



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



September 1, 2022

File Numbers: S-2022-015, Z-2022-084

## Notice of Complete Application

A change is proposed in your neighbourhood: A Draft Plan of Subdivision application has been submitted to create a subdivision consisting of 12 residential dwelling lots, 1 mixed-use residential and commercial lot, 1 park lot, and 1 new street. Up to 81 new residential units are proposed in a range of housing formats. A Zoning By-law Amendment application has been submitted to facilitate the development.

A public meeting will be scheduled at a later date and another notice will be sent out advising of the date of this meeting.



PLAN INVERHURON LOTS 6 TO 10; E VICTORIA ST W ALBERT ST  
Municipality of Kincardine (Bruce Township)  
Roll Number 410826000411900

## 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 e-mailing [bcplpe@brucecounty.on.ca](mailto: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: Coreena 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.

1. Please contact us by mail (address above) or ([bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca)) if you have any questions, concerns or objections about the application.
2. You can participate in the Public Meeting (when it is scheduled).

## Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed applications, you must make a written request to the Bruce County Planning Department.

## Know your rights

Section 34(11) of the Planning Act outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of municipality 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 municipality before the by-law is passed, 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 the municipality before the by-law is passed, 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 do so.

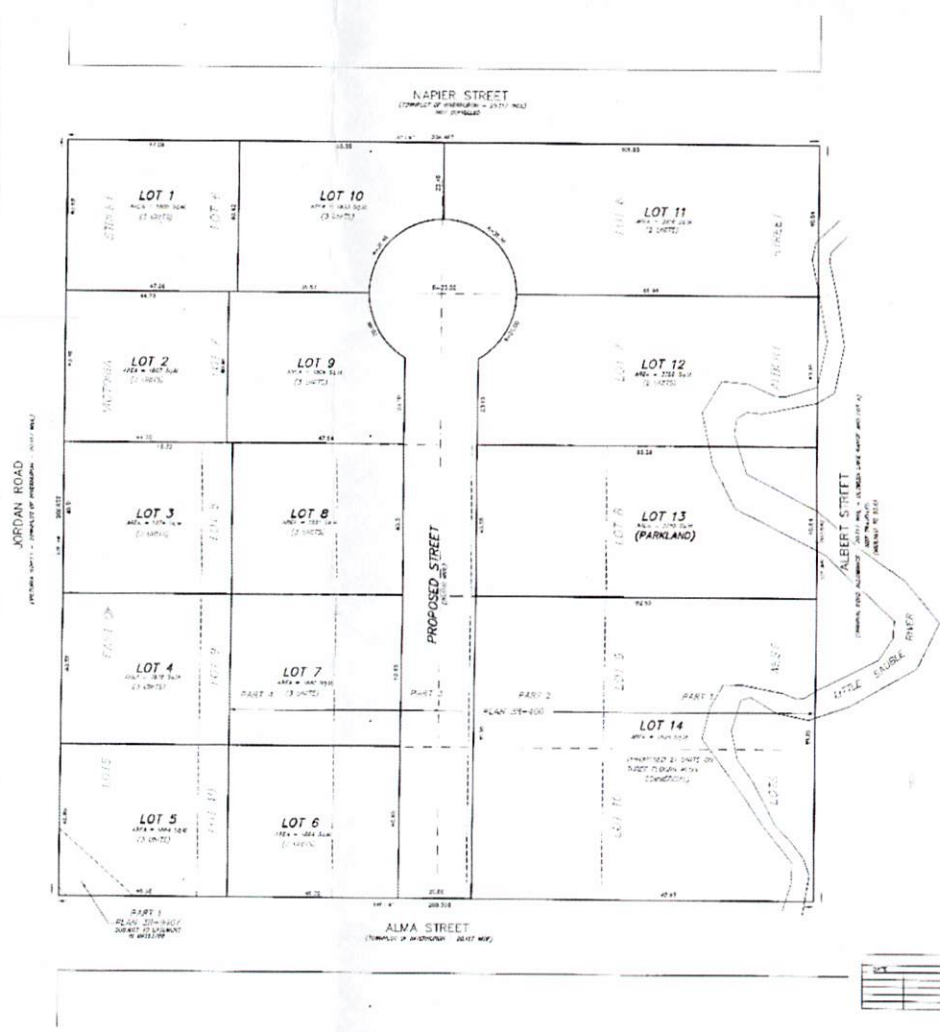
Section 51(39) of the Planning Act outlines rights of appeal for Plan of Subdivision/Condominium applications. Only the applicant, a public body, various utility company (or their representative), the Minister and the Municipality can appeal the approval or refusal of draft plan of subdivision, lapsing provisions or any condition of draft plan approval.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Bruce in respect of the proposed plan of subdivision/condominium before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of County of Bruce to the Ontario Land Tribunal.

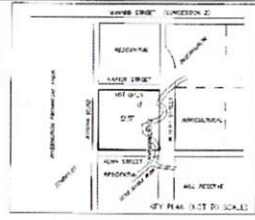
If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to County of Bruce in respect of the proposed plan of subdivision/condominium before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the person 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 do so.

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

# Site plan



THIS IS A PRELIMINARY DRAFT PLAN OF SUBDIVISION. IT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. ANY CHANGES TO THIS PLAN MUST BE MADE BY THE SURVEYOR. THIS PLAN IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.



**DRAFT PLAN OF SUBDIVISION**  
 LOTS 6, 7, 8, 9 AND 10  
 EAST OF VICTORIA STREET  
 NEAR 'O' ALBERT STREET  
 TOWNSHIP OF INVERHURON  
 MUNICIPALITY OF BRUCE  
 COUNTY OF BRUCE  
 SCALE 1:500



**NOTES AND LEGEND**  
 1. ALL LOTS IN THIS SUBDIVISION ARE TO BE BUILT UPON.  
 2. THE AREA OF THE LOTS IS AS SHOWN ON THIS PLAN.  
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 13. THE AREA OF THE LOTS IS AS SHOWN ON THIS PLAN.  
 14. THE AREA OF THE LOTS IS AS SHOWN ON THIS PLAN.

**OWNER'S CERTIFICATE:**  
 I, the undersigned, being the registered owner of the above described land, hereby certify that the contents of this plan are true and correct and that I have no other claim or interest in the land shown on this plan.

**SURVEYOR'S CERTIFICATE:**  
 I, the undersigned, being a duly qualified and licensed surveyor, hereby certify that I have surveyed the above described land and that the contents of this plan are true and correct and that I have no other claim or interest in the land shown on this plan.

NO.	REVISIONS

**D. COLBURN LTD.**  
 CHARTERED SURVEYOR  
 1000 GERRARD STREET EAST  
 TORONTO, ONTARIO M4M 1B7  
 TEL: (416) 461-1111  
 FAX: (416) 461-1112  
 E-MAIL: dcolbun@colburn.com

THIS OFFICE HAS INCURRED  
 FOR THIS SUBDIVISION

**DCL**  
 LAND SURVEYOR  
 1000 GERRARD STREET EAST  
 TORONTO, ONTARIO M4M 1B7  
 TEL: (416) 461-1111  
 FAX: (416) 461-1112  
 E-MAIL: dcolbun@colburn.com