



Corporation of the County of Bruce  
Planning and Development  
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## Notice Of Public Meeting Proposed Local Official Plan Amendment and Zoning By-Law Amendment (Sections 17 and 34, Planning Act, 1990)

Take Notice that a Public Meeting will be held on **Saturday December 2, 2017 at 1:00 PM** in the **Tobermory Community Centre, 7420 Hwy 6 Tobermory ON** in order to consider the Planning Application as outlined below.

**Proposed changes to the Official Plan** are to maintain consistency with the Provincial Policy Statement, the Bruce County Official Plan, and changes in the community since the last Official Plan Review. The effect is policies which better provide for economic development, environmental protection, more clarity, and more straightforward implementation.

The **proposed Comprehensive Zoning By-law** provides for permitted uses and provisions for development on all lands in the Municipality of Northern Bruce Peninsula except those lands covered by the Niagara Escarpment Planning and Development Act "Development Control" regulation and implements the 1) Niagara Escarpment Plan, 2) Bruce County Official Plan, and 3) Municipality of Northern Bruce Peninsula Official Plan for Tobermory, Lion's Head, and Ferndale.

Additional Information and material regarding the proposed official plan and zoning by-law amendments is available for public inspection. 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 a.m. to 4:30 p.m. Monday to Friday; or on-line at [www.brucecounty.on.ca/living/land-use/northern-bruce-peninsula](http://www.brucecounty.on.ca/living/land-use/northern-bruce-peninsula) by file number.

Written submissions should be forwarded to the senior planner responsible for the file, **Jakob Van Dorp** at the above address; or e-mail [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca) by **November 24, 2017**.

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 Town before the proposed official plan amendment is adopted and/or the zoning by-law is passed, the person or public body is not entitled to appeal the decision of the

Approval Authority to the Ontario Municipal Board (OMB). Further, the person or public body may not be added as a party to the hearing of an appeal before the OMB unless, in the opinion of the OMB, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of Municipality on the proposed local official plan and / or zoning by-law amendments, you must make a written request to the Bruce County Planning and Development Department. Notification can be e-mailed to you should you choose to provide your e-mail address.

See Schedule A, below

Jakob Van Dorp  
Senior Planner  
Bruce County Planning and Development

November 10, 2017

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## Schedule A: Proposed Changes to Draft Comprehensive Zoning By-Law

Council has directed a number of changes to the draft zoning by-law to address concerns raised by the public, including but not limited to:

- (1) Removing "Red line" (potential wave uprush area) from zoning schedules, with text provisions which address setbacks and floodproofing retained;
- (2) Removing Hazard lands associated with 100-year flood elevation from the zoning schedules, with text to state that Coastal Flooding Hazards have not been shown and that it is the landowner's responsibility to seek professional assistance in determining the nature and extent of coastal hazards; with this removal GSCA shoreline assessments are no longer necessary.
- (3) 30 metre setback to 100-year flood elevation for waterfront lots created after January 1, 2000 removed (these are generally addressed through site-specific provisions);
- (4) Setbacks from inland lakes revised to 10 metres for new development and additions to existing development;
- (5) Provisions requiring advanced sewage disposal systems for new or replacement systems on undersized existing lots of record in the R1, R2, and Hamlet Residential zone removed from proposed by-law (these will continue to be regulated by Ontario Building Code).
- (6) Refining the "EH-PSW" zone in areas of existing development and along vacant lots along the shoreline and hamlet areas where there are clusters of small lots, and indicating a proposed site plan control area adjacent to these areas.
- (7) Text changes to retain provisions from the current by-law, simplify provisions, or address outstanding issues arising from Council's review of the by-law and public comments.

These changes are being incorporated into the proposed Zoning By-law and Official Plan Amendment. The proposed Zoning By-law and Official Plan for the purposes of the public meeting will be posted online and dated on November 10, 2017. Proposed zoning maps will also be posted to <http://bit.ly/nbphaz> on November 10, 2017.