



County of Bruce
Planning & Development Department
268 Berford St, PO Box 129
Warton ON N0H 2T0
brucecounty.on.ca
1-226-909-5515



November 2, 2021

File Number(s): C-2021-023 & Z-2021-078

Public Meeting Notice

You're invited: On-line Public Meeting

December 16th, 2021, at 10:00 am, to consider the Bruce County Official Plan Amendment C-2021-023 and

December 13th, 2021, at 1:00 pm, to consider the Municipality of Northern Bruce Peninsula Zoning Bylaw Amendment Z-2021-078.

A change is proposed in your neighbourhood: The purpose of this application is to amend the Bruce County Official Plan Amendment and the Comprehensive Zoning Bylaw for the Municipality of Northern Bruce Peninsula to permit a single family detached cottage to be established on the combined properties of 76 & 78 Stokes River Road. The lands are currently developed with an undersized dwelling and holding tank. A significant portion of the lands are located below the 100-year flood elevation.

The proposed development would consist of a stone revetment and elevated land area to include a dwelling and onsite sewage disposal system. The Stokes River Road may also be elevated, in consultation with the Municipality which provides maintenance to the road.

The Bruce County Official Plan amendment requests permission to develop below the 100-year flood elevation (County OP Section 5.8.6.2). The Northern Bruce Peninsula Zoning Bylaw amendment would map areas proposed by the development to be above the 100-year flood elevation R2-Resort Residential Special and establish site-specific setbacks to the 100-year flood elevation and Stokes River Road which runs through the property. The lands proposed to be below the 100-year flood elevation would be zoned EH-Environmental Hazard. Setbacks would be 6.1 metres on the west side of the dwelling (rear yard setback) and 5.6 metres to the Stokes River Road (front yard setback). A provision required development to be subject to Site Plan Control is also proposed.



76 & 78 Stokes River Road
CON 4 WBR PT LOT 38 PT LOT 39
410962000529200, 410962000528901

Learn more

You can view more information about the application at <https://brucecounty.on.ca/living/land-use> or 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: Daniel Kingsbury

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 bcplwi@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.

On the day of and during the Bruce County Official Plan Amendment Public Meeting you can participate by telephone. Please call or email as above to make a request and we will provide information about joining the meeting. You can also submit a comment to

publicmeetingcomments@brucecounty.on.ca

Comments received by email at this address before the end of the public input portion of the meeting for this application will be read into the record.

How to access the County public meeting

As a result of the COVID-19 Pandemic, the County Public Meeting will be held in electronic format.

The agenda and a video livestream will be publicly streamed from the County of Bruce website. Following the meeting, a video will be posted to the same site. You can access the agenda and the livestream at this link:

<https://brucecounty.on.ca/government/agendas-and-minutes>

How to access the Municipality of Northern Bruce Peninsula public meeting

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

For information on how to participate in the public meeting, please visit the municipal website at www.northbrucepeninsula.ca under “News and Public notices.”

Please contact the Municipality at info@northernbruce.ca or 519-793-3522 if you have any questions regarding how 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 County of Bruce 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 County of Bruce 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 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.

