. We hope that an opportunity to offer our concerns would be available in the months and years to come and that our voice would be heard.

We invite all council members to visit our home in the coming weeks and during the Music in the Fields event to see how we are, and will be, affected by the proposed amendment being put forward.

Sincerely Yours,
Don and Suzanne Irwin

June 28 2017

File Z-39-17-11

Dear David Smith:

I am the owner of the lots 214-215-216-217-218 and south half of lot 219 located on Walter Street next to the Music in the Fields property.

I received the notice for a public meeting and have a few questions and issues of concern. Two years ago we received a letter from the township stating that the property between myself and Don and Suzanne Irwin would not be used for the years 2016 and 2017. The notice of Adoption we received with the Date of July 8 2016 also explained that there would be NO sound stage or food vendors or alcohol sales without an amendment to the Official plan. If there was an amendment should the property owners of the neighbouring lots have been notified by mail? My other cause of concern is the location of the stage, Last year the campers had to stay 20 metres from any dwellings. That was to ensure there would be nothing in the backyards of the existing residential dwellings. On the proposed map the stage is right in the middle of the lots. Is there no noise level bylaws in the province to govern the distance from a residential area? We have been informed that all the sound will go away from the properties. But would the generators not be running most of the 4 days too? Is there any reason the stage could not have went somewhere else on the property away from the residential areas?

Last year there was a bit of issue with the traffic on Walter Street. If there had been an emergency- fire or medical (myself and neighbours) there would have been a considerable wait time for them to respond. The traffic was sent up both sides of the street with no way to get in or out. Lack of security was also an issue with one neighbour coming out to find festival goers peeing on her children's toys.

It also states that they would like to use the property for rough camping or for hosting weddings, fireworks, and small events. What kind of assurance of cleaning up and security do we neighbours have for these events? These are our backyards and we would like to be able to also enjoy our own spaces.

Last year when they started the project my second driveway was grated over and left with a pile of gravel which I could not drive over to exit my property. I had to ask the township to regrade and clean out the small stream they had filled with gravel. They dug up the front of my property on the road allowance to get water to the site. I had to ask for the township to fix and reseed. The township made a place for the cars to turn at the entrance of the fields (so I didn't have cars constantly turning on my lawn and driveway). Music in the fields installed the fence in front of it so it was unusable. I then had to ask the Township again to make a place this side of the fence for the cars to turn. Each time I had to call Carl Sloetjes to get these items taken care of. I feel we should not have to ask every time they do something for it to be finished or put back the way it was.

We realize that Music in the Fields does bring a lot of good to the community but the neighbouring properties should be considered in these decisions. We live here year round.

Thank you for your time
Doug Haldenby
Walter Street
Lucknow Ontario



Township of Huron-Kinloss Planning Report	
Application:	Local Official Plan Amendment and Zoning By-law Amendment
File No.:	HKOPA37-16.36 and Z-42-15.36
Date:	June 27, 2016

To: Chairman and Members of the Township of Huron-Kinloss Planning Advisory Committee

From: David Smith, Planner for the Township of Huron-Kinloss

Subject: Amendment to the Township of Huron-Kinloss Official Plan to re-designate lands from 'Residential' and 'Rural' to 'Parks and Open Space - Exception'; and
Amendment to the Township of Huron-Kinloss Zoning By-law No. 2001-87 to zone the lands as required to permit 'camping' for an annual music festival.

Reasons for and Nature of the Application

Music in the Fields (MITF) is a three day music festival operated by the Lucknow Kinsmen Club in Lucknow. The Festival consists of the music portion with a sound stage and audience area together with camping in a number of different physical locations. For 2016 MITF is scheduled for August 25-27.

As part of MITF the Kinsmen offer 'rough' camping on a paid campsite basis. Rough camping means that there are no water, sewage, or electrical service connections available to campers. Due to the success of MITF, the Kinsmen have purchased three properties (Appendix 'A') on the eastern edge of Lucknow with the intent of permitting rough camping on these new properties. The three properties as a whole are referred to as 'Graceland'.

NOTE: The Official Plan and Zoning By-law amendments apply only to the 'Graceland' camping areas and not to any other camping areas that may be used during the MITF festival.

At present the Kinsmen do not anticipate expanding on the MITF concept by adding either more days or additional weekends - in their opinion there is more than enough work needed to accomplish MITF.

The planning application is only for camping on the new properties at this time. The application does not request permission for a sound stage or for food vendors. The application notes the potential for 1200 campsites. Appendix 'B' shows four areas within Graceland: 'Area 646'; 'Area 410'; 'Area 154'; and, 'No Camping 2016 & 2017 Area'.

