



Planning Report

To: Committee of Adjustment for the Municipality of Kincardine

From: David Welwood, Consultant Planner

Date: November 8, 2023

Re: Minor Variance Application A-2023-032 (Harb)

Recommendation:

Subject to a review of submissions arising from the public hearing:

That Committee approve Minor Variance A-2023-032 as attached subject to the conditions on the decision sheet.

Summary:

Minor Variance Application A-2023-032 seeks relief from the minimum required front yard setback of 6.0 metres to a reduced front yard setback of 1.58 metres and from the maximum lot coverage of 15% to an increased lot coverage of 25%. The relief requested will allow for the redevelopment of the subject lands with a two-storey seasonal detached dwelling, bringing the new dwelling into greater compliance with the zone requirements. Siting the new dwelling closer to the front lot line than permitted by the Zoning By-law will further prevent encroachment into the portion of the subject lands zoned EP - Environmental Protection where residential development is prohibited.

The subject lands are located along the shores of Lake Huron in the Secondary Urban Communities designation of the Bruce County Official Plan (BCOP). The subject lands are legally described as CON A PT LOT 52 (Kincardine) and municipally addressed as 27 Red Cedar Drive South. Surrounding land uses include residential uses to the east, north, and south, and Lake Huron to the west.

The subject lands are currently occupied with a one-storey single detached dwelling sited within the required front yard and closer to the front lot line than the 1.58 metre setback proposed for the new dwelling. The lands will continue to be privately serviced and have access from Red Cedar Drive South, a year-round maintained private road. The proposed minor variance will ensure compliance of the proposed development with the Municipality of Kincardine Zoning By-law.

