



Corporation of the County of Bruce  
Planning and Development  
268 Berford St, Box 129 Wiarton ON N0H 2T0

brucecounty.on.ca  
Tel: 519-534-2092  
Fax: 519-534-1174

# Notice Of Application

## Proposed Consent To Sever Land

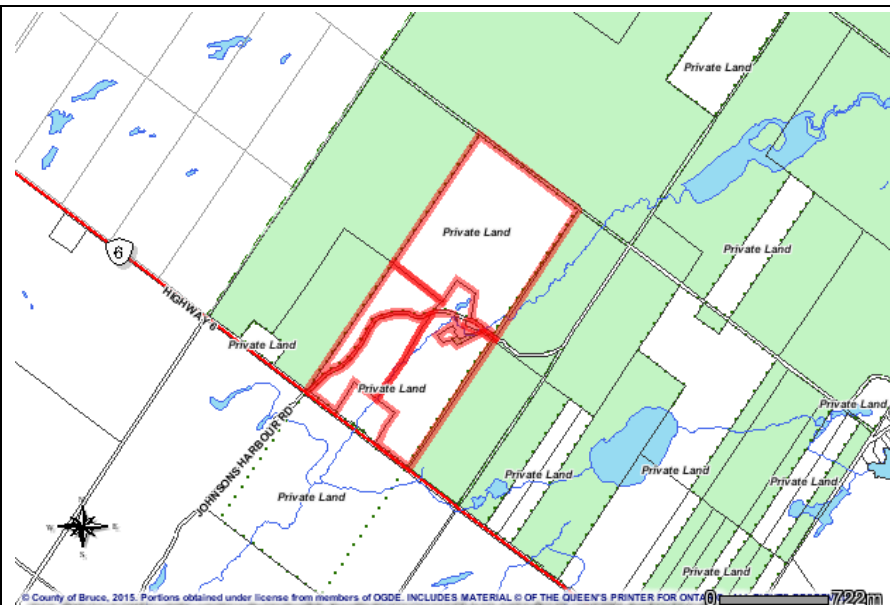
(Section 53, Planning Act, 1990)

Take Notice that an Application for Consent to Sever Land has been submitted to the Bruce County Approval Authority. You are being notified of this Application because your name appears on the assessment roll for properties within 60 metres of the subject lands.

File Number	B-84-16.68
Development Proposal	<p>To sever Concession 1 EBR Part Lot 8, and Part of Concession 2 EBR Lot 8 and Part Lot 7 EBR and convey lands to a family member.</p> <p>A tourist facility, single detached dwelling, municipal cemetery, and part of the Crane River Park have been previously severed from Lot 7, Concession 1 EBR and Lot 7 Concession 2 EBR.</p> <p>A site plan control agreement is required with the following direction:</p> <ol style="list-style-type: none"><li>1. That the Clerk of the Municipality provide written confirmation to the Approval Authority that a site plan control area by-law has been passed for the lands to be retained and that a site plan control agreement has been executed which requires:<ol style="list-style-type: none"><li>a) Receipt by the Zoning Administrator of an Archaeological Assessment which has been:<ol style="list-style-type: none"><li>i. conducted by an archaeologist licensed in the Province of Ontario; and,</li><li>ii. confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and,</li></ol></li><li>b) Confirmation to the satisfaction of the Zoning Administrator that the recommendations of the archaeological report (if any) have been implemented, prior to construction or site alteration within 300m of the Crane River, 100 metres of Hidden Valley Road, or 300 metres of the McVicar Cemetery and Sawmill site, whichever is greater.</li></ol></li></ol> <p>The applicant's site plan and other information can be obtained on-line at <a href="http://www.brucecounty.on.ca">www.brucecounty.on.ca</a> (under 'Quick Links', 'Planning Applications' and then search by Municipality)</p>

