



Planning and Development Committee Agenda

Thursday, September 7, 2017
Council Chambers
County Administration Centre, Walkerton

1. Declaration of Pecuniary Interest

2. Action Items

A. Municipality of Kincardine Local Official Plan Number 16-17.21

3. Closed Meeting

A. That the Committee move into a closed meeting to discuss Ontario Municipal Board Appeals, pursuant to Section 239 (2) (e) of the Municipal Act , 2001, relating to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

B. Approval of Minutes - August 10, 2017

4. Next Meeting

September 21, 2017

5. Adjournment



Committee Report

To: Warden Mitch Twolan
Members of the Planning and Development Committee

From: Leah Barrie
Senior Planner

Date: September 7, 2017

Re: Amendment Number 16 to the Municipality of Kincardine
Local Official Plan - Bruce Power LP c/o Stantec Consulting
Ltd. (Krista Walkey) Part Lots 16-20, Concession A, and
Part Lot 9, Lots 13-16, Plan 10 (being Parts 1 and 2, RP 3R-
7390), Municipality of Kincardine (geographic Township of
Kincardine)

Recommendation:

That Amendment Number 16 to the Municipality of Kincardine Local Official Plan be approved; and,

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

Background:

The application proposes to re-designate the subject lands to 'Business Park' in order to permit a +/- 11,962 sq m (128,757 sq ft) facility to include special provisions for training and educational facilities.

Kincardine Council has made a decision regarding the joint re-zoning application.

Summary:

The application is consistent with the Provincial Policy Statement, upholds the objectives of the Bruce County Official Plan and the Municipality of Kincardine Local Official Plan, conforms to the Municipality of Kincardine Zoning By-law, and represents good land use planning.

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 has been reviewed in accordance with matters of Provincial Interest, including policies for Building Strong Healthy Communities (settlement areas, employment areas, infrastructure, and long-term economic prosperity); Wise Use and Management of Resources (natural heritage, water and cultural heritage and archaeology); and, Protecting Public Health and Safety.

The proposed Amendment is consistent with the PPS.

Matters Arising From County Official Plan:

The Primary Urban Communities policies of the County Official Plan encourage areas such as Kincardine to be the regional service centres within the County, providing the largest concentration and widest range of residential, tourism, economic, and social service facilities on full municipal services. The majority of anticipated permanent population growth is directed to Primary Urban Communities, and as such necessitates the appropriate support services in an efficient, cost-effective manner.

The proposed Amendment upholds the objectives of the ‘Primary Urban Communities’ policies of the Official Plan.

Matters Arising From Local Planning Documents:

Municipality of Kincardine Local Official Plan

The proposed ‘Business Park’ designation provides for highway commercial as well as light industrial uses. The Official Plan strives to achieve an appropriate balance of commercial and industrial assessment to residential assessment. The municipality aims to support a greater variety of employment opportunities and long-term economic prosperity through expanding the commercial and industrial base.

Municipality of Kincardine Comprehensive Zoning By-law 2003-25

The amending Zoning By-law is intended to implement the policies of the amended Official Plan. The ‘Business Park (C6)’ Zone contains provisions for large format commercial, highway service commercial and light industrial uses. The proposal adds a training and education facility as a permitted use.

The proposed development is also subject to municipal site plan control, whereby the proponent will be required to enter into a registered agreement with Council regarding the design and function of the site. Matters within the agreement go beyond zone provisions, and may include elements such as surface treatment, infrastructure design, lighting, garbage and snow storage, landscaping, architectural details, and signage.

Matters Arising From Agency and Public Circulation:

The application was circulated to the applicable public agencies; public notice was issued in the newspaper and on-line. An Open House and statutory Public Meeting have been held.

Public comments include concerns over increased traffic, and safety risks to pedestrians and surrounding property owners accessing private residential driveways; insufficient access for EMS vehicles; and, quality of municipal service extension.

Comment: Public comments have been taken into consideration and are reflected in the site-specific By-law and site plan for the subject lands.

Matters Arising From Municipality of Kincardine Council:

Kincardine Council has made a decision regarding the local Official Plan Amendment and has made a decision regarding the Zoning By-law Amendment on September 6, 2017.

Financial/Staffing/Legal/It Considerations:

Possible appeal to the Ontario Municipal Board.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Leah Barrie". The signature is written in a cursive style with a horizontal line underneath the name.

Leah Barrie
Senior Planner

THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE

BY-LAW NO. 2017 -

A BY-LAW TO ADOPT AMENDMENT NUMBER 16
TO THE OFFICIAL PLAN OF THE MUNICIPALITY OF KINCARDINE

Whereas The Corporation of the Municipality of Kincardine is empowered to amend its Official Plan as required;

And Whereas the process for considering such an Amendment was in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990 c.P.13.

And Whereas the Amendment to the Official Plan is deemed to be appropriate and in the public interest:

Now Therefore the Council of the Municipality of Kincardine enacts as follows:

1. That Amendment Number 16 to the Municipality of Kincardine Local Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
2. That the Clerk is hereby directed to forward the adopted Amendment together with the necessary supporting documentation to the County of Bruce for final approval.
3. This By-law shall come into force and take effect pursuant to the provisions and regulations of the Planning Act, R.S.O. 1990, c.P.13.
4. That this by-law may be cited as the "OPA#16 to the Municipality of Kincardine Official Plan".

Read a First and Second Time this _____ day of September, 2017.

Read a Third Time and Finally Passed this _____ day of September, 2017.

