



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



February 22, 2022

File Number(s): C-2022-002

Public Meeting Notice

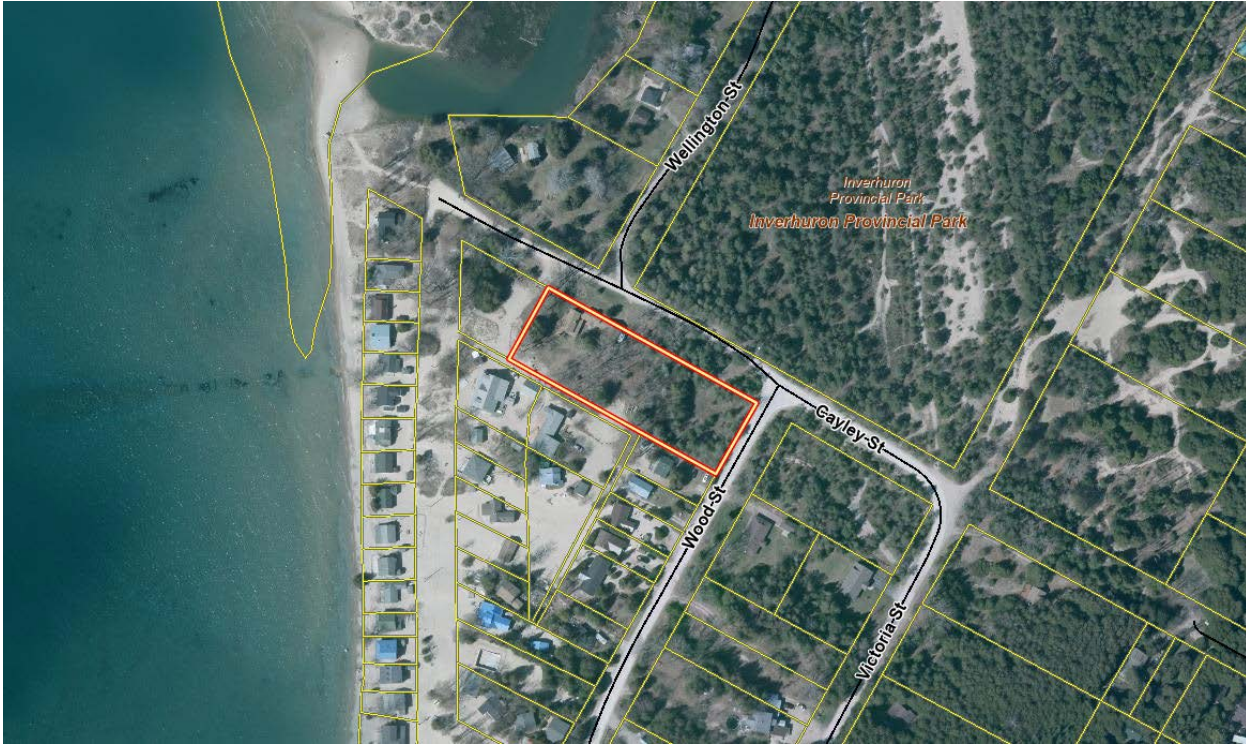
You're invited:

On-line Public Meeting

To consider County Official Plan Amendment C-2022-002

April 21, 2022 at 9:45 a.m.

A change is proposed in your neighbourhood: The Consent Application is seeking to split the subject land in half to create a new building lot. Both lots will be 2272.6 m². The severed parcel is vacant and will have 40.2 m of frontage on Wood Street. The retained parcel is occupied by a dwelling and will have 56.5 m of frontage on Cayley Street. The County Official Plan Amendment Application is seeking to amend Section 4.7.5.5.1 to permit full private services on the retained lands whereas municipal services, partial services and communal services are the only forms of servicing permitted within the Secondary Urban Communities designation. The Zoning By-law Amendment Application is required to address Section 4.7.5.5.1 (v) of the County Official Plan in relation to the severed lands. The Policy states, "New lots created by consent or other planning approvals, and proposed to be serviced by a private sewage disposal system, shall be zoned so as to require the building envelope for the primary building/structure to be located in close proximity to the geographic centre of the new lot". On the retained lot the Zoning By-law Amendment Application is seeking to reduce the lot area from 4,000 m² to 2272.6 m² and the front yard setback for the existing dwelling from 6 m to zero m.



19 CAYLEY ST - INVERHURON PT LOT 36 LAKE E (Bruce) Municipality of Kincardine, Roll Number: 410826000403600

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: 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. Comments received after **March 19, 2022** may not be included in the Planning report but will be considered if received prior to a decision being made, and included in the official record on file.

Before the meeting: You can submit comments by email to 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.

On the day of and during the Public Meeting you can participate by telephone or virtually. 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 public meeting

As a result of the COVID-19 Pandemic, the 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>

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 Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Bruce County 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 Bruce County 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Site plan