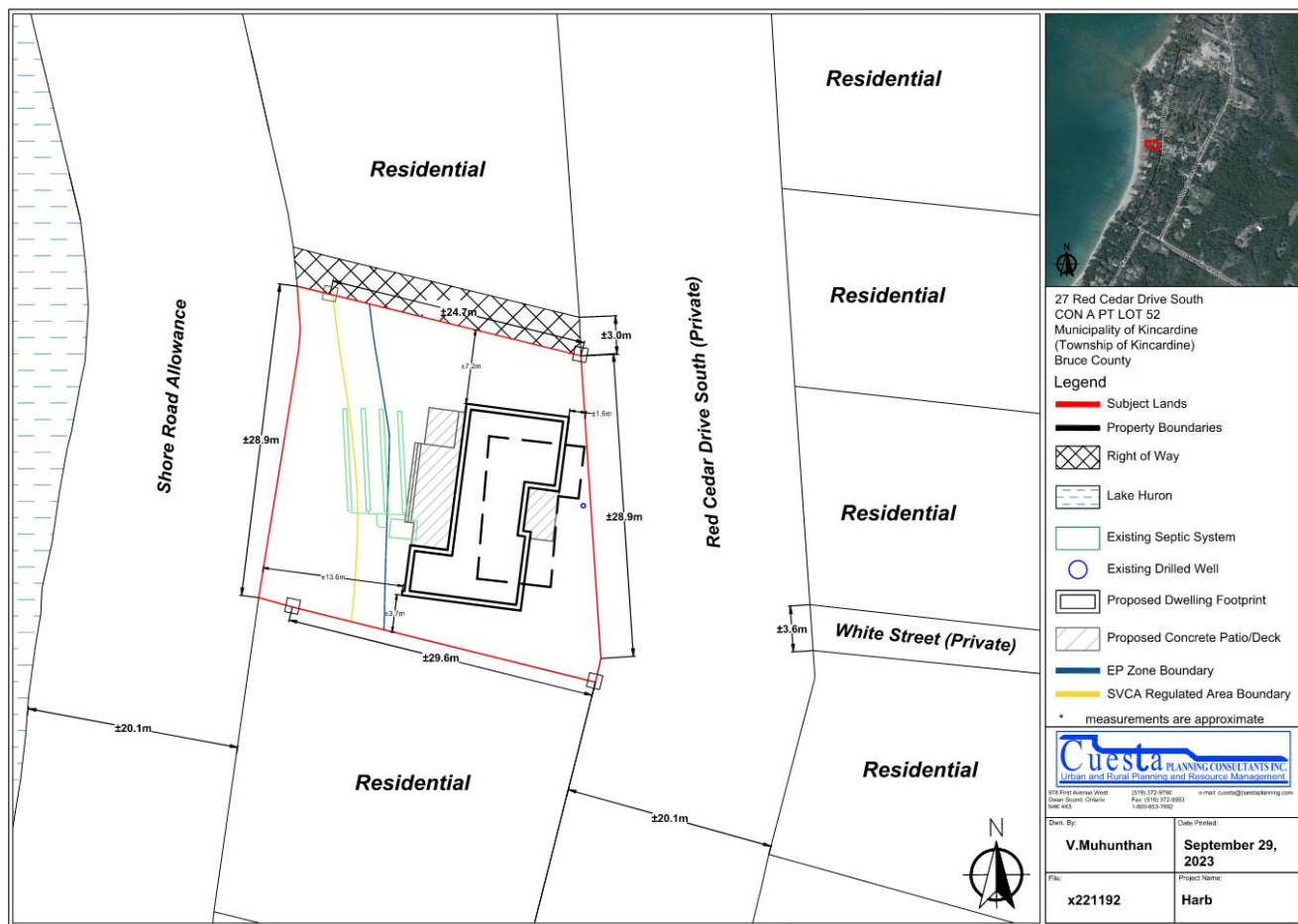
Airphoto



Photo of Existing Development



Site Plan (See Appendix for Full-Scale Site Plan)



Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), public comments (attached), and planning policy sections.

The *Planning Act*, R.S.O. 1990, c.P.13 prescribes four tests for a successful minor variance, which are described below in addition to the relevant planning considerations that factor into the recommendation for Application A-2023-032.

Natural Hazards

Portions of the subject lands are designated as Natural Environment in the Kincardine Official Plan (KOP) and zoned EP - Environmental Protection in the Municipality's Zoning By-law, which identifies lands within the Municipality that are unsuitable for development or have the potential to be unsuitable for development, including dynamic beach hazards associated with the Lake Huron shoreline. The subject property fronts onto Lake Huron and has the potential for flooding and erosion hazards associated with the beach. These lands are regulated under O.Reg 169/06 (Regulation of Development, Interference with Wetlands

and Alterations to Shorelines and Watercourses) by the Saugeen Valley Conservation Authority (SVCA).

Redevelopment of the subject lands with a single-detached seasonal dwelling is proposed outside of the lands containing natural hazards (i.e., on the portion of the subject lands designated Shoreline Development in the KOP and zoned R1-p - Residential One). As such, no permit from SVCA will be required prior to redevelopment of the subject lands, provided that all buildings and structures are sited outside of the SVCA Approximate Regulated Area associated with O.Reg 169/06. The applicant is advised that future development and/or site alteration within the SVCA Approximate Regulated Area may require permission from SVCA prior to carrying out any work on the subject lands.

In correspondence dated October 30, 2023, SVCA staff note that the proposed sewage disposal system encroaches into the SVCA Approximate Regulated Area. As such, the applicant will be required to obtain a permit from the SVCA office prior to installation of the sewage disposal system as proposed.

Provided that the applicant seeks approval from the SVCA prior to the installation of the sewage disposal system as proposed, the proposed development is consistent with natural hazard policies within the Provincial Policy Statement (PPS) and conforms to those of the BCOP and KOP.

Cultural Heritage

The subject lands are located in close proximity to Lake Huron and therefore have high potential for archaeological resources. The policies within the PPS, the BCOP, and the KOP prohibit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. The BCOP encourages consultation with First Nation communities, including the Saugeen Ojibway Nation, on areas of concern related to new development proposals that include proper identification of archaeological resources. General development policies specific to the Shoreline Development designation of the KOP prohibit development to be located in areas which have a significant natural habitat or features, or where sites of historical, geological, or archaeological significance would be adversely affected, or where there is a flooding, erosion, and/or dynamic beach hazard.

The applicant retained Archaeological Research Associates Ltd. (ARA) to carry out Stage 1 and 2 assessments of the subject lands, completed in January 2023. The report prepared by ARA and dated May 2, 2023, includes a historic review of the subject lands and land use along with consideration of topographic and physiographic features, soils, and drainage. It also includes a review of previously registered archaeological resources within 1 kilometre of the subject lands and previous archaeological assessments within 50 metres. As per the report prepared by ARA, the Stage 1 assessment determined that the property had archaeological potential necessitating further review in a Stage 2 assessment.

As a result, a Stage 2 assessment was completed, which included visual inspection to evaluate archaeological potential and test pit survey within the subject lands. The visual

inspection yielded identification of one area of disturbance within the study area and did not result in the discovery of any archaeological materials. On this basis, the report's authors did not recommend further assessment prior to development or site alteration. The Stage 1 and 2 assessment of the subject lands included engagement with the Saugeen Ojibway Nation in accordance with their standard protocols. A full copy of the report prepared by ARA has been provided to SON, who have noted no concerns.

