



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



August 16, 2022

File Number: B-2022-035

Consent Application Notice

A change is proposed in your neighbourhood: The application proposes to divide the existing property into two equal parcels. The retained and severed lots would each be 529.76 sq m in size with a frontage of 20.12 m. The severed parcel will be developed for a new single family residence. The retained parcel will maintain the existing single family residence.



419 MECHANICS AVE - PLAN 4 S PT LOT 44 S PT LOT;45
Municipality of Kincardine (Kincardine Town)
Roll Number 410822000403900

Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request by emailing bcplpe@brucecounty.on.ca or calling 226-909-5515. Information can also be viewed 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: Gillian Smith

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.

Please contact us if you have any questions, concerns or objections about the application. Comments received after **September 6, 2022** may not be included in the Planning report, but will be considered if received prior to a decision being made on the application, and will be included in the official file record.

Stay in the loop

If you wish to be notified of the decision of the County of Bruce Land Division Committee on the proposed consent, you must make a written request to the County of Bruce at the mailing address noted at the top of this Notice or by emailing bcplpe@brucecounty.on.ca.

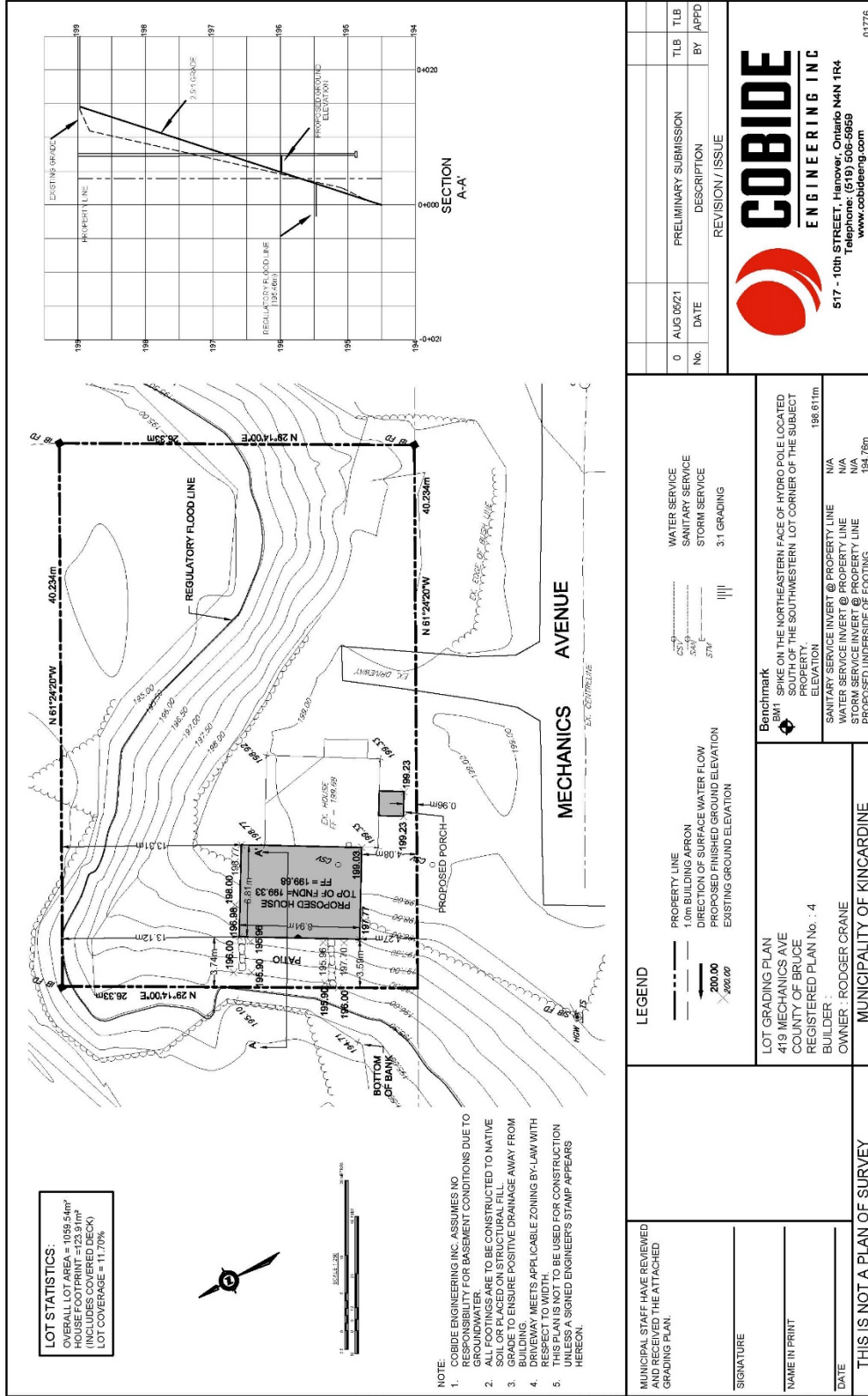
Know your rights

Section 53(19) of the [Planning Act](#) outlines rights of appeal for Consent applications.

