



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  
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## Notice Of Complete Application and Public Meeting Proposed Zoning By-Law Amendment (Section 34, Planning Act, 1990)

Take Notice that a Public Meeting will be held on **January 23, 2019 at 10:00 AM**, in the Council Chambers of the Town of South Bruce Peninsula, 315 George St, Wiarton On in order to consider the Planning Application as outlined below.

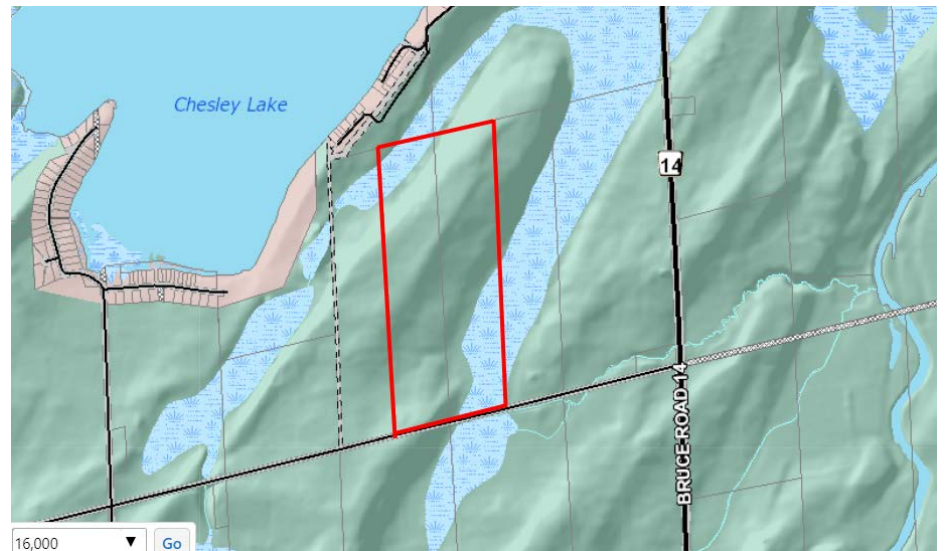
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<b>Development Proposal</b>	<p>To sever a 40 ha (100 ac) lot, previously merged on title, into two 20 ha (50 ac) farm lots.</p> <p>To facilitate the severance, a zoning bylaw amendment is proposed to:</p> <ul style="list-style-type: none"><li>• Permit a minimum lot area of 20 ha for the retained and severed lots</li><li>• Place a holding provision on a portion of the lands to address archaeological potential</li><li>• Recognize and permit existing front yard setbacks for the buildings existing as of the date of passage of the bylaw.</li></ul> <p>The grain and salt distribution business use currently permitted on the subject property will continue to be permitted on the retained parcel and be extinguished from the severed parcel.</p> <p>The applicant's Planning Report, Technical Studies, Site Plans, and other information can be obtained from the Bruce County website at <a href="http://www.brucecounty.on.ca">www.brucecounty.on.ca</a> (under 'Living Here', 'Housing and Property', 'Land Use Planning' by Municipality</p>
<b>Related File</b>	Consent to Sever B-102-18.54 Zoning By-law Amendment Z-64-18.54
<b>Owner / Applicant</b>	Douglas John Tocher
<b>Agent</b>	Elke Tocher
<b>Legal Description</b>	Concession B E & W Parts Lot 18 Amabel
<b>Municipal Address</b>	98 Pleasantview Dr Town of South Bruce Peninsula, Tax Rolls 410254000112500 & 410254000112400
<b>Lot Dimensions</b>	<b>Entire Lot</b>
<b>Frontage</b>	+/- 407 m
<b>Width</b>	+/- 407 m

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Depth	+/- 1037 m
Area	+/- 40 ha
<b>Lot Dimensions</b>	<b>Severed Lot</b>
Frontage	+/- 206 m
Width	+/- 206 m
Depth	+/- 1037 m
Area	+/- 20 ha
Uses Existing	Agricultural
Uses Proposed	Agricultural with residence
Structures Existing	none
Structures Proposed	Single detached dwelling and accessory structures
Servicing Existing	none
Servicing Proposed	Private on-site septic and well
<b>Lot Dimensions</b>	<b>Retained Lot</b>
Frontage	+/- 201 m
Width	+/- 201 m
Depth	+/- 1037 m
Area	+/- 20 ha
Uses Existing	Agricultural, commercial and residential
Uses Proposed	No change
Structures Existing	Single detached dwelling, barn, farm shop, commercial business (grain & salt distribution)
Structures Proposed	No change
Servicing Existing	Private on-site septic and well
Servicing Proposed	No change
Access	Pleasantview Rd
County Official Plan	Rural and Hazard
Proposed Official Plan	No change
Local Official Plan	Rural and Environmental Hazard
Proposed Official Plan	No change
Zoning By-law	RU1 83-2002
Proposed Zoning By-law	RU1-xx-2018a RU1-xx-2018b EH Environmental Hazard
Surrounding Land Uses	N - agricultural, cottage residential, S, E, W - agricultural

## Subject Lands



For more information about this matter, including information about preserving your appeal rights, contact the Peninsula Planning Office 268 Berford St, P.O.Box 129 Wiarton On N0H 2T0 phone 519-534-2092; fax 519-534-1174, from 8:30 to 4:30 Monday to Friday; or on-line at [www.brucecounty.on.ca](http://www.brucecounty.on.ca) under 'Living Here', 'Housing and Property', 'Land Use Planning' by Municipality and File Number; or e-mail [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca) .

