



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

October 4, 2022

File Number: B-2022-035

Public Meeting Notice

You're invited:

On-line and In-Person Public Meeting to consider Consent Application file B-2022-035

October 20, 2022 at 9:45 a.m.

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

Prior to the meeting, questions, concerns, or objections about the application can be sent by email to bcplpe@brucecounty.on.ca or publicmeetingcomments@brucecounty.on.ca, by mail, or to 226-909-5515. Comments and opinions submitted prior to decision will become part of the public record.

How to access the public meeting

Join the meeting in-person at the County of Bruce Administration Centre, Council Chambers, 30 Park St, Walkerton, ON N0G 2V0, by phone, or virtually. Please call or email ahead to participate by phone or virtually. The agenda, public video livestream, and post-meeting video recording can be viewed at www.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, you must make a written request to the Bruce County Planning Department.

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/>.

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'
SCALE IN FEET

2000
D. CULBERT LTD.
ONTARIO LAND SURVEYOR

NOTES & LEGEND

BEARINGS ARE ASTROLOGIC AND ARE REFERRED TO THE NORTHERLY LIMIT
OF PART 2, PLAN 3R-4022 HAVING A BEARING OF N29°14'00"E AS SHOWN
THEREON.

- BE SPACES INDICATE FOUR
- DB LONGS MONUMENTATION PLANTED
- SA DENOTES STANDARD IRON BAR
- SCB DENOTES SHORT STANDARD IRON BAR
- IC DENOTES IRON PIN
- IC DENOTES CUT GRASS
- WPT DENOTES WITNESS
- WPT DENOTES JOHN C. WOODGATE
- WPT DENOTES REGISTERED PLAN No. 4
- WPT DENOTES PLAN 3R-4022
- WPT DENOTES REG. No. 300806

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

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYS ACT AND THE
REGULATIONS AND THE REGISTRATION
PAGE THEREON;
2. THE SURVEY WAS COMPLETED ON THE
25TH DAY OF FEBRUARY, 2000.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
1288943