An Amendment to the Township of Huron-Kinloss Official Plan is required to re-designate portions of the lands from 'Residential' and 'Rural' to 'Parks and Open Space with Exceptions' to permit camping for a specific time period in a given year. A 'Hazard' designation will also be applied to lands along a stream. The Official Plan approval will be for camping only. If the Kinsmen intend to add a sound stage or food vendors or multiple buildings or roadways or water/sewer/electrical service etc. on the lands in future years they will have to apply again for an Official Plan.

* Amendment under the Planning Act to permit these uses. The 'Hazard' mapping is being modified to match the existing 'Environmental Protection (EP)' zoning in the Huron-Kinloss Zoning By-law.

are camping area.

There are a small number of residential dwellings (approximately 7), including a County of Bruce housing facility, that will be directly affected by the proposal in terms of traffic on Washington and Walter Streets. Traffic issues will also be created on Campbell Street (Highway 86) due to vehicle turning movements into and out of Washington and Walter Streets.

The volume of camping and support vehicle traffic expected on these two local roads will be significantly greater than current volumes during the period leading up to the Festival, during the Festival itself and then during the clean-up phase. As with any event of this size traffic management is a serious concern but should be reviewed in light of the short duration of the event – roughly 4 days of heavy inbound and outbound traffic together with a number of days leading up to and after the event.

The Township has not noted any concerns with the road infrastructure itself. In my opinion the existing Street network is of sufficient construction to handle the expected 72 hour traffic volumes in a dry weather scenario. In my opinion the existing Street network is also of sufficient size to handle the expected 72 hour traffic volumes.

Issues regarding emergency services, on-site security, police, local homeowner vehicle access, foul weather plans, roadway clean up etc. are to be addressed by MITF through the Township CEMC by way of a Traffic Management Plan. The Traffic Management Plan should outline contingency procedures in the event foul weather materially affects the streets. Attention also needs to be paid to the access issues of local residents who use Walter and Washington Streets.

Due to the proposed size of Graceland, the temporary campground will create some short term compatibility issues with the existing residential uses. There will be an increase in noise, roadway dust, and inconvenience for residents living on the two local streets. The camping areas are to be kept at a distance from local residents; the Temporary Use Zoning By-law will prohibit camping within 20 metres (66 ft.) of a dwelling and secondly that the area labelled as 'No Camping 2016 & 2017' in Appendix 'B' not be zoned for camping uses. This will result in 'No Camping' in the backyards of existing residential dwellings during the two-year period.

There will be no lighting or commercial signage for Graceland, other than temporary signage identifying access to the camping areas at the Campbell/Highway 86 entrances.

The proposed fencing along the boundaries of the natural heritage areas will be sufficient to prevent vehicle access into the sensitive adjoining environmental areas. Heavy pedestrian access to any sensitive areas will also be controlled through the use of temporary fencing. However, over the long term the Kinsmen may look to partnering with agencies such as the Conservation Authority when designing and/or constructing trails or boardwalks in areas that are sensitive.

As a Temporary Use it would not be advisable to begin a formal Site Plan approval process at this time. Site Plan approval may be justified if MITF decides to apply for 'permanent' zoning for camping in the future.

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Municipal water and sewer services will not be available on the property and are not required in support of rough camping. A number of portable washrooms will be provided for those campers who do not have access to their own facilities. The Lucknow Kinsmen will be responsible for solid waste collection and disposal. Should there be a proposal for additional uses in the future, sewer and water services may be required at that time.

The Kinsmen also own those lands labelled 'No Camping 2016 & 2017'. This part of the Graceland is essentially in the back yards of a number of houses that front onto Walter and Washington Streets. Until such time as we have a better understanding of how the Graceland property is to be used in the future it would be prudent to prohibit camping in this area. While the proposed Official Plan Amendment would allow the Township to zone the area to permit camping, I recommend that at this time the Township prohibit camping in the area labelled 'No Camping 2016 & 2017' through a Zoning By-law prohibition.

File Number	HKOPA #37-16.11
Municipality	Township of Huron-Kinloss
Subject lands	Lot 21, Part Lot 30, Lot 102 to S Part Lot 10, Plan 101, geographic Township of Kinloss; and N Part Lot 219, Lots 220 to 229, Walter, Plan 20, geographic Village of Lucknow; and Part Lots 55 and 56, Concession 1, subject to Easement over Part 2, RP 3R-4526, geographic Township of Kinloss; All now in the Township of Huron-Kinloss
Date of Adoption	July 4, 2016
Date of Notice	July 8, 2016

Notice of Adoption

With respect to an Official Plan Amendment
Subsection 17(23) of the Planning Act, R.S.O. 1990.