If a person or public body that files an appeal of a decision of the County of Bruce in respect of the proposed consent does not make written submissions to the County of Bruce before it gives, or refuses to give, a provisional Consent, the Ontario Land Tribunal may dismiss the appeal.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Site plan



COBIDE ENGINEERING INC
 517 - 10th STREET, Hanover, Ontario N4N 1R4
 Telephone: (519) 506-5959
 www.cobideeng.com
 01776

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SURVEYOR'S REAL PROPERTY REPORT

PART A
PLAN OF PART OF

LOTS 44 AND 45
NORTH OF MECHANICS AVENUE
REGISTERED PLAN No. 4
FORMERLY IN THE TOWN OF KINGARDINE
NOW IN THE
MUNICIPALITY OF KINGARDINE
COUNTY OF BRUCE

SCALE 1" = 30'
0 10 20 30 40 50 60 70 80 90 100

2000
D. CULBERT LTD.
ONTARIO LAND SURVEYOR

NOTES & LEGEND

BEARINGS ARE ASTROPHOMIC AND ARE REFERRED TO THE MERIDIAN 1,507
OF PART 2 PLAN 38-4633 HAVING A BEARING OF NE31°00'E AS SHOWN
THEREON.

- BN GENOTES BOUNDARY FOUND
- D GENOTES DIMENSION PLANTED
- SA GENOTES STANDARD IRON BAR
- SCB GENOTES SHORT STANDARD IRON BAR
- IR GENOTES IRON ROD
- CG GENOTES CUT GRASS
- WT GENOTES WITNESS
- LSB GENOTES L.S. PLANT, C. WOOD, O.L.S.
- PL GENOTES P.L. PLANT, No. 4
- E2 GENOTES E.S. PLANT, No. 4633
- BY GENOTES B.S.T. No. 300000

IMPERIAL: DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN
BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM AN AGED SURVEYOR AND IN
ACCORDANCE WITH THE SURVEYORS ACT AND THE
REGULATIONS MADE THEREUNDER,
I HAVE PREPARED THIS REPORT.
ON THE DATE OF FEBRUARY, 2000

ASSOCIATION OF ONTARIO
LAND SURVEYORS
1288943



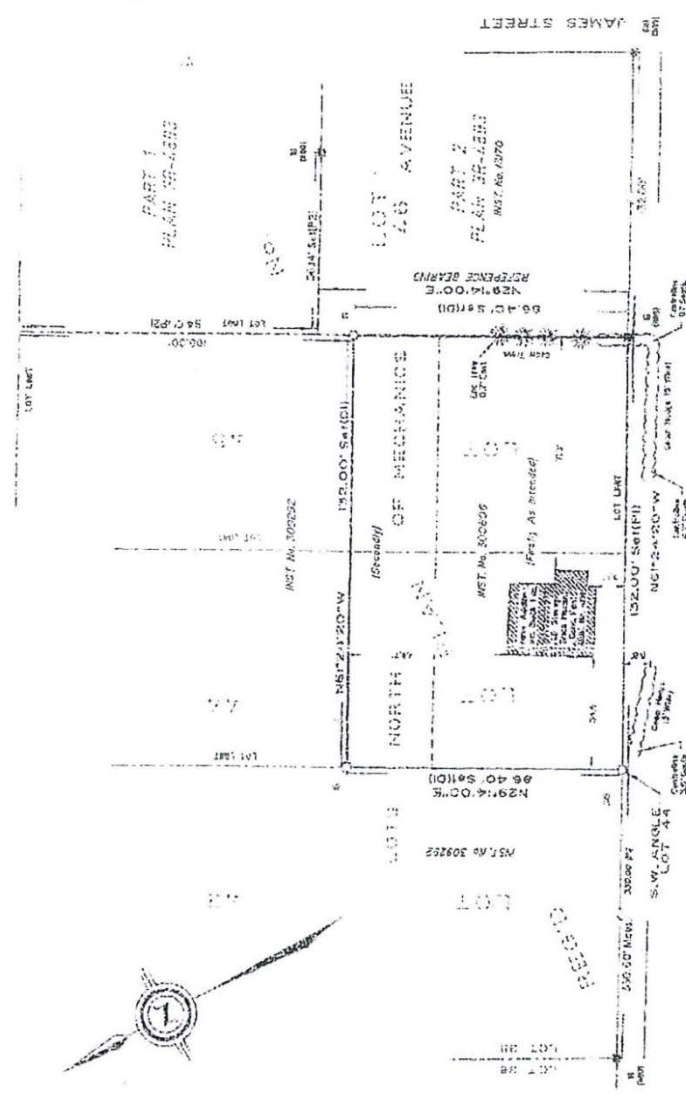
THIS PLAN IS NOT VALID
UNLESS IT IS ENDORSED
BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 200, Section 200E.