As a condition of approval, the applicant will be required to provide the Municipality with a copy of the Acknowledgment Letter from the Ministry of Citizenship and Multiculturalism which confirms that the report prepared by ARA and dated May 2, 2023 has been accepted and filed in the Ontario Public Register of Archaeology Reports in accordance with the *Ontario Heritage Act*.

Based on the above, the proposed development is consistent with the cultural heritage policies contained within the PPS and conforms to those of the BCOP and KOP.

Four Tests of a Minor Variance

Section 45(1) of the *Planning Act* provides for the granting of minor relief from the provisions of the Zoning By-law to the Committee of Adjustment. Relief may only be granted if the proposed variance satisfies the four tests of a minor variance, as addressed below. The Committee must be satisfied that the application has satisfied all four tests to approve the Minor Variance.

Does the variance maintain the intent and purpose of the Official Plans?

The subject lands are designated as Secondary Urban Communities in the BCOP and Shoreline Development and Natural Environment in the KOP. The Secondary Urban Communities designation of the BCOP allows a more limited range of residential, tourism, economic, and social services uses than the Primary Urban Communities designation as a means of directing a lesser degree of permanent population growth to these areas. It is the County's goal that these areas are ultimately serviced with municipal water supply and distribution and sewage collection and disposal systems. In the interim, new development in the Secondary Urban Communities designation is not permitted to be serviced by private services (i.e., the provision of individual on-site sewage or water services), though development on partial services (i.e., the provision of either water service or private communal water service OR municipal sewage service or private communal sewer service) and on communal services is permitted. Development policies specific to residential uses in the Secondary Urban Communities designation of the BCOP encourages new development to complement existing building types and neighbourhood characteristics in order to strengthen the historic character of these areas.

The objectives of the Shoreline Residential designation of the KOP are to protect undeveloped shoreline areas for future public recreation, maintain the shoreline area as a residential, resort, and cottaging area, and ensure that permanent residential development is located in areas where appropriate municipal services are provided. Development policies within the KOP encourage shoreline residential development to generally occur on public

roads, as municipal services such as school bussing, garbage collection, and snow ploughing will not be provided to development on existing private roads. Servicing policies within the KOP for Shoreline Residential uses permit the construction of dwellings on existing lots of record, on either public or private roads, with full private services in areas where full municipal services or communal services are not available. However, connection to full services is required in the event they are made available in the future.

The proposed variance looks to seek relief from the front yard setback and maximum lot coverage requirements of the Residential One (R1-p) Zone to facilitate the development of a new dwelling unit on the subject lands. The R1-p Zone permits a range of low density residential uses and applies to existing lots of record with frontage on a private road, with the requirement that a property owner enter into a Limited Service Agreement with the Municipality prior to development, alteration, expansion, or additions to existing buildings or structures. The applicant proposes the redevelopment of the subject lands with a single-detached dwelling of similar size, type, and character to existing shoreline residential development to the north and south of the subject lands. The new residential use can be serviced appropriately by existing private services, while protecting the existing natural environment of Lake Huron, in line with the requirements of the Shoreline Development designation of the KOP. The proposed single detached dwelling will replace the existing dwelling on the subject lands, which has been permitted to occur by way of access via a private road. As a condition of approval, the applicant will be required to enter into a Limited Service Agreement with the Municipality, as per the provisions of the R1-p Zone. Furthermore, the applicant will be required to connect to full municipal water and wastewater services in the event they are made available in the future.

Based on the above, the application maintains the intent and purpose of the Official Plan for the Municipality of Kincardine. With respect to servicing, the proposed septic system will be constructed in the same location as the existing system. SVCA has opined that the application does not adversely impact any natural hazards although a permit is required for the construction of the septic system. Therefore, provided that an SVCA permit is obtained and the future dwelling connects to full municipal water and wastewater services in the event they are made available in the future, the proposed development conforms to the relevant policies of the BCOP.

Does the variance maintain the intent and purpose of the Zoning By-law?

The majority of the subject lands is zoned Residential One (R1-p) in the Municipality of Kincardine Comprehensive Zoning By-law (By-law No. 2003-25), with a portion of the subject lands zoned Environmental Protection (EP) along the shoreline of Lake Huron. The R1 Zone permits a variety of lower density residential uses, including single-detached dwellings. The R1-p Zone permits the same range of uses, but applies to existing lots of record with frontage on a private road, and requires that a property owner enter into a Limited Service Agreement with the Municipality prior to development, alteration, expansion, or additions to existing buildings or structures.

