



County of Bruce
Planning & Development Department
268 Berford St, Box 129 Wiarton ON N0H 2T0
brucecounty.on.ca
1-226-909-5515



January 24, 2020

File Number(s): L-2020-004, Z-2020-004

Public Meeting Notice

You're invited

February 26, 2020 at 10AM

Town of South Bruce Peninsula Council Chambers

315 George St, Wiarton ON

A change is proposed in your neighbourhood:

The proposal is to sever a 4654 m² residential lot with existing single detached dwelling in the Hamlet of Clavering and retain a 29.83 ha farm lot.

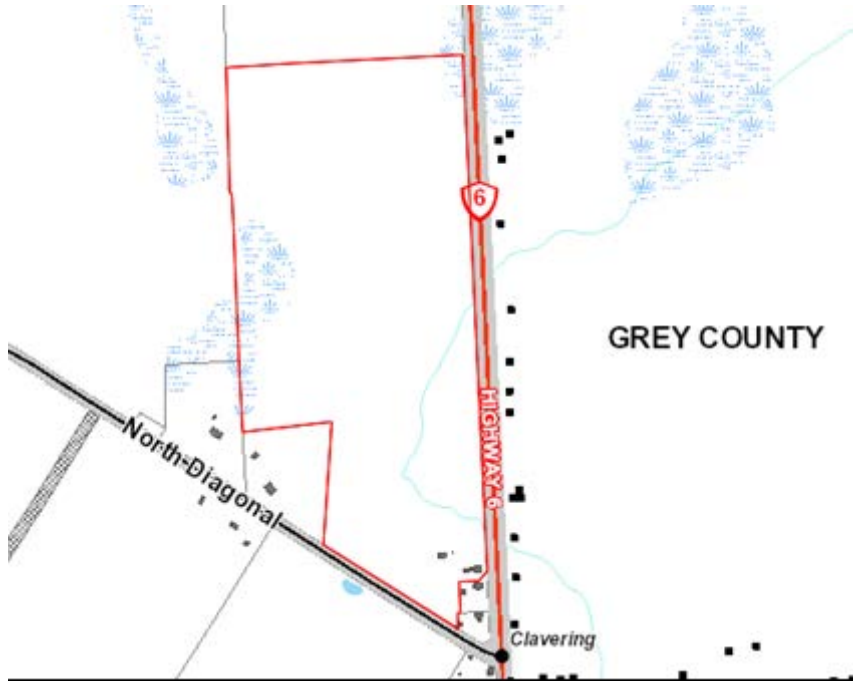
County and South Bruce Peninsula Official Plan Amendments, and a Zoning Bylaw Amendment are requested to facilitate the consent.

The **County Official Plan Amendment (C-2020-003)** is requested to permit lands outside of the settlement area boundary to be exchanged for lands within the settlement area boundary. The result is no net increase or decrease to lands designated Hamlet or Agricultural. The lands to be added to the settlement area would enlarge the yard of the proposed severed parcel. **You will be advised at a future date of the Public Meeting date for the County Official Plan Amendment which has yet to be scheduled.**

The **South Bruce Peninsula Official Plan Amendment (L-2020-005)** is requested to extend the settlement area boundary to Highway 6, designate the property to be severed Residential, and permit the severance notwithstanding the policies of Section 8.3.8 Potential Extractive Industrial Areas. The effect is to bring the lot to be severed into the settlement area boundary and to allow a residential lot to be created within 120 m of lands designated Extractive Industrial.

The **Zoning Bylaw Amendment (Z-2020-004)** is requested to permit a minimum lot area of 29 ha for the retained lands, prohibit livestock in the existing building on the retained, and establish a holding provision on a portion of the lands to recognize archaeological potential.

The related Consent file is B-2020-007.



019556 Highway 6
Concession 16 Part Lot 1 (Amabel)
Town of South Bruce Peninsula,
Tax Roll:410254000400300

Learn more

You can view more information about the application at <https://brucecounty.on.ca/living/land-use> or in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

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 to 268 Berford St, Box 129 Warton ON N0H 2T0 or bcplwi@brucecounty.on.ca if you have any questions, concerns or objections about the application. Comments received after February 14, 2020 may not be included in the Planning reports, but will be forwarded to the Committee for their consideration.
2. You can speak at the Public Meeting.

The Planner on the file is: Amanda Herbert

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 Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the 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 the 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 Local Planning Appeal 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.

