



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



September 20, 2023

File Numbers: S-2023-006, L-2023-011, Z-2023-038

## Notice of Complete Application

A change is proposed in your neighbourhood: The applicant is proposing to create a residential subdivision consisting of 62 detached dwelling lots, 5 blocks for utility corridor, walkway, lot addition and conservation purposes, and 5 new streets. The applicant is proposing to amend the local Official Plan to allow the development to occur in accordance with the 'Shoreline Development' policies of the Official Plan, and to re-zone the lands to Residential One (R1), Open Space (OS) and Environmental Protection (EP and EP-XX) 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.



143 VICTORIA ST - CON A PLAN 392 LOT 16 CON A;PT LOT 66 RP 3R2681 PART 1 &;2  
Municipality of Kincardine (Kincardine Township)  
Roll Number 410821000523900

CON A PT LOT 65  
Municipality of Kincardine (Kincardine Township)  
Roll Number 410821000521900

## Learn more

Additional information about the application is available online at <https://brucecounty.on.ca/living/land-use>. 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 application(s), you must make a written request to the Bruce County Planning Department.

## Know your rights

Section 17(36) of the [Planning Act](#) outlines rights of appeal for Official Plan Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the County of Bruce 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 proposed official plan (or official plan amendment) is adopted, 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 municipality before the proposed official plan (or official plan amendment) is adopted, 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 add the person or public body as a party.

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 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

**DRAFT PLAN OF SUBDIVISION**  
 LOT 16  
 REGISTERED PLAN No. 392  
 PART OF LOTS 65 & 66  
 CONCESSION A  
 MUNICIPALITY OF KINCARDINE  
 COUNTY OF BRUCE

**RELEVANT SITE INFORMATION**  
 1: 10/10/2018  
 2: 10/10/2018  
 3: 10/10/2018  
 4: 10/10/2018  
 5: 10/10/2018  
 6: 10/10/2018  
 7: 10/10/2018  
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 99: 10/10/2018  
 100: 10/10/2018

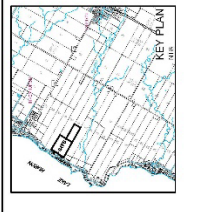
**ADDITIONAL INFORMATION REQUIRED**  
 1. PERMITS  
 2. CONSTRUCTION  
 3. RECORDS  
 4. AS-BUILT  
 5. EROSION CONTROL  
 6. TREE PROTECTION  
 7. UTILITIES  
 8. SURVEYING  
 9. ENVIRONMENTAL  
 10. ARCHITECTURAL  
 11. ELECTRICAL  
 12. MECHANICAL  
 13. PLUMBING  
 14. PAINTING  
 15. FLOORING  
 16. LANDSCAPING  
 17. FURNITURE  
 18. LIGHTING  
 19. SECURITY  
 20. OTHER

**OWNER'S BEST COPY**  
 DATE: 10/15/2023  
 BY: [Signature]  
 PROJECT: [Project Name]



**RESIDENTIAL LOT INFORMATION**

LOT	FRONTAGE (M)	AREA (M <sup>2</sup> )	LOT AREA (M <sup>2</sup> )	FRONTAGE (M)	AREA (M <sup>2</sup> )
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2	30.0	1000	1000	30.0	1000
3	30.0	1000	1000	30.0	1000
4	30.0	1000	1000	30.0	1000
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6	30.0	1000	1000	30.0	1000
7	30.0	1000	1000	30.0	1000
8	30.0	1000	1000	30.0	1000
9	30.0	1000	1000	30.0	1000
10	30.0	1000	1000	30.0	1000
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12	30.0	1000	1000	30.0	1000
13	30.0	1000	1000	30.0	1000
14	30.0	1000	1000	30.0	1000
15	30.0	1000	1000	30.0	1000
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68	30.0	1000	1000	30.0	1000
69	30.0	1000	1000	30.0	1000
70	30.0	1000	1000	30.0	1000
71	30.0	1000	1000	30.0	1000
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73	30.0	1000	1000	30.0	1000
74	30.0	1000	1000	30.0	1000
75	30.0	1000	1000	30.0	1000
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79	30.0	1000	1000	30.0	1000
80	30.0	1000	1000	30.0	1000
81	30.0	1000	1000	30.0	1000
82	30.0	1000	1000	30.0	1000
83	30.0	1000	1000	30.0	1000
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89	30.0	1000	1000	30.0	1000
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96	30.0	1000	1000	30.0	1000
97	30.0	1000	1000	30.0	1000
98	30.0	1000	1000	30.0	1000
99	30.0	1000	1000	30.0	1000
100	30.0	1000	1000	30.0	1000