The proposed development complies with most requirements of the R1 Zone for a single-detached dwelling on partial services, as per Section 12.2.1 of the Zoning By-law. Relief is requested to permit a front yard of 1.58 m, where the minimum front yard required is 6 m, and to permit lot coverage of 25%, where the maximum is 15%. Redevelopment of the subject lands as proposed will bring the property into greater compliance with the Zoning By-law, as the existing dwelling on the subject lands is sited approximately 1.57 m from the front line..

The applicant proposes to encroach into the portion of lands zoned ‘Environmental Protection (EP)’ to re-construct an existing sewage disposal system, where it is not permitted (Section 6.2.5 of the Zoning By-law). The intent of these provisions is maintained, as the applicant is proposing to replace the existing sewage disposal system with a newly constructed system in the same location. As previously discussed, the applicant will be required to obtain a permit from the SVCA office prior to the installation of such a system.

Notwithstanding the relief requested for a reduction in the minimum required front yard and an increase in the maximum permitted lot coverage and the encroachment into the lands zoned EP for the re-construction of a sewage disposal system, the proposed development complies with all other relevant provisions of the Zoning By-law.

Section 35.2.1 of the Zoning By-law permits any existing single-detached dwelling to be expanded or enlarged in accordance with the provisions of the R1 Zone. All other requirements for a single-detached dwelling in the R1 Zone are met.

Table 1: Requirements for a Single-Detached Dwelling on Private Services in the R1 Zone

Provision	Requirement	Proposed	Compliance
Lot Area (min.)	4,000 m ²	848 m ²	Existing Lot of Record
Lot Frontage (min.)	30 m	28.96 m	
Front Yard (min.)	6 m	1.58 m	Variance Requested
Rear Yard (min.)	7.5 m	> 7.5 m	Yes
Interior Side Yard (min.)	2.4 m (narrower) / 1.8 m (opposite)	5.09 m (north) / 1.98 m (south)	Yes
Total Floor Area (min.)	75 m ²	180 m ²	Yes
Height (max.)	10.5 m	7.75 m	Yes
Lot Coverage (max.)	15%	25%	Variance Requested

Based on the above, the variances maintain the intent and purpose of the Zoning By-law.

Is the application desirable for the appropriate development of the land, building or structure?

Surrounding lands are similarly zoned and developed with low density residential uses with setbacks comparable to the proposed dwelling. The proposed variance will permit a new single detached dwelling to be located on the property that is further in compliance with the Zoning By-law than the existing dwelling, as the existing dwelling is sited closer to the front lot line than the proposed development. The applicants submitted a Stage 1 and 2 Archaeological Assessment as part of a complete application, which concludes that no archaeological resources are present on the subject lands and which recommends no further assessment prior to development or site alteration.

The variance represents an appropriate form of development for the use of the land.

Is the application minor in nature?

Consideration of whether a variance is minor is not solely reviewed based on the numerical value of the requested relief but as well as the impact a development is anticipated to have on the surrounding area. In this case, the requested relief from the front yard setback allows for the proposed development to be sited entirely within the portion of the subject lands zoned Residential One (R1-p) and away from natural hazards associated with the Lake Huron shoreline. The new single-detached dwelling proposed will be setback slightly further from the front lot line than the existing dwelling and with greater lot coverage than what is permitted as of right. Despite this, the proposed dwelling will be adequately setback from all other property boundaries in compliance with the interior side yard and rear yard requirements.

The intent of a maximum lot coverage provision is to ensure that adequate lands are maintained in a state free of buildings and structures so as to regulate the development density of a property. In the event that full servicing becomes available in the future, a maximum lot coverage of 40% is permitted, to which the development as proposed would comply.

The proposed variance to increase the maximum lot coverage from 15% to 25% and to reduce the minimum required front yard setback is not anticipated to adversely impact on the character of the area or impact the ability of adjacent property owners to use their property for permitted uses.

