



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

March 20, 2026

Notice of Decision Of the Approval Authority

A decision was made by the County of Bruce on March 19, 2026 **to approve** By-Law 2026-016 for a Bruce County Official Plan Amendment in relation to:

File Number C-2025-007
For Candue Homes c/o Cobide Engineering
In Respect Of 13420 Bruce Road 10, Municipality of Brockton, 410434001010100

Your opinion matters

A copy of the Decision and Amendment is enclosed. Written and oral submissions to Council were considered by Council as part of its deliberations and final decision on this matter.

The proposal

The purpose of this application is a site-specific County Official Plan Amendment to designate the subject lands from Agricultural Areas and Hazard Land to Hamlet Exception to permit development in accordance with available municipal services. If approved, this will facilitate the related Zoning By-law Amendment and consent application(s) for the development of a six (6) dwelling unit development being three (3) residential semi-detached buildings.

Learn more

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. 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: Benito Russo

Know your rights

Last Date For Appeal Of This Decision

April 09, 2026

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.

Appeals are to be filed with the Approval Authority:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting **Bruce (County of)** as the Approval Authority or by mail to 30 Park Street, PO Box 848, Walkerton, ON N0G 2V0, no later than 4:30 p.m. on September 10, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to bcplwa@brucecounty.on.ca.



By-law Number 2026-016

**A by-law to adopt Amendment Number C-2025-007
to the County of Bruce Official Plan**

WHEREAS authority is provided in Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended.

**NOW THEREFORE the Council for the Corporation of the County of Bruce enacts
as follows:**

1. Amendment Number C-2025-007 to the County of Bruce Official Plan attached and forming part of this by-law is approved.
2. That this By-law come into force and take effect on the day of the final passing thereof, subject to the provisions of the Planning Act, R.S.O. 1990, as amended.

ENACTED and PASSED this 19th day of March, 2026

**Luke Charbonneau
Warden**

**Linda White
Clerk**

Part B - The Amendment

Introductory Statement

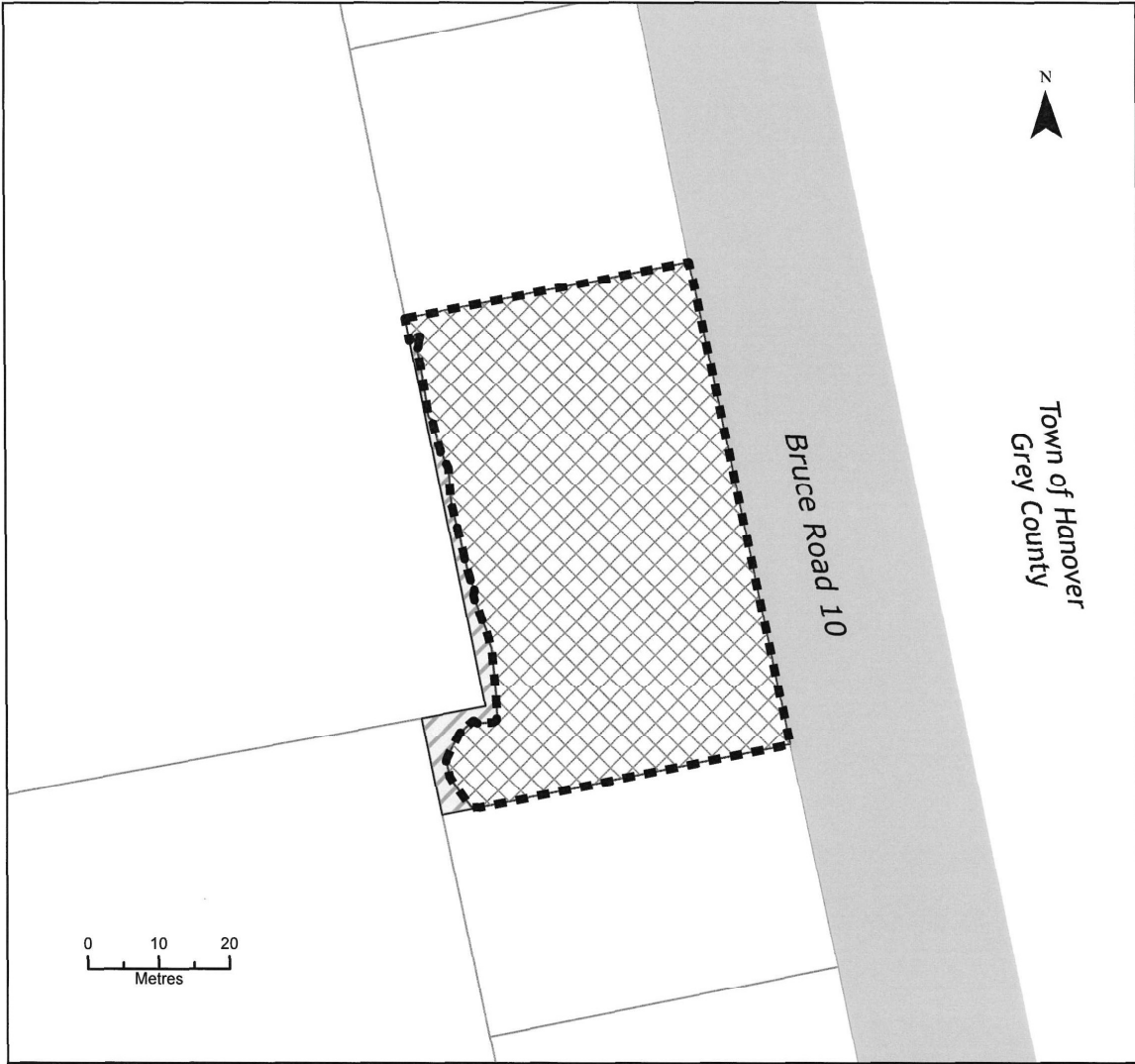
All of this part of the document entitled "Part B - The Amendment" and consisting of the following text, and attached map designated as Schedule 'A', constitutes Amendment Number C-2025-007 to the Bruce County Official Plan.