FEBRUARY 22, 2000
D. CULBERT
ONTARIO LAND SURVEYOR

D. CULBERT LTD.
ONTARIO LAND SURVEYOR
QUERBEC, ONTARIO, PHONE 508-524-6238

DRAWN BY: RNS
CHECKED BY: DAC
DIGITAL FILE: K10004-104
FILE NO: RMC 0004-104
PLAN NO: G-2207

PARK LOT 22



MECHANICS AVENUE
REGISTERED PLAN No. 4 - 66.00' WIDE

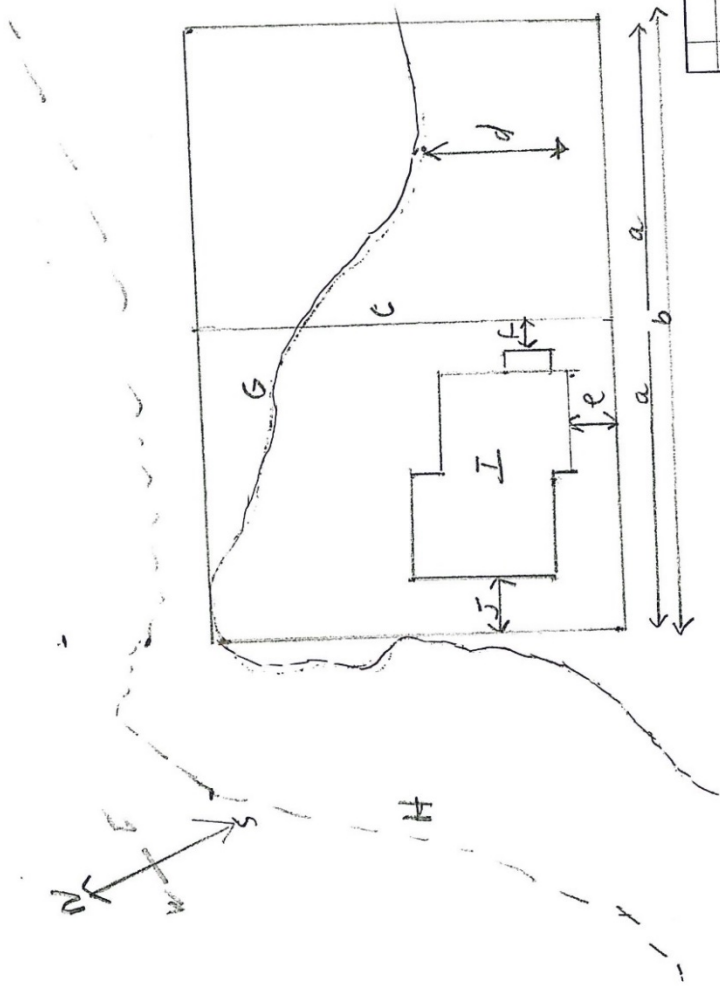
PART B

SURVEY REPORT

DATE: FEBRUARY 21, 2000.

- 1 THE FOUNDATION IS WHOLLY SITUATE WITHIN THE PROPERTY LIMITS.
- 2 AT THE SOUTH END, THE CENTRELINE OF THE CEDAR HEDGES ARE FROM
THE SOUTH ONTO MECHANICS AVENUE.
- 3 AT THE SOUTH END, THE CENTRELINE OF THE CEDAR TREES AND HEDGES
ARE FROM THE WEST TO THE EAST.

THIS REPORT WAS PREPARED
FOR J. AND I. PAL



Mechanics HPS:

	metres	
a	frontage on new lot	20.117
b	existing frontage	40.23
c	original lot line, and also new lot line	26.33
d	possible depth of new building	8.53
e	distance to lot line	3.07
f	distance to new side lot line	2.7
g	200 or hundred or regulatory flood line	
h	existing creek	
i	existing house	
j	distance house to west lot line	3.78