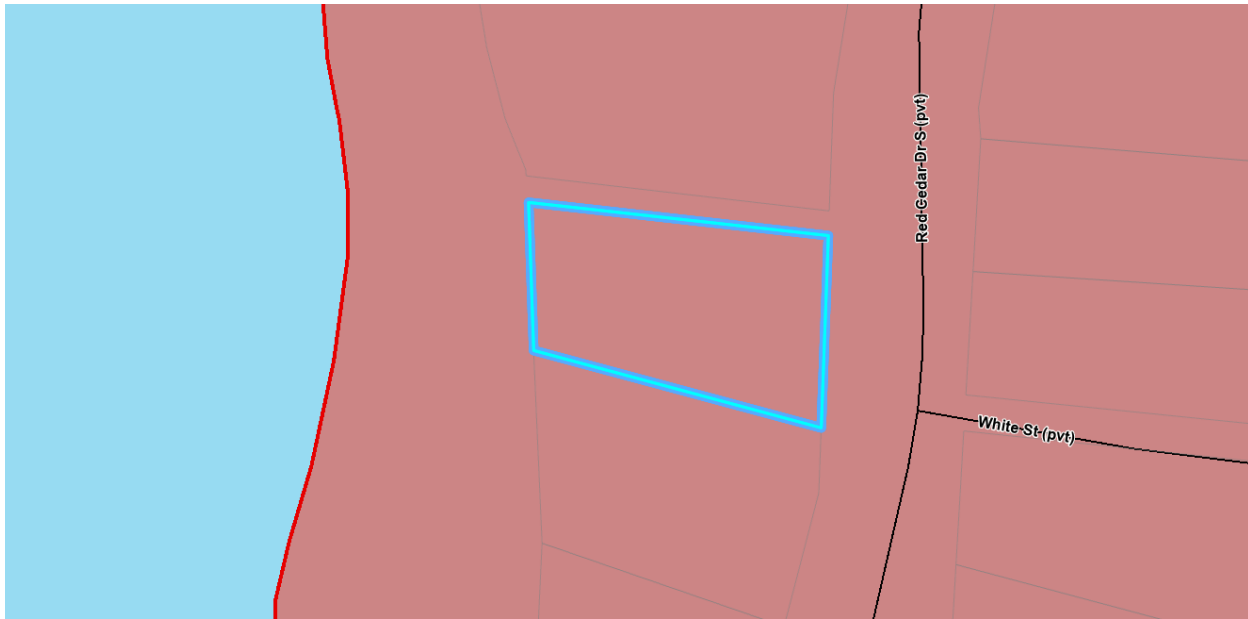
Based on the above analysis, the variances requested are considered to be minor in nature.

Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- Conservation Authority Jurisdiction Map
- Archaeological Potential Map

- List of Supporting Documents and Studies
- Agency Comments
- Public Comments
- Public Notice

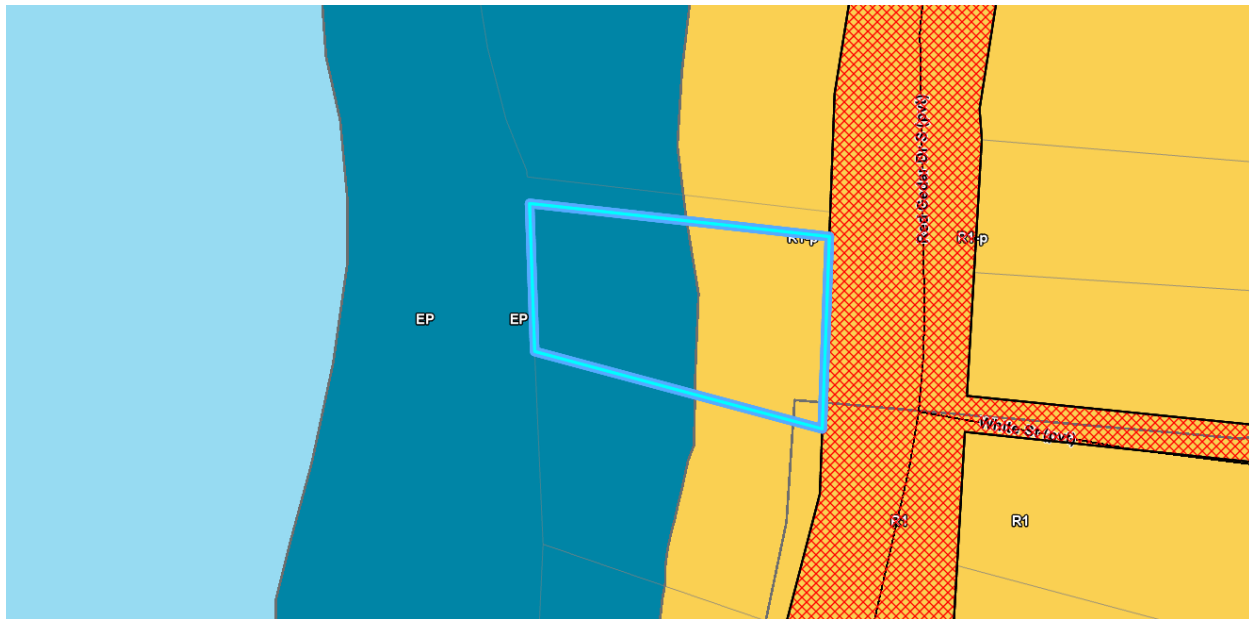
County Official Plan Map (Designated Secondary Urban Communities)