1. NUMBER OF LOTS IN CONVESSION A = 100. NUMBER OF LOTS IN CONVESSION B = 100. TOTAL = 200.



# Proposed Official Plan Designation

-  Subject Lands
-  Lands Subject to Official Plan Amendment
-  Settlement Area
-  Shoreline Development
-  Open Space
-  Natural Environment

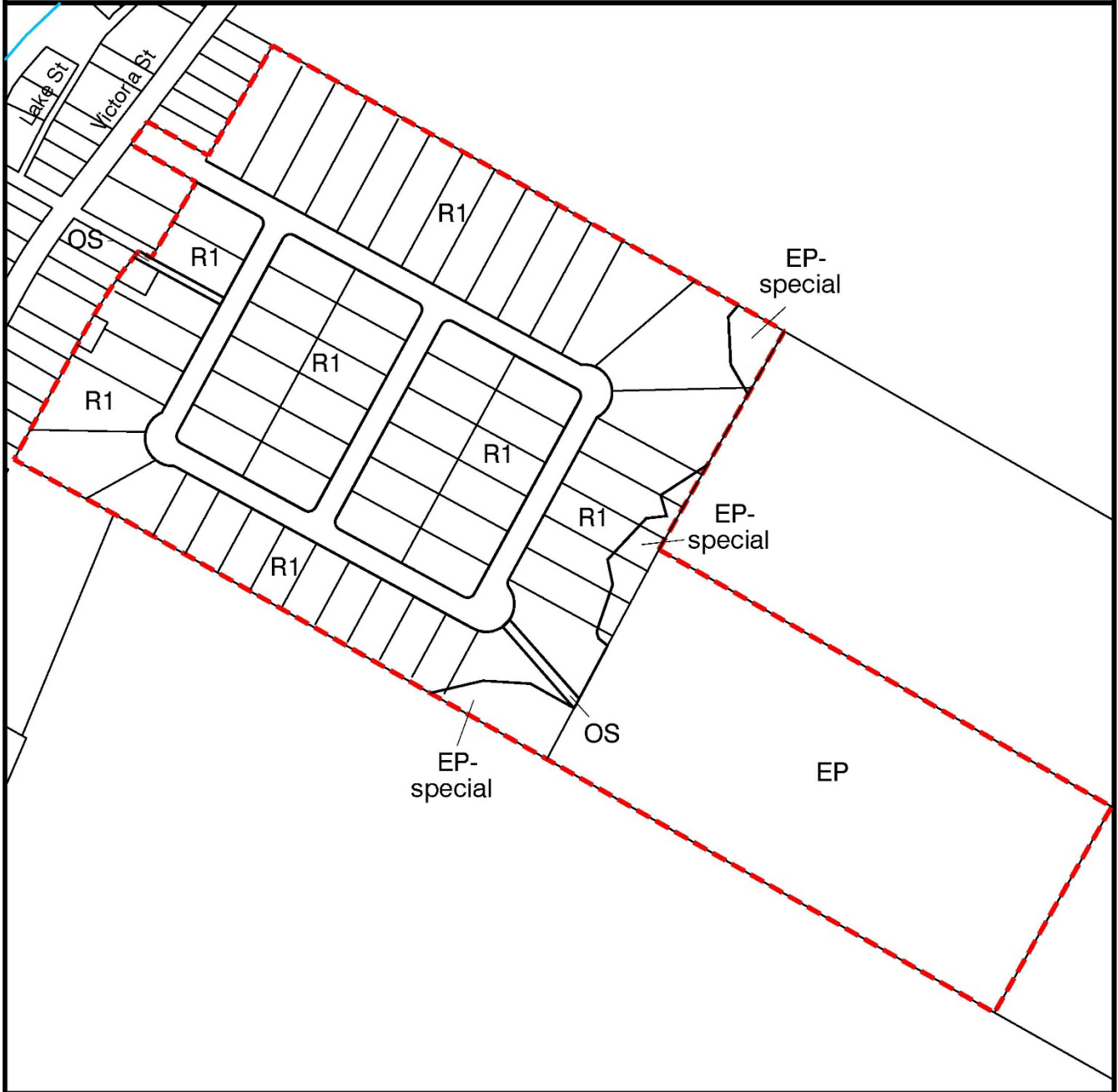


Sundance Estates  
Residential Subdivision  
Inverhuron

**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO  
SCALE 1:10 000

Proposed Zoning

 Subject Lands



Sundance Estates  
Residential Subdivision  
Inverhuron

**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO  
SCALE 1:5000