Mayor

Clerk

**By-law No. 2017 -
Part B - The Amendment #16**

Introductory Statement

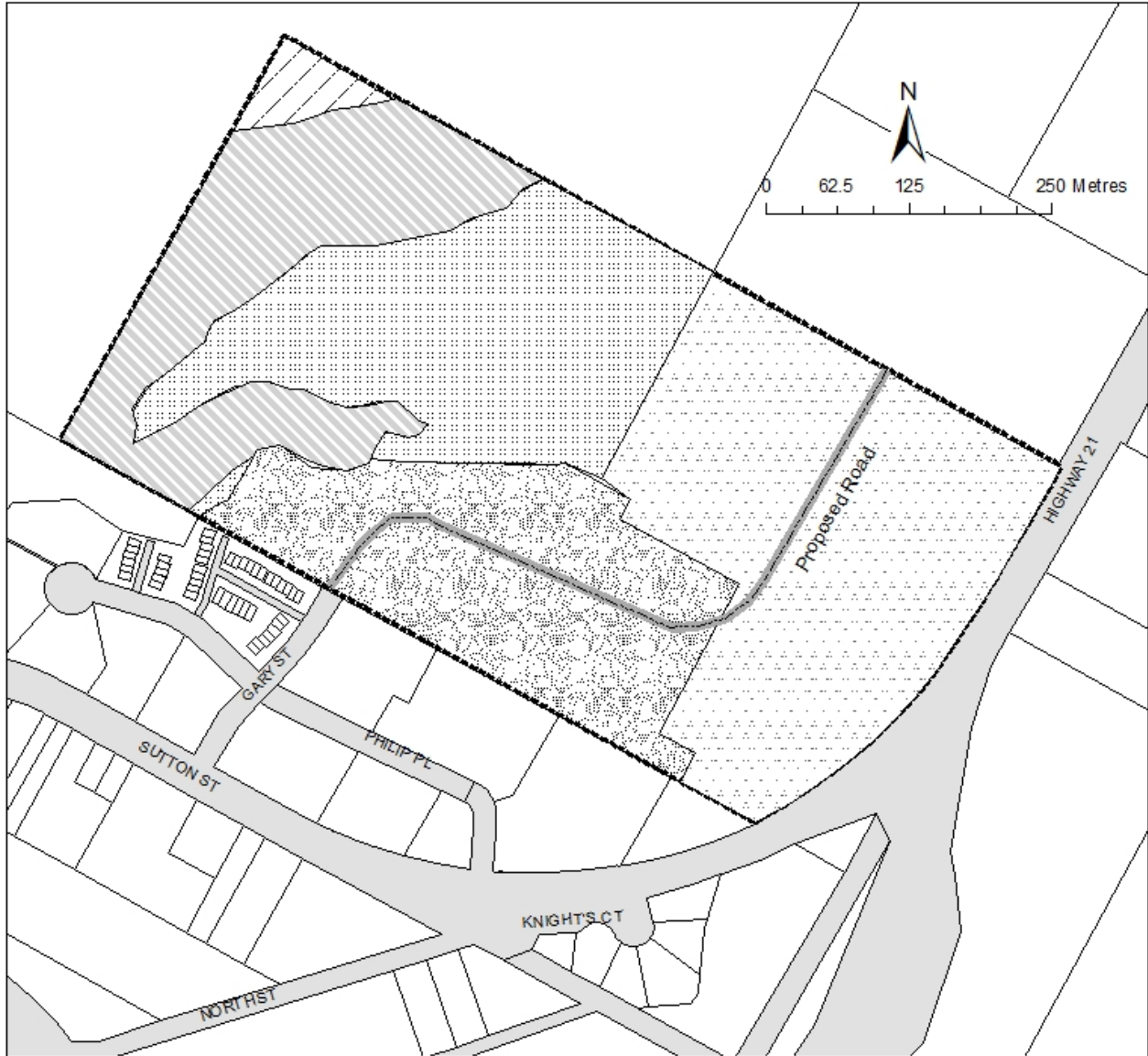
All of this part of the document entitled "Part B - The Amendment" and consisting of the following text and attached map designated as Schedule "A" constitutes Amendment Number 16 to the Municipality of Kincardine Local Official Plan.

DETAILS OF THE AMENDMENT

The Municipality of Kincardine Local Official Plan is proposed to be amended as follows:

- (1) "Schedule A: Land Use Plan" to the Municipality of Kincardine Local Official Plan is hereby amended by changing the land use designation on lands described as Part Lots 16-20, Concession A, and Part Lot 9, Lots 13-16, Plan 10 (being Parts 1 and 2, RP 3R-7390), Municipality of Kincardine (geographic Township of Kincardine) from 'Highway Commercial', 'Future Development' and 'Natural Environment' designations to 'Business Park' and 'Natural Environment' designations as outlined in the attached Schedule "A".

Municipality of Kincardine



Schedule 'A'
to
Amendment NO. 16
Municipality of Kincardine Local Official Plan

**Part Lots 16-20, Concession A, and
Part Lot 9, Lots 13-16, Plan 10
(being Parts 1 and 2, RP 3R-7390),
Municipality of Kincardine
(geographic Township of Kincardine)
County of Bruce**

-  Subject Property
-  Lands to be designated 'Business Park'
-  Lands designated 'Highway Commercial'
-  Lands designated 'Future Development'
-  Lands designated 'Residential'
-  Lands designated 'Natural Environment'

File: KINOPA16-17.21 &
Z-53-17.21

Applicant: Bruce Power LP

Date: August 2017