Local Official Plan Map (Designated SD - Shoreline Development, NE - Natural Environment)



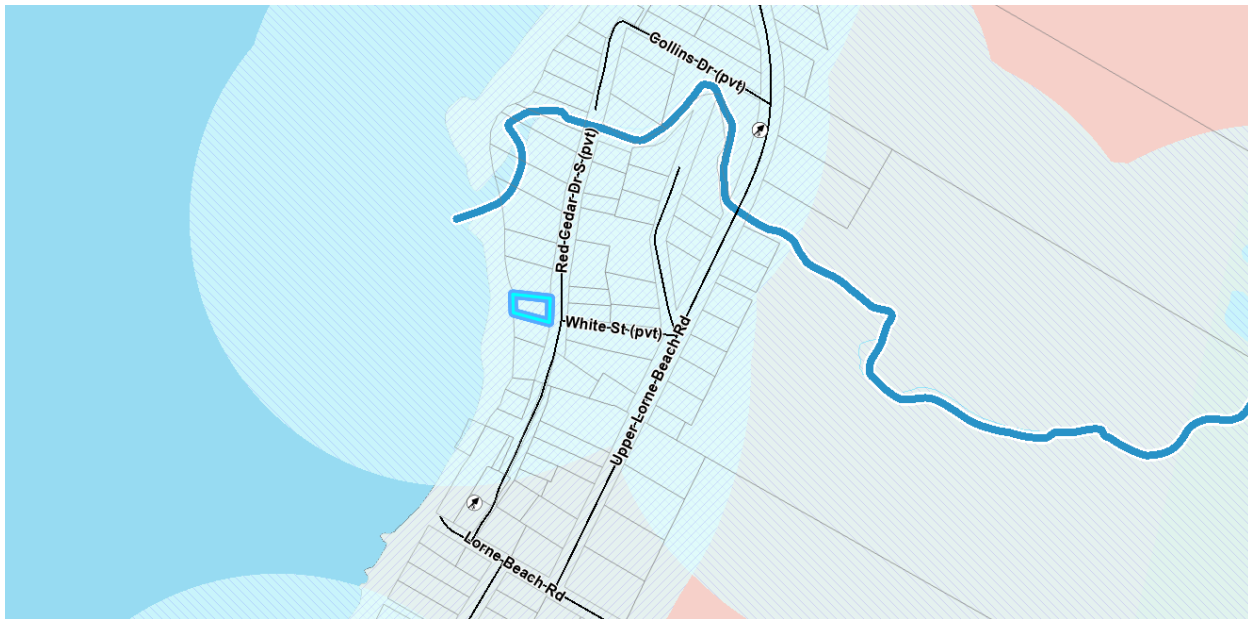
Local Zoning Map (Zoned EP - Environmental Protection, R1-p, Residential One)



Conservation Authority Jurisdiction (Saugeen Valley Conservation Authority)



Archaeological Potential



List of Supporting Documents and Studies

- Stage 1 and 2 Archaeological Assessment (Archaeological Research Associates Ltd., dated April 2023)
- Planning Justification Report (Cuesta Planning Consultants, dated April 27, 2023)
- Zoning Conformity Review (Cuesta Planning Consultants, dated October 2, 2023)

Agency Comments

Historic Saugeen Métis (HSM): HSM Department of Lands, Waters and Consultation has reviewed the relevant documents and has no objection or opposition to the proposed Minor Variance as presented.

Saugeen Ojibway Nation: SON noted no concerns with the Stage 1 and 2 Archaeological Assessment Report prepared by ARA.

