



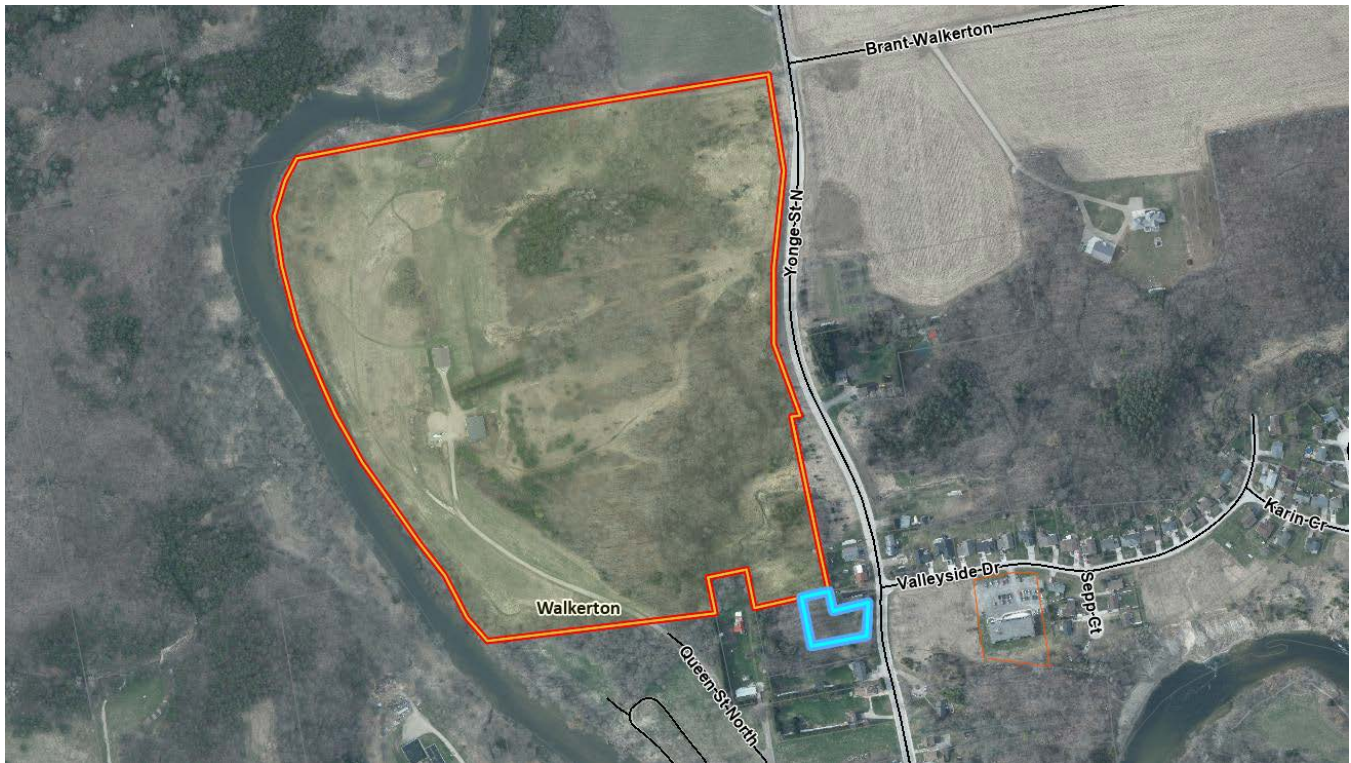
County of Bruce  
Planning & Development Department  
30 Park Street, Box 848  
Walkerton, ON N0G 2V0  
brucecounty.on.ca  
226-909-5515

December 6, 2022

File Number: B-2022-054

## Consent Application Notice

A change is proposed in your neighbourhood: The purpose of this application is to sever a 0.8 ha parcel of land from 28 Yonge St N and add it to an adjacent parcel at 37 Yonge St N. A Zoning By-law Amendment is required to rezone the severed parcel from Residential (R1) to Residential Special (R3-10) to match the receiving property. If approved, the effect of the application would facilitate a lot line adjustment. A holding provision requiring an Archaeological Assessment for the lands containing high archaeological potential is proposed. The related Zoning file is Z-2022-113.



28 YONGE ST N – PLAN 162 PT PARK LOTS 38 39; AND 41 YONGE WS; and,  
37 YONGE ST N – PLAN 162 PARK PT LOT 38 RP; 3R3215 PART 1 (Walkerton)  
Municipality of Brockton, Roll Numbers 410436000500200; 410436000500400

## Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request

by e-mailing [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca) or calling 226-909-5515. 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: Julie Steeper

## 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.

Please contact us if you have any questions, concerns or objections about the application. Comments received after January 23, 2023 may not be included in the Planning report, but will be considered if received prior to a decision being made on the application, and will be included in the official file record.

## 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 the mailing address noted at the top of this Notice or by emailing [bcplwa@brucecounty.on.ca](mailto:bcplwa@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 Ontario Land Tribunal may dismiss the appeal.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

A hand-drawn site plan of a property, likely a farm or rural estate, showing various structures and their dimensions. The plan is oriented with North (NT) at the top. The property is bounded by a purple line, with a total width of 500m at the top and a total length of 544m on the right side. The structures and their dimensions are as follows:

- Pavilion:** 16 x 12, located near the top center.
- House:** 18 x 12, located below the Pavilion.
- Shop:** 12 x 21, located to the right of the House.
- Barn:** Located to the left of the Shop.
- Septic:** A green rectangular area to the left of the House.
- Well:** A blue circular area between the House and the Barn.
- Driveway:** An orange line running from the House towards the bottom of the plan.

Dimensions and distances are marked throughout the plan:

- Top boundary: 500m
- Right boundary: 544m
- Bottom boundary: 360m
- Left boundary: 590m
- Horizontal distances from the left: 68.5m, 129m, 137m, 121m.
- Horizontal distances from the right: 472m, 335m, 312m, 491m.
- Vertical distances from the top: 15m, 283m, 190m, 274m, 594m, 289m, 243m.

Other features include a blue wavy line on the left side, possibly representing a river or stream, and a yellow shaded area at the bottom right labeled "Property to be sold".

Site Plan  
AIPotts  
Nov. 9, 2022

Site Plan  
A1 Potts  
Nov. 9, 2022

# Site plan - survey sketch