Written submissions should be forwarded to the Planner responsible for the file, Amanda Herbert at the above address or e-mail by **January 11, 2019**.

Any Person who has concerns or objections to the application is encouraged to contact the Bruce County Planning and Development Department at the above address prior to the scheduled meeting.

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.

Any Person may attend the meeting and/or make written or verbal representation either in support or in opposition to the application. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of South Bruce Peninsula to the Local Planning Appeal Tribunal (LPAT), and may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the LPAT, there are reasonable grounds to do so.

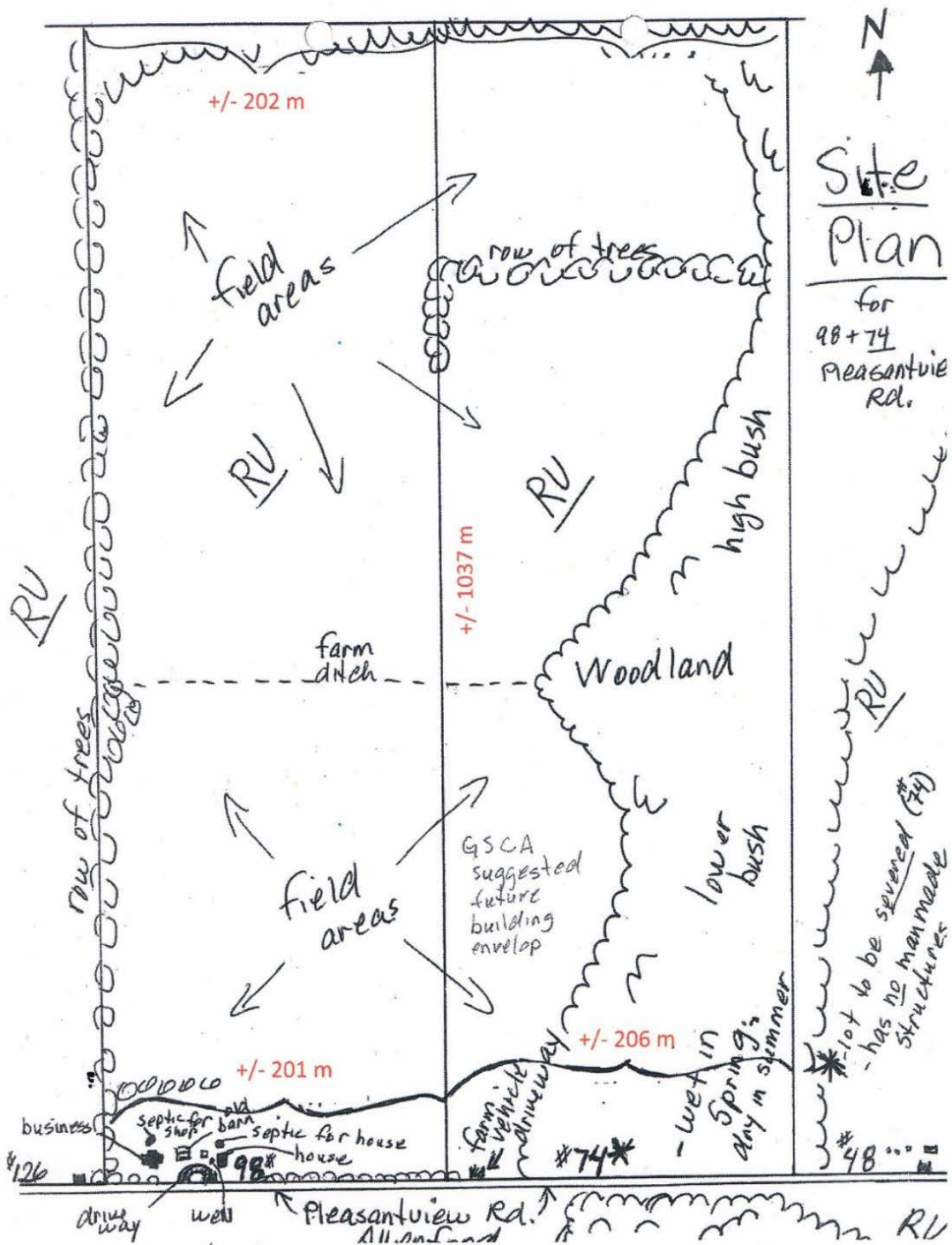
If you wish to be notified of the decision of Town on the proposed zoning by-law amendment, you must make a written request to the Town. Notification can be e-mailed to you should you choose to provide your e-mail address.

Amanda Herbert  
Planner  
Bruce County Planning and Development

December 6, 2018

File: Z-64-18.54

Site Plan:



OK! E. Tocher Douglas Tocher  
 OCT. 15/18 E. TOCHER DS. TOCHER

<https://outlook.live.com/mail/inbox/id/AQQkADAwATM0MDAAMS1jYjMwLWNiNmltMDACLTAwCgAAQAEgfmf88ij1PvpK7o98MWdY%3D/sxs/AQMkAD...> 1/1