Building Department, Municipality of Kincardine: Comments from Chief Building Official for the Municipality of Kincardine are as below:

- That the Owner provide a Sewage Disposal Report showing that the proposed septic system can be accommodated within the site configuration, including completion of a nitrate analysis as per the D-5-4 MOE Guidelines (max 10mg/L), a soil characterization (percolation time), 15m clearance from Lake Huron and that such system shall also ensure proper loading and mantle provisions;
- That the Owner seek relief from the minimum required setback from lands zoned “EP - Environmental Protection” to install a Class 4 residential septic system in this zone,

including any required approval from the SVCA, and including verification of the boundaries of the top of the bank given the minimum required setback of 15m.

Staff Response: The attached decision sheet includes the requested variance. The requirement for a Sewage Disposal Report to be submitted to the Municipality's satisfaction is included as a proposed condition of approval.

Infrastructure and Development, Municipality of Kincardine: Comments from the Director note concern regarding the proposed development's proximity to the road allowance, given the potential for alternative alignment and layout of the site to gain further setback and relief from the minimum required front yard setback.

Staff Response - the location of the dwelling is preferred to locate as much of the proposed dwelling as possible away from the EP Zone.

Saugeen Valley Conservation Authority (SVCA): Please see attached correspondence, dated October 30, 2023, for the full comments provided by SVCA staff. In general, SVCA staff find the application to be acceptable. SVCA staff note that the sewage disposal system encroaches into the SVCA Approximate Regulated Area and would therefore require review and permission from the SVCA prior to installation. SVCA staff request to be informed of any decision made to the Municipality and/or County with respect to this application and ask to be provided with a copy of the decision(s) and notices of any appeals filed.

Staff Response - As a condition of provisional approval, the applicant will be required to seek approval from the SVCA prior to the installation of the sewage disposal system, as proposed.

Public Comments

Comments were received from the following members of the public in opposition to the proposed variance. The original comments in full are provided as an appendix to this report.

Jim and Carol Ellis (25 Red Cedar Drive South): In correspondence dated October 19, 2023, Mr. and Mrs. Ellis note concerns with the character of the proposed dwelling, the potential impact of the proposed development on their property (e.g., disturbance of an alleged source of untreated termite infestation affecting their property, and the impact on the root system of existing trees causing damage to their property).

Staff Response - There are no provisions in the Zoning By-law to restrict character of the proposed dwelling. Variations from the requirements of the Zoning By-law can be considered on a case-by-case basis by the Committee of Adjustment. Concerns related to the termites are not a planning matter but staff acknowledge the resident's comment.

SENT ELECTRONICALLY ONLY: (dwelwood@brucecounty.on.ca and bcplpe@brucecounty.on.ca)

October 30, 2023

County of Bruce
Planning & Development Department
1243 Mackenzie Road
Port Elgin, Ontario N0H 2C6

ATTENTION: David Welwood, Planner

Dear Mr. Welwood,

RE: Proposed Minor Variance A-2023-032 (Harb)
27 Red Cedar Drive South
Part Lot 52, Concession A
Roll No.: 410821000505200
Geographic Township of Kincardine
Municipality of Kincardine

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA), dated September 2019, with the County of Bruce representing natural hazards, natural heritage, and water resources; and the applications have also been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

A minor variance application has been submitted to facilitate the reconstruction of an existing single detached dwelling on the subject parcel. This application seeks relief from Section 12.2.1 of the Municipality of Kincardine Comprehensive Zoning By-law 2003-25 which requires a minimum front yard setback of 6 m for single detached dwellings in the R1 Zone and a maximum lot coverage of 15%. The application proposes a front yard setback of 1.58 m and a lot coverage of 25%. Although relief is required, the proposed variance will bring the reconstructed dwelling

into greater compliance with the required front yard setback than the existing residence, which is located closer than 1.58 m to the front lot line.

Background

On December 13, 2021, the agent for the owner first contacted the SVCA as part of the pre-submission consultation process. On January 17, 2022, SVCA provided via email, SVCA pre-submission comments, identifying natural hazard and natural heritage concerns, and provided the proposal does not encroach into the natural hazard area, that the proposal would generally be acceptable to the SVCA.

Recommendation

The application is generally acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments - Natural Hazards:

The natural hazard features affecting the property are Lake Huron and its related flood, erosion, and dynamic beach hazard. It is the opinion of SVCA staff that the Hazard Lands designation as shown on Schedule A to the Bruce County Official Plan (OP), and the NE designation as shown on the Municipality of Kincardine OP and the Environmental Protection (EP) zone as shown in the Municipality of Kincardine Zoning By-law 2003-25, generally coincides with SVCA Hazard Lands as mapped by the SVCA.