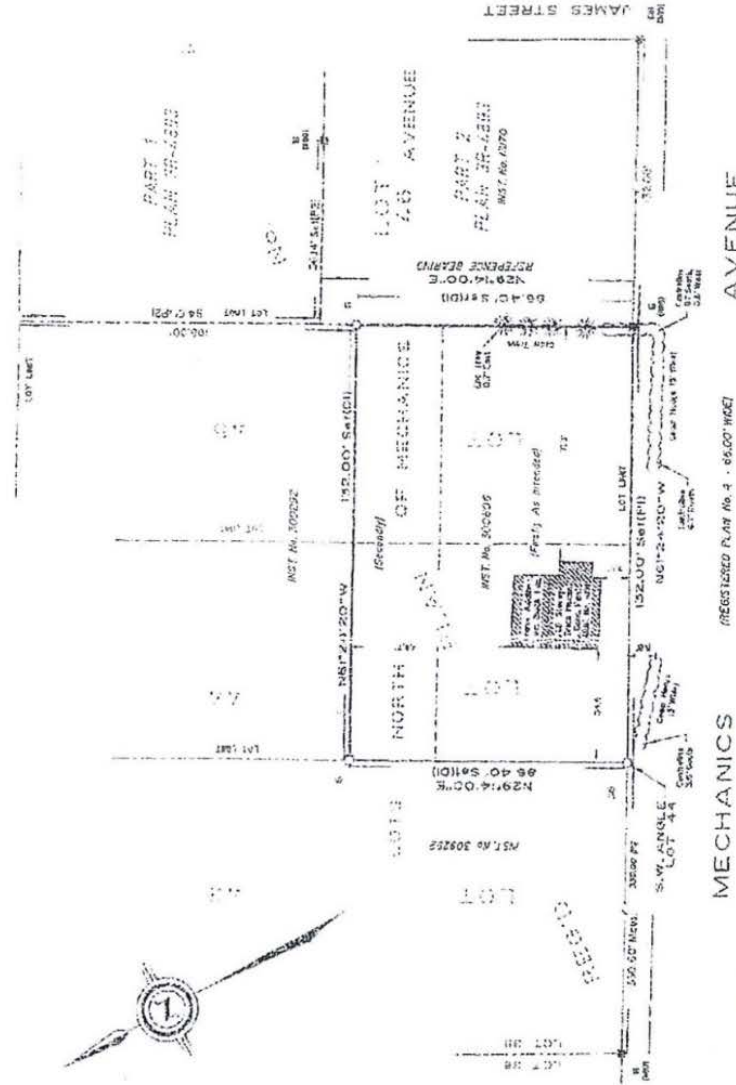


THIS PLAN IS NOT VALID
UNLESS IT IS ENDORSED
BY THE SURVEYOR
GENERAL, ONTARIO
REGULATIONS, SECTION 21(2)
REGULATION 21(2) SECTION 21(2)

FEBRUARY 22, 2000
D. CULBERT
D. CULBERT LTD.
ONTARIO LAND SURVEYOR

ONTARIO
D. CULBERT LTD.
ONTARIO LAND SURVEYOR
AMHERST, ONTARIO PRIME 5R-534-534
DRAWN BY: BNS INITIAL FILE: K0004
CHECKED BY: DAC FILE NO. 9800-000-000
PLAN No. 9-2207

PARK LOT 22



MECHANICS AVENUE

MECHANICS AVENUE

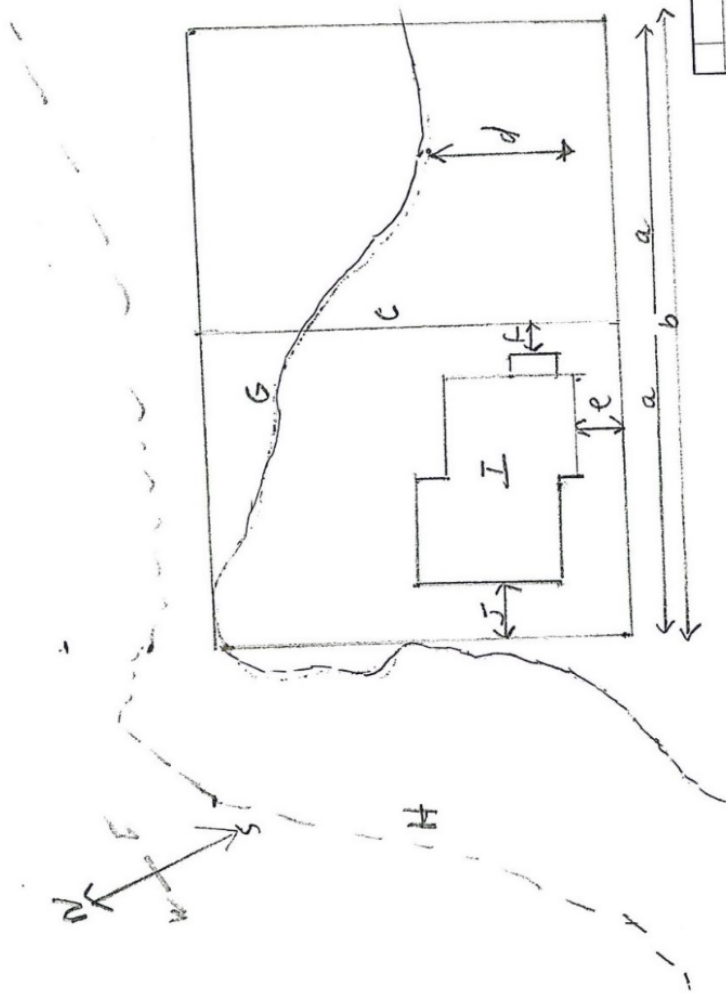
PART B

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 4'
3. AT THE EAST END THE CENTRELINE OF THE CEDAR HEDGES ARE FROM 10'
4. ARE FROM 0.5' WEST TO 0.7' EAST.

THIS REPORT WAS PREPARED
FOR 2 AND 1 PAL



Mechanics HNS

	meters	
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