<b>Related File(s)</b>	None
<b>Owner</b>	Shirley Johnstone
<b>Applicant</b>	Jill T. Sampson c/o the Alliance
<b>Agent</b>	Cuesta Land Use Planning
<b>Legal Description</b>	<p>Severed Lands:</p> <ul style="list-style-type: none"> <li>- Part Lot 7, Concession 1 EBR; and Part Lot 7, Concession 2, EBR (St Edmunds);</li> <li>- Northern Bruce Peninsula Rolls #410968000600700 and 410968000601000</li> </ul> <p>Retained Lands</p> <ul style="list-style-type: none"> <li>- Part Lot 8 Concession 1 EBR; and Lot 8 Concession 2 EBR(St. Edmunds); Northern Bruce Peninsula</li> <li>- Roll # 410968000601000</li> </ul>
<b>Municipal Address</b>	Hwy 6, not yet assigned
<b>Lot Descriptions</b>	
<b>Severed Lot</b>	B-84-16.68
<b>Lot Frontage</b>	+/-252 m (827 ft)
<b>Lot Width</b>	+/- 252 - 403 m (827 - 1,322 ft) front and rear
<b>Lot Depth</b>	+/- 2,012 m (6,600 ft)
<b>Lot Area</b>	+/- 72 ha (177 ac)
<b>Existing Uses</b>	Agricultural
<b>Proposed Uses</b>	No change
<b>Existing Structures</b>	None
<b>Proposed Structures</b>	No change
<b>Existing Servicing</b>	None
<b>Proposed Servicing</b>	No change
<b>Retained</b>	<b>Lot</b>
<b>Lot Frontage</b>	+/- 218 m (715 ft)
<b>Lot Width</b>	+/- 218 - 402 m (715 ft - 1,319 ft)
<b>Lot Depth</b>	+/- 2,012 m (6,600 ft)
<b>Lot Area</b>	+/- 77.2 ha (191 ac)
<b>Existing Uses</b>	Agricultural
<b>Proposed Uses</b>	No change
<b>Existing Structures</b>	None
<b>Proposed Structures</b>	No change
<b>Existing Servicing</b>	None
<b>Proposed Servicing</b>	No change
<b>Access</b>	Highway 6 and Hidden Valley Road
<b>County Official Plan</b>	Agricultural, Rural, Hazard with Karst Constraint
<b>Proposed Official Plan</b>	No change
<b>Zoning By-law</b>	General Rural RU1-lms, Environmental Hazard EH
<b>Proposed Zoning By-law</b>	No change
<b>Surrounding Land Uses</b>	Vacant forested lands on all sides

## Subject Lands



For more information about this matter, contact the **Peninsula Planning Office 268 Berford St, PO Box 129, Wiarton ON, N0H 2T0**; phone 519-534-2092; fax 519-534-1174, from 8:30AM to 4:30PM Monday to Friday; or on-line at [www.brucecounty.on.ca](http://www.brucecounty.on.ca) under 'Quick Links', 'Planning Applications' Municipality and File Number; or e-mail [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca).

Any Person may make written submissions either in support or in opposition to the application. Written comments should be forwarded to the Planning Applications Technician responsible for the file, **Lynda Steinacker** (at the above address; or e-mail) **by April 21, 2017**.

**Please note:** 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.

If you wish to be notified of the Decision of the Bruce County Approval Authority in respect of the proposed Consent, you must submit a written request to the Bruce County Planning and Development Department at the above address. Notification can be e-mailed to you should you choose to provide your e-mail address. This will entitle you to be advised of a possible Ontario Municipal Board Hearing (OMB). Even if you are the successful party, you should request a copy of the Decision since the Decision may be appealed to the OMB by the Applicant or another member of the public.

If a person or public body that files an appeal of a Decision of the Approval Authority in respect of the proposed Consent does not make written submissions to the Approval Authority before it gives, or refuses to give, a provisional Consent, the OMB may dismiss the appeal.

Jakob Van Dorp  
Senior Planner  
Bruce County Planning and Development

April 1, 2017