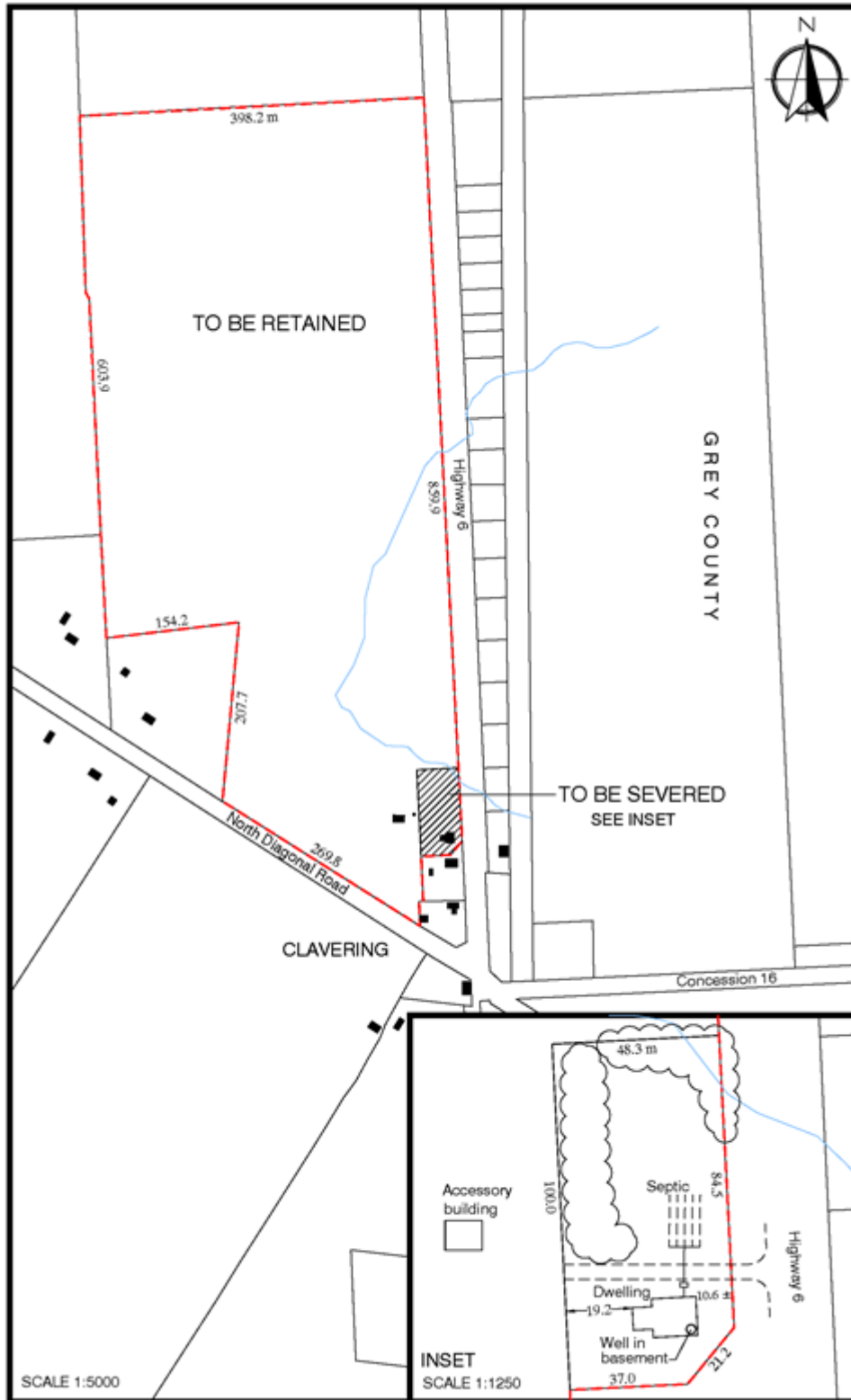
If a person or public body would otherwise have an ability to appeal the decision of the Council of the municipality to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the municipality before the by-law is passed, the person or public body 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Local Planning Appeal Tribunal website at <https://elto.gov.on.ca/tribunals/lpat>

Site plan

C-2020-003, L-2020-005, Z-2020-004, B-2020-007



Proposed Lot Creation
019556 Provincial Highway 6
Town of South Bruce Peninsula



County of Bruce
Planning & Development Department
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January 24, 2020

File Number: B-2020-007

Consent Application Notice

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To sever a 4654 m² residential lot with existing single detached dwelling in the Hamlet of Clavering and retain a 29.83 ha farm lot.

A County Official Plan Amendment (C-2020-003), South Bruce Peninsula Official Plan Amendment (L-2020-005), and Zoning Bylaw Amendment (Z-2020-004) are requested to facilitate the consent.



019556 Highway 6
Concession 16 Part Lot 1 (Amabel)
Town of South Bruce Peninsula
Roll: 410254000400300

Learn more

You can view more information about the application at <https://brucecounty.on.ca/land-use-plan> or in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

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 if you have any questions, concerns or objections about the application. Comments received after February 14, 2020 may not be included in the Planning report but will be considered and included in the official record on file.

