



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



January 13, 2021

File Numbers: L-2020-015 & Z-2020-059

Public Meeting Notice

**You're invited to participate in an Online Public Meeting
Monday, February 8, 2021 at 5:00 pm**

A change is proposed in your neighbourhood: The proposed Zoning By-law Amendment is seeking to rezone the subject lands from Residential One (R1) to Residential Three (R3-Exception). The amendment also addresses Section 6.34 v of the Zoning Bylaw such that the principal townhouse dwelling is not required to be situated on a separate parcel before a secondary dwelling may be permitted. The proposed Official Plan amendment is seeking to increase the maximum permitted density from 40 units per hectare to 54 units per hectare. If approved, the proposed amendments will allow development involving four (4), 1.5 storey townhouses each with a secondary dwelling unit above resulting in a total of 8 units. The lower units will be partially below grade.



KINCARDINE CON A PT LT 18;RP 3R10305 PART 2 (Kincardine Township)
Municipality of Kincardine, Roll Number 410821000406201

COVID-19 Notice: All Bruce County and Municipal offices are closed to the public until further notice. Our staff would be pleased to connect with you by email or phone.

Learn more

You can view more information about the application at <https://brucecounty.on.ca/living/land-use>. Our staff would be pleased to connect with you by email (bcplpe@brucecounty.on.ca) or phone (226-909-5515). Once our offices re-open, information about the application will be available in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is Barbara Mugabe.

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.

Before the meeting: You can submit comments by email bcplpe@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Committee for its consideration.

How to access the public meeting

As a result of the COVID-19 Pandemic, the Municipality of Kincardine has closed the Municipal Office to the public. The Public Meeting will be held in electronic format.

Please contact the Municipality of Kincardine at creaburn@kincardine.ca or 519-396-3468 ext. 7129 by Wednesday, February 3, 2021 at 12:00 pm if you would like to participate in the meeting.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 17(36) of the [Planning Act](#) outlines rights of appeal for Official Plan Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the County of Bruce to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Bruce County Planning Department before the proposed official plan (or official plan amendment) is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Bruce County Planning Department before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to

COVID-19 Notice: All Bruce County and Municipal offices are closed to the public until further notice. Our staff would be pleased to connect with you by email or phone.

the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

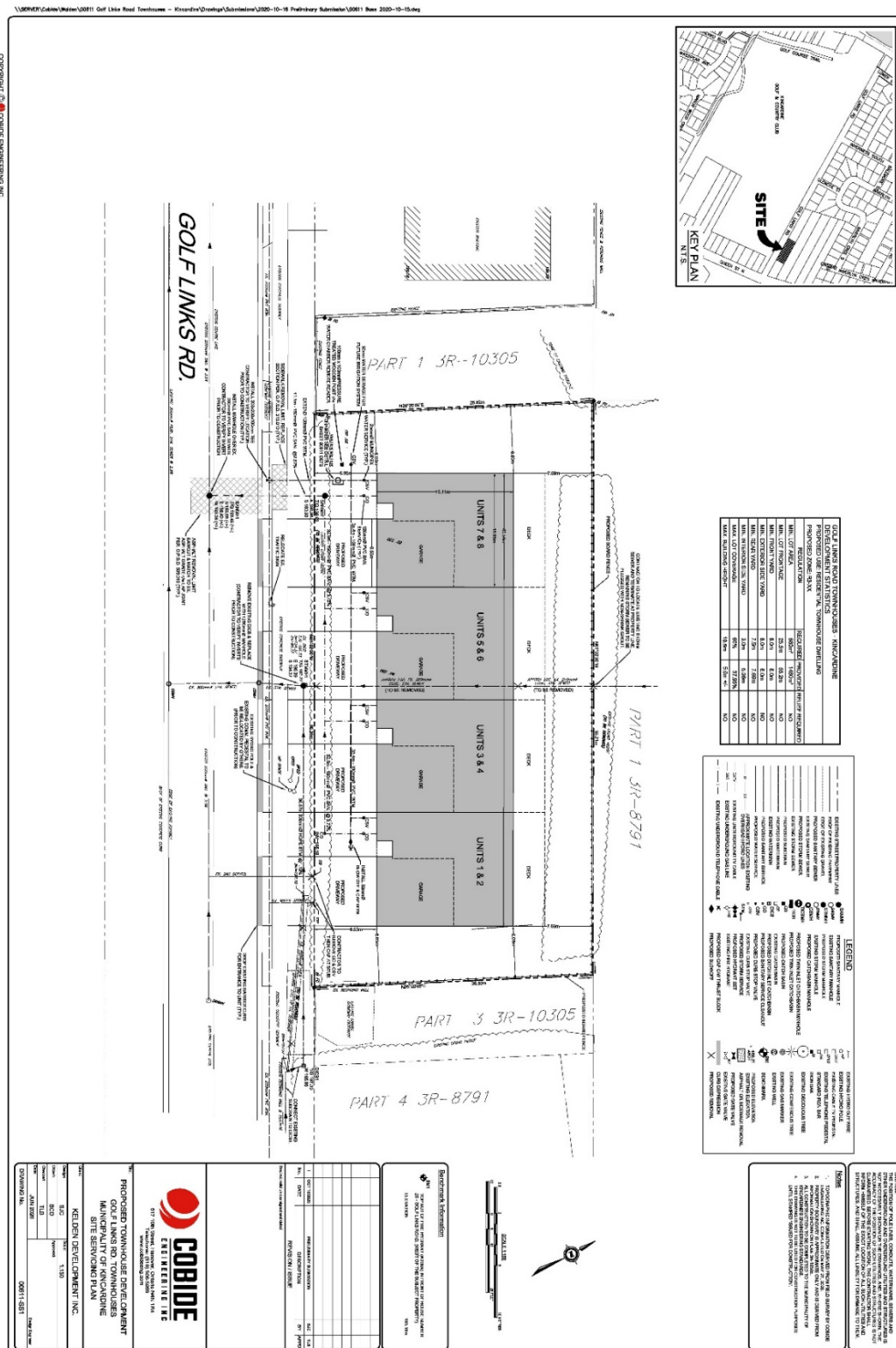
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Kincardine to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Bruce County Planning Department before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Bruce County Planning Department before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Local Planning Appeal Tribunal website at <https://elto.gov.on.ca/tribunals/lpat>

COVID-19 Notice: All Bruce County and Municipal offices are closed to the public until further notice. Our staff would be pleased to connect with you by email or phone.

*For Representation Only – Site Plan available on the County Website



COVID-19 Notice: All Bruce County and Municipal offices are closed to the public until further notice. Our staff would be pleased to connect with you by email or phone.