

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.

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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 PWEF 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 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.

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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 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.
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 (PWEF) 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 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.
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 PWEP 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 PWEP 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 PWEP 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 PWEP 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 PWEP 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 PWEP 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 PWEP 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.