



MUNICIPALITY OF KINCARDINE
c/o COUNTY OF BRUCE PLANNING DEPARTMENT

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Chris LaForest, MCIP Director

DATE: February 20, 2007

FILE: 41T-2006-05.21
Z-205-06.21

**NOTICE OF A PUBLIC MEETING PURSUANT TO THE PLANNING ACT, 1990
CONCERNING AN APPLICATION FOR A DRAFT PLAN OF SUBDIVISION,
AND
AN AMENDMENT TO THE MUNICIPALITY OF KINCARDINE ZONING BY-LAW No. 2003-25**

TAKE NOTICE that an application for approval of a Draft Plan of Subdivision has been submitted to the County of Bruce, and an application to amend the Municipality of Kincardine Zoning By-law No. 2003-25 has been submitted to the Municipality of Kincardine by **Mystic Cove Developments Inc., Susan K. Pryde, and Brad R. Pryde c/o GSP Group (Kitchener, ON.)**.

TAKE FURTHER NOTICE that a **Public Meeting** will be held on **Wednesday March 14th, 2007 at 5:00 p.m.**, in the Council Chambers of the Municipality of Kincardine Administration Centre, 1475 Concession 5, Kincardine Ontario, to review and provide comment to the County of Bruce on the proposed Plan of Subdivision and to consider the proposed Zoning By-law Amendments.

Purpose & Effect of the Proposed Draft Plan of Subdivision: The proposed draft plan consists of 24 single family residential lots (labeled 1-24), one Future Development Block (Block 28), and three (3) Walkway/Storm Drainage Blocks (Blocks 25/26/27). The revised Draft Plan proposes a cul-de-sac at the north end of Upper Lorne Beach Road. However, the Planning Dept will be recommending that Upper Lorne Beach Road be joined by a through road with Victoria Street.

The lands are vacant and the proposed lots are to be serviced by municipal water, individual septic systems and stormwater management facilities. The walkway/storm drainage blocks (Blocks 25/26/27) will be transferred to the Municipality and will allow for pedestrian access to the lakefront as owned by the Municipality. There is no parkland to be dedicated to the Municipality.

Purpose & Effect of the Proposed Zoning By-law Amendment: The lands are currently zoned a mixture of 'R1-P', 'EP' and 'PD'. The applicants propose to rezone the lands to 'R1' and 'EP' (including the Future Development Block #28). The 'EP' land boundary would be revised as per direction from the Saugeen Valley Conservation Authority.

The following supporting documentation was submitted by the applicants and is available for review at the County of Bruce office or the Municipality of Kincardine Building Department:

- Municipal Sanitary Servicing Feasibility Study prepared by Stantec Consulting (Dec 2006)
- Hydrogeological Impact Assessment prepared by Stantec Consulting (March 2006)
- Septic Tank System Suitability Report prepared by Peto MacCallum Ltd (Aug. 2005)
- Preliminary Stormwater Management Report prepared by Pryde Schropp McComb (dated May 2006)
- Planning Justification Report prepared by GSP Group (dated June 2006)
- Environmental Impact Study prepared by Aquatic & Wildlife Services (dated March 2006)
- Archaeological Assessment prepared by AMICK Consultants (dated June 2005)

Description of Subject Lands: The lands to be effected by this proposal are described as Part of Lots 57 & 58, Concession 'A' Municipality of Kincardine (geographic Township of Kincardine). The enclosed diagrams/maps show the location of the property and the proposed development.

Any Person may attend the public meeting and/or make written or verbal representation either in support or in opposition to the applications. If a person or public body that files an appeal of a decision of the County of Bruce / Municipality of Kincardine in respect of the applications does not make oral submissions at a public meeting or make written submissions to the County of Bruce / Municipality of Kincardine before the proposed Draft Plan of Subdivision / Zoning By-law Amendment are approved, the Ontario Municipal Board may dismiss all or part of the appeal.

Additional Information relating to the applications may be obtained at the Bruce County Planning Department, P.O. Box 848, 30 Park Street, Walkerton, ON between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday) (519) 881-1782.

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

Associated Files: Official Plan of the Municipality of Kincardine (Kincardine By-law No. 2006-089)

David Smith
Senior Planner
County of Bruce