The Amendment

1. Schedule A: Land Use is amended in accordance with the attached schedule 'A'.
2. The Bruce County Official Plan is amended by adding a new hamlet named "Sutherland" to Subsection 5.2.4.1
3. The Bruce County Official Plan is amended by adding the following subsection to Section 5.2.5 - Exceptions - Hamlet Communities:

5.2.5.9

"Candue Homes co Cobide (C-2025-007) Notwithstanding the policies of Section 5.2.4.3 to 5.2.4.7 [Permitted Uses, Development Policies, Consent Policies, Servicing Policies, and Plans of Subdivisions - Hamlet Communities] of this Plan, on the lands subject to Site Specific Policy Area 5.2.5.9 at CON 2 NDR PT LOT 74 RP 3R;3001 PARTS 1, 2, & 3 (Brant), Municipality of Brockton, the development of the lands shall be in accordance with Section 5.2.2.3 [Permitted Uses - Primary Urban Communities] and Sections 5.2.2.6 to 5.2.2.8 [Consent Policies, Servicing Policies, and Plans of Subdivision - Primary Urban Communities]. Development will be further governed through the comprehensive Zoning By-law for the Municipality of Brockton, and the permitted uses will be subject to servicing capacity confirmation from the Town of Hanover.



Schedule 'A'
to
Amendment NO. C-2025-007
Bruce County Official Plan

013420 BRUCE ROAD 10
CON 2 NDR PT LOT 74 RP 3R;3001
PARTS 1, 2, & 3
Roll 410434001010100
Municipality of Brockton
(Brant Township)
County of Bruce



Lands subject to Section 5.2.5.9
Exception - Hamlet



Lands to be designated Hazard

File: C-2025-007
Z-2025-040

Applicant: Candue Homes 2020 Ltd
c/o Cobide Engineering Inc. c/o Dana Kieffer

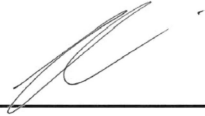
Date: March 2026

Decision

With respect to a County Official Plan Amendment
Subsection 17(34) of the Planning Act, R.S.O. 1990

The Approval Authority of the County of Bruce hereby approves Amendment
Number C-2025-007 to the Bruce County Official Plan.

Dated at the County of Bruce this 19th day of March, 2026.



Luke Charbonneau
Warden



Linda White
Clerk

Owner: Candue Homes Ltd
Applicant: Dana Kieffer, Cobide Engineering
Municipality: Brockton
File Number: C-2025-007