The Planner on the file is: Amanda Herbert

Stay in the loop

If you wish to be notified of the decision of the County of Bruce Land Division Committee on the proposed consent, you must make a written request to the County of Bruce at 268 Berford St, Box 129 Warton ON N0H 2T0 or by emailing bcplwi@brucecounty.on.ca

Know your rights

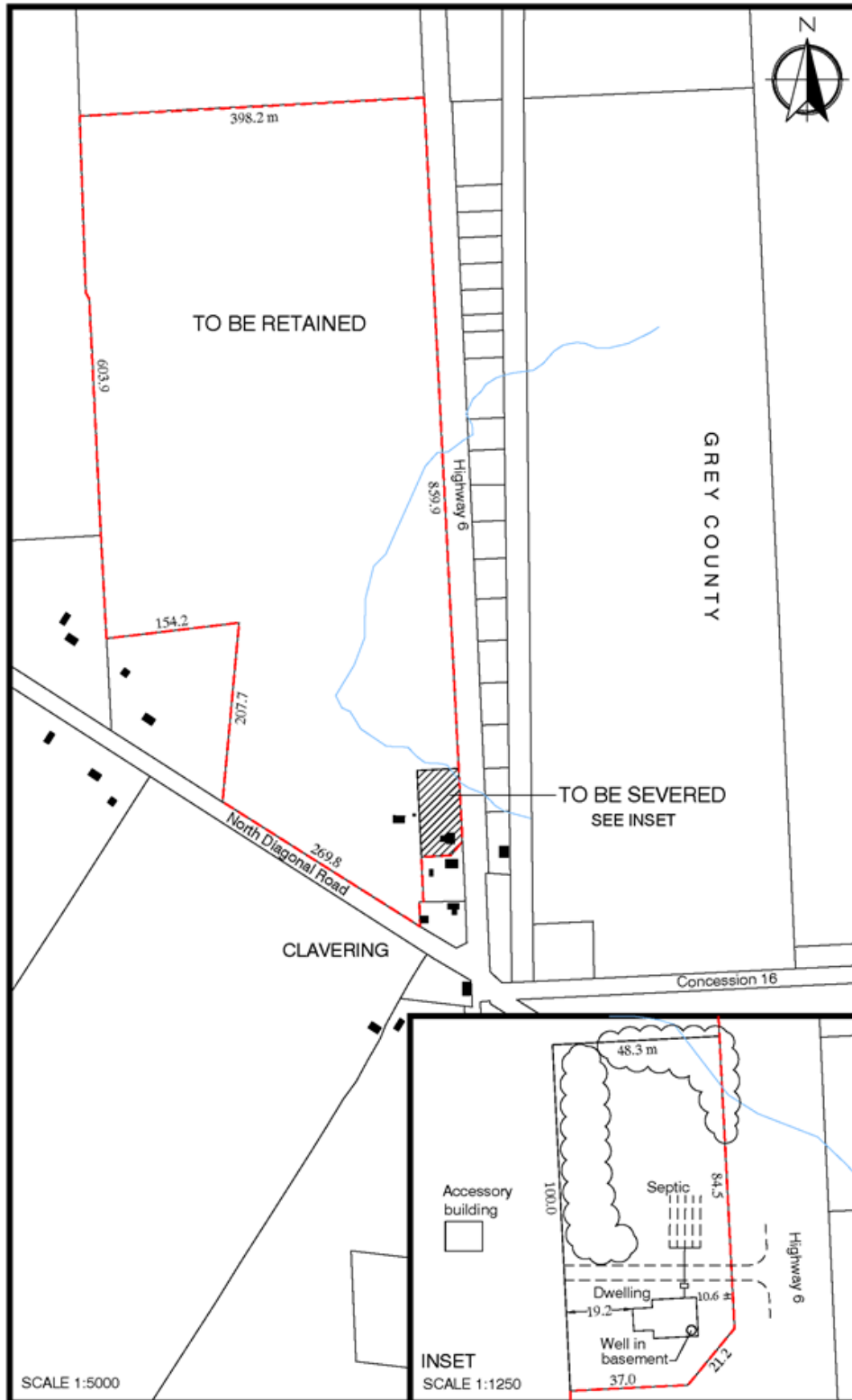
Section 53(19) of the [Planning Act](#) outlines rights of appeal for Consent applications.

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 Local Planning Appeal Tribunal may dismiss the appeal.

For more information please visit the Local Planning Appeal Tribunal website at <https://elto.gov.on.ca/tribunals/lpat/about-lpat/>

Site plan

B-2020-007, C-2020-003, L-2020-005, Z-2020-004



Proposed Lot Creation
019556 Provincial Highway 6
Town of South Bruce Peninsula