Based on the site plan (dated September 29, 2023) as submitted with the application, the proposed dwelling location and the existing sewage disposal system are not and would not be located within the Hazard Land or NE designation or EP zone.

Provincial Policy Statement – Section 3.1

Section 3.1 of the PPS, 2020 states, in part, that development shall generally be directed to areas outside of hazardous lands, and hazardous sites. Based on the site plan submitted, it is the opinion of SVCA staff that the application is consistent with Section 3.1 of the PPS, 2020.

County of Bruce OP and Municipality of Kincardine OP Policies

Section 5.8 of the County of Bruce OP and Section D7 of the Municipality of Kincardine OP generally directs development to be located outside of Hazardous Land Area and/or NE. It is the opinion of SVCA staff that the application appears to be consistent with the policies of the Bruce County OP and Municipality of Kincardine OP.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (rmo@greysauble.on.ca).

Statutory Comments

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The western portion of the property is within the SVCA Approximate Regulated Area associated with Ontario Regulation 169/06, as amended. As such, development and/or site alteration within the SVCA Approximate Regulated Area requires permission from SVCA, prior to carrying out the work. For the property, the SVCA Approximate Regulated Area includes Lake Huron and its related flood, erosion, and dynamic beach hazard, as well as an offset distance of 45 metres inland from the Lake Huron 100-year high water line.

"Development" as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

"Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA Approximate Regulated Area is located associated with our Regulation on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>.

SVCA Permission for Development or Alteration

Based on the site plan submitted with the application and SVCA mapping, the proposed dwelling will be located entirely outside the SVCA Approximate Regulated Area. Therefore, further review or a permit from the SVCA will not be required for the proposed dwelling.

However, the sewage disposal system encroaches into the SVCA Approximate Regulated Area and so work proposed to the sewage disposal system would require SVCA review and permit.

Summary

SVCA staff has reviewed the application in accordance with our MOA with the County of Bruce, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

The application is generally acceptable to the SVCA.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS, 2020 has been demonstrated; and
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Municipality of Kincardine and/or the County of Bruce with regard to the application. We respectfully request to receive a copy of the decisions and notices of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO\

cc: Jennifer Lawrie, Clerk, Municipality of Kincardine (via email)
Jennifer Prenger, SVCA Member representing the Municipality of Kincardine (via email)
Bill Stewart, SVCA Member representing the Municipality of Kincardine (via email)



County of Bruce
Planning & Development Department
1243 MacKenzie Road
Port Elgin, ON N0H 2C6
brucecounty.on.ca
226-909-5515



October 12, 2023

File Number: A-2023-032

Public Hearing Notice

**You're Invited to Participate in a Public Hearing to
consider Minor Variance A-2023-032
November 8, 2023 at 5:00 p.m.**

The Public Hearing will be held in a hybrid format (virtual meeting or in-person at the Municipal Administration Centre located at 1475 Concession 5, Kincardine). Please contact the Municipality of Kincardine at clerk@kincardine.ca or 519-396-3468 if you have any questions about how to participate in the meeting.

A change is proposed in your neighbourhood: A minor variance application has been submitted to facilitate the reconstruction of an existing single detached dwelling on the subject parcel. This application seeks relief from Section 12.2.1 of the Municipality of Kincardine Comprehensive Zoning By-law 2003-25 which requires a minimum front yard setback of 6 m for single detached dwellings in the R1 Zone and a maximum lot coverage of 15%. The application proposes a front yard setback of 1.58 m and a lot coverage of 25%. Although relief is required, the proposed variance will bring the reconstructed dwelling into greater compliance with the required front yard setback than the existing residence, which is located closer than 1.58 m to the front lot line.



27 RED CEDAR DR S - CON A PT LOT 52
Municipality of Kincardine (Kincardine Township)
Roll Number 410821000505200

Learn more

Additional information about the application is available online at <https://brucecounty.on.ca/living/land-use>. 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: David Welwood

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 **October 30, 2023** 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.

1. Please contact us by email bcplpe@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.
2. You can participate in the public hearing. For information on how to participate in the public meeting, please contact the Municipality of Kincardine at clerk@kincardine.ca or 519-396-3468.

Stay in the loop

If you'd like to be notified of the decision of the Committee of Adjustment on the proposed application(s), you must make a written request to the Bruce County Planning Department on behalf of the Secretary-Treasurer for the Committee of Adjustment.

Know your rights

Only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection. Appeals must be accompanied by payment of the fee charged by the Tribunal as payable on an appeal from a Committee of Adjustment decision to the Tribunal. For more information, please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Site plan