A decision was made by the Council of the Corporation of the Township of Huron-Kinloss on the date noted above to adopt all of Amendment No. 37 to the Official Plan for the Township of Huron-Kinloss as adopted by the Township of Huron-Kinloss By-law Number 2016-66.

Purpose and Effect of the Local Official Plan Amendment

The purpose of the Local Official Plan Amendment is to redesignate the Subject lands to 'Parks and Open Space with Exceptions' to permit 'camping' for a period not exceeding 96 hour consecutive and cumulative hours in any calendar year. The lands shall not be used for a sound stage, music performance area, or similar; food vending; or alcohol sales without an amendment to this Official Plan. The total number of campsites shall be restricted to 1213 and setbacks to dwellings shall be required. Additionally, the 'Hazard' designation will be revised to include lands bordering the stream and the 'Mineral Resource Area' constraint will be removed.

Getting Additional Information

Additional information regarding Township of Huron-Kinloss Official Plan Amendment #37 is available for public inspection during regular office hours at the Township of Huron-Kinloss Office [21 Queen Street, Ripley] or at the Bruce County Planning and Development Department [30 Park Street, P. O. Box 848, Walkerton]. Additional Information can also be viewed on-line at <http://www.brucecounty.on.ca> (under 'Quick Links', 'Planning Applications' then search by municipality).

Approval of the County of Bruce

The Amendment is subject to final approval by the County of Bruce Approval Authority.

Any person or public body is entitled to receive a 'Notice of Decision' of the Approval Authority if a written request to be notification of the decision (including the person's or public body's address) is made to the Approval Authority.

Only individuals, corporations or public bodies may appeal a decision of the municipality or planning board to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Plan was adopted, the person or public body made oral submissions at a public meeting or written submission to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

PART B – THE AMENDMENT
INTRODUCTORY STATEMENT

All of this part of the document entitled 'Part B – The Amendment' and consisting of the following text, and attached maps designated as Schedule 'A' and Schedule 'B', constitutes Amendment Number 37 to the Township of Huron-Kinloss Official Plan.

DETAILS OF THE AMENDMENT

The Township of Huron-Kinloss Official Plan is amended as follows:

1. Schedule 'A-2' Land Use Plan of the Village of Lucknow Secondary Plan is hereby amended by changing the designation from 'Rural' and 'Residential' to 'Open Space Exception – 3.5.3.7.1' and 'Hazard' for those lands as illustrated on the attached Schedule 'A'.
2. Schedule 'A-1' Huron-Kinloss General Land Use Plan is hereby amended by changing the designation from 'Rural' to 'Open Space Exception – 3.5.3.7.2' and 'Hazard' for those lands as illustrated on the attached Schedule 'A'.
3. Schedule 'B' Constraints of the Huron-Kinloss Official Plan is hereby amended by deleting the 'Mineral Resource Area (Primary Sand & Gravel)' for those lands as illustrated on the attached Schedule 'B'.
4. Section 3.5.3.7 'Parks & Open Space' is hereby amended by adding a new subsection titled 'Exceptions – Open Space'
5. Section 3.5.3.7 'Exceptions – Open Space' is hereby amended by adding the following Site Specific Policy Area:

3.5.3.7.1 Exception – Parks & Open Space

In addition to the Parks & Open Space Permitted Uses, 'Camping' for a period not exceeding ninety six (96) consecutive and cumulative hours in any calendar year shall be permitted on those lands identified as 'Open Space Exception - 3.5.3.7.1' on Schedule 'A-2' Land Use Plan of the Village of Lucknow Secondary Plan.

The implementing Comprehensive Zoning By-law shall:

a) limit the total number of motor homes, travel trailers, tent trailers, tents, or campsites to no more than 564 or a smaller number at the sole discretion of the Township of Huron-Kinloss;

b) establish provisions and policies for the layout, setbacks and/or operation of 'camping' or the erection of buildings and structures.

The lands shall not be used for a sound stage, music performance area, or similar, food vending; or alcohol sales without an amendment to this Official Plan.

For the purpose of this subsection, 'Camping' shall mean a lot or lands used for the parking and use of motor homes, travel trailers, tent-trailers, tents or similar transportable accommodation. 'Camping' may include temporary food vendors/sales, temporary active recreation areas, permanent administrative building and accessory buildings. Off-season storage of travel trailers, tent trailers, motor homes or similar transportable accommodations shall not be permitted;

The lands may be subject to Site Plan Control