

**From:** [Kyle Tout](#)  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** File B-2022-035  
**Date:** Tuesday, September 6, 2022 7:49:47 AM

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Good Morning,

I received an application notice in the mail and I have some concerns. 419 Mechanics.

Has there been a land survey completed?

With the ravine - has the Saugeen Valley been involved? Are there specific setbacks? I'd be concerns about erosion.

There are established trees - what would happen to them?

Sent from my iPhone

**From:** [Aidan Clubbe](#)  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** Fwd: B-2022-035  
**Date:** Tuesday, September 6, 2022 4:37:11 PM

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Good day,

I would like to formally voice my concern regarding the planned subject line development [B-2022-0035, planner: Gillian Smith]. The intended severance to allow for the construction of an additional single-family dwelling requires consideration best augmented by recent development history in the area.

Several years prior, construction of a structure on the same street [460 Mechanics] began, at which point notice of a severance was sent out. This was required because the structure was improperly sized for the lot. Despite this --- and the fact that the structure was still too large for the subsequent severed portions --- completion of the structure was permitted. Wording was changed to designate the structure as consisting of 'four suites', as zoning did not allow for the development of four joined single-family residences (as was advertised by the realtor prior to sale of original structure). This application also involved additional variances and did little to account for how the location and size of this structure affected neighboring properties. Though the builder/owner would have only paid a small fee for this infraction, drainage issues were introduced when the grading was significantly raised to accommodate lower living 'suites'. This required one resident to reroute their own overland drainage and runoff from the new development at their own expense.

In the case of B-2022-0035, the relationship may seem tenuous at best. Due diligence is present in applying for severance prior to new construction. However, the suitability as a building lot in its current state is poor. The concern in this case is that following a severance, a significant amount of work (major redevelopment of existing slope) would be required to support a dwelling of any type. How this will be accounted for in terms of impact to neighbouring structures and surrounding terrain is a consideration that often seems to be in hindsight and largely a matter for local residents to accommodate for after the fact.

I don't consider myself anti-development, but have been disappointed in the lack of such considerations in the past and want to ensure the suggested development is a realistic one (and one that can be executed without further approvals that will then encroach/impose on existing residents). Thank you for your time and consideration in this matter.

Regards,

Aidan Clubbe

[Show quoted text](#)

----- Forwarded message -----

From: **Aidan Clubbe** [REDACTED]

Date: Tue, Sep 6, 2022, 13:59

Subject: B-2022-035

To: <[bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca)>

Hi,

I'm formally requesting any supporting information that exists for the proposed subject line development. Following my recent phone call, I believe a slope stability assessment and lot grading plan are among the items not included in the initial development notice. Thank you!

Regards,

Aidan Clubbe

**From:** [JENNIFER MACKENZIE](#)  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** 419 Mechanics Ave, Kincardine  
**Date:** Wednesday, September 14, 2022 11:40:38 AM

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Hello,

I am writing to express my objection to Consent Application File # B-2022-035 to divide the existing property in to two lots.

I live in the neighbourhood, and am already aghast at the redevelopment of the existing (historic yellow brick house) single family residence into a much larger home that seems to encroach on conservation lands. This redevelopment has been an eyesore in the neighbourhood for well over a year now, and is still not finished. The construction site has been very untidy throughout. To divide the lot now, and presumably allow another home on the property would reward what already seems like a poorly planned project that shows little respect to the heritage of the property or to the neighbours.

I would like to be kept informed as this matter is considered.

Thank you,

Jennifer MacKenzie  
Kincardine, Ontario