



County of Bruce
Planning & Development Department
268 Berford Street, PO Box 129
Wiarton, ON N0H 2T0
brucecounty.on.ca
226-909-5515



August 21, 2025

File Numbers: L-2025-007 and Z-2025-019

Public Meeting Notice

**You're invited to a Public Meeting to consider
Local Official Plan Amendment File No. L-2025-007 and
Zoning By-Law Amendment File No. Z-2025-019
September 16, 2025 at 9:00 am**

A change is proposed in your neighbourhood: The purpose of the application is to amend the Town's Official Plan and the Zoning By-law to add site-specific provisions to the Commercial designation and Un-Serviced Detached Residential (R1A) zone. If approved, the amendments would facilitate converting the existing building into a 5 unit apartment building on the subject lands at 15 Spencer Street.



15 SPENCER ST
PLAN 304 N PT LOT 1 N
PT LOT;2 (Hepworth
Village)
Town of South Bruce
Peninsula
Roll Number
410256000112300

Learn more

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. 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: Julie Steeper

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. Comments received after September 8, 2025 may not be included in the Planning Report but will be considered if received prior to a decision being made, and included in the official record on file.

Before the meeting: You can submit comments by email bcplwi@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Council for its consideration.

On the day of and during the Public Meeting you can attend the Public Meeting in person at the Council Chambers and speak directly to council.

How to access the public meeting

The public meeting will be held in person, in the municipal Council Chambers located at 315 George Street, Wiarton, ON, N0H 2T0. Seating may be limited – you may be required to wait outside until called upon to speak. As an alternative, you may submit written comments to the Bruce County Planning Department which will be considered at the meeting.

Please contact the Town at suzy.richardson@southbrucepeninsula.com or 519-534-1400 ext 147 if you have any questions regarding how to participate in the meeting.

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.

Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

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 the Town of South Bruce Peninsula 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 the Town of South Bruce Peninsula 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 the Town of South Bruce Peninsula 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 the Town of South Bruce Peninsula 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 Town of South Bruce Peninsula 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.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.

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

CONCEPT SITE PLAN

CON 14 EBR LOT 17
Town of South Bruce Peninsula
County of Bruce

LEGEND

- Subject property (±2100 sqm)
- Existing parking area
- Proposed parking area (6 spaces)
- Existing Main Structure (converted to apartment building - 5 bedrooms)
- Existing two (2) car garage
- Approx. location of existing well
- Approx. location of existing septic tank
- Approx. location of existing septic bed

STRUCTURE DIMENSIONS meters

STRUCTURE	DIMENSIONS meters	AREA square meters	USE
I	12.0 x 12.0	144	steel garden shed
II	12.0 x 12.0	144	metal frame gazebo
III	12.0 x 12.0	144	green house
IV	12.0 x 12.0	144	outhouse

TOTAL AREA: 27.1 sqm

The structure numbered as v has been removed
 * measurements are approximate

Cuesta PLANNING CONSULTANTS INC.
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 Email: cuestas@weststarinc.com

Drawn By: J. Bruwer
Project Name: x23062
Date: April 30, 2025
Project Name: Andreas Nagel

Dimensions & Footprint of Existing Residential Building:
 ±12.0m x ±12.0m, ±140 sqm

Dimensions & Footprint of Existing Garage:
 ±6.0m x ±6.0m, ±55 sqm

Access Point

SPENCER STREET

BRUCE STREET

STRUCTURE	DIMENSIONS	AREA square meters	SETBACK meters	USE
i	2.9 x 2.4	7	0.3 from s & w	steel garden shed
ii	-	10	1.2 from s 7.8 from w	metal frame gazebo
iii	3 x 2.8	8.4	3.5 from s 12.3 from w	green house
iv	1.3 x 1.2	1.7	1 from s 18 from w	outhouse