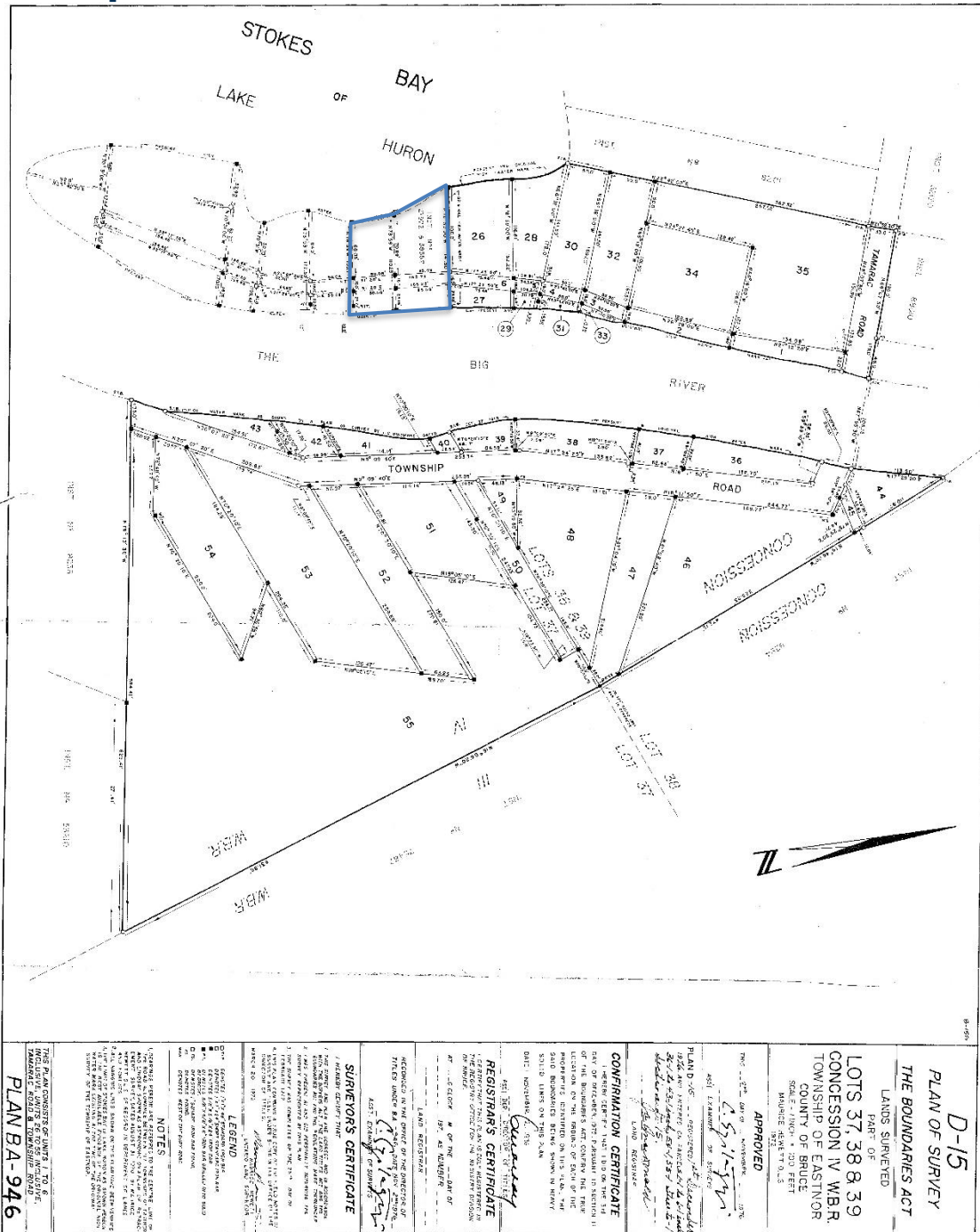
Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of municipality of Northern Bruce Peninsula 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 municipality of Northern Bruce Peninsula 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 municipality of Northern Bruce Peninsula 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>

Site plan



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D-15
PLAN OF SURVEY
THE BOUNDARIES ACT
LANDS SURVEYED
PART OF
LOTS 37, 38 & 39
CONCESSION IV M.B.R.
TOWNSHIP OF EASTON
COUNTY OF BRUCE
SCALE: 1 INCH = 200 FEET
PROPOSED DATE: 2015

APPROVED
[Signature]
[Signature]

CONFIRMATION CERTIFICATE
I, the Registrar, do hereby certify that the above described plan of survey is a true and correct copy of the original plan of survey as filed in my office and that the same has been duly registered in my office.

REGISTRAR'S CERTIFICATE
I, the Registrar, do hereby certify that the above described plan of survey is a true and correct copy of the original plan of survey as filed in my office and that the same has been duly registered in my office.

SURVEYOR'S CERTIFICATE
I, the Surveyor, do hereby certify that the above described plan of survey is a true and correct copy of the original plan of survey as filed in my office and that the same has been duly registered in my office.

LEGEND
[Symbol] [Description]

NOTES
1. THE PLAN CONSISTS OF LOTS 1 TO 6.
2. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN OF SURVEY AS FILED IN MY OFFICE.
3. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN OF SURVEY AS FILED IN MY OFFICE.

THIS PLAN CONSISTS OF LOTS 1 TO 6.
MADE BY [Name] REGISTERED SURVEYOR
PLAN BA-946