

PUBLIC NOTICE

Public Planning Meeting
Wednesday, November 12, 2025
Commencing at 5:00 p.m.
Municipal Administration Centre

The Public Planning Meeting will be meeting using the hybrid meeting format on Wednesday, November 12, 2025 beginning at 5:00 p.m.

AGENDA ITEMS FOR PUBLIC PLANNING MEETING

1. Z-2025-044 - Walden - **308 Penetagore Row** - PLAN 1 PT LOTS 20 AND 21 RP;3R10049 PART 1; Municipality of Kincardine (Kincardine Town)
2. Z-2025-048, Z-2025-049 - Enbridge - **2557 Highway 21** - KINCARDINE CON C PT LOTS 53;AND 54 Municipality of Kincardine (Kincardine Township)
3. Z-2024-028 - Bruce K Holdings - **Gary Street** - KINCARDINE CON A PT LOTS 16;AND 17 RP 3R10654 PARTS 1 TO;4; Municipality of Kincardine (Kincardine Township)

The above reflects the Public Meetings Notices for the Public Meeting portion of the Council Agenda. There may be changes to the agenda prior to its finalization. You can view the agenda at <https://calendar.kincardine.ca/council>.

Please review the Public Meeting Notices for more details about the Public Meeting, how to learn more, have your say, how to access the public meeting, how to stay in the loop and to know your rights.

The meeting can be streamed live at www.kincardine.ca, [Rogers Kincardine Website](#) and [Municipality of Kincardine Youtube channel](#). If there are technical difficulties with any of these streaming services, the meeting will continue in person at 1475 Concession 5, RR #5 Kincardine, ON.

Visit the Municipality's website at www.kincardine.ca or follow us on Facebook or Twitter to receive updates on Council Meetings.



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



October 20, 2025

File Number: Z-2025-044

Public Meeting Notice

You're invited: Public Meeting to consider Zoning By-law Amendment File Z-2025-044

November 12, 2025 at 5:00 p.m.

Municipal Administration Centre

A change is proposed in your neighbourhood: This application proposes to sever an approximately 531 sq. m parcel with a frontage of approximately 20 m along Penetangore Row. The retained parcel containing an existing dwelling will have an approximate area of 983 sq. m and a frontage of approximately 29 m on Penetangore Row. The severed parcel will be developed for residential. A Zoning By-law Amendment is required to facilitate the severance to: (1) revise the EP 'Environmental Protection' Zone based on results of a Slope Assessment; and (2) add site specific provisions to the R1 'Residential One' Zone on the proposed severed parcel to implement setback recommendations of the Slope Assessment. The related Consent file is B-2025-043.



308 PENETANGORE ROW - PLAN 61 PT LOTS 20 AND 21 RP;3R10049 PART 1
Municipality of Kincardine (Kincardine Town)
Roll Number 410822000621403

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: Jake Bousfield-Bastedo

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 **November 3, 2025** 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.

Before the meeting: You can submit comments by email bcplpe@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Committee for its consideration.

How to access the public meeting

The Public Meeting will be held in a hybrid format (virtual or in-person) at the Municipal Administration Centre located at 1475 Concession 5, Kincardine, ON N2Z 2X6.

For information on how to participate in the public meeting, please visit the municipal website at www.kincardine.ca/en/municipal-office/agendas-and-minutes.aspx under "Agendas and Minutes." 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.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

Know your rights

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of municipality to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to municipality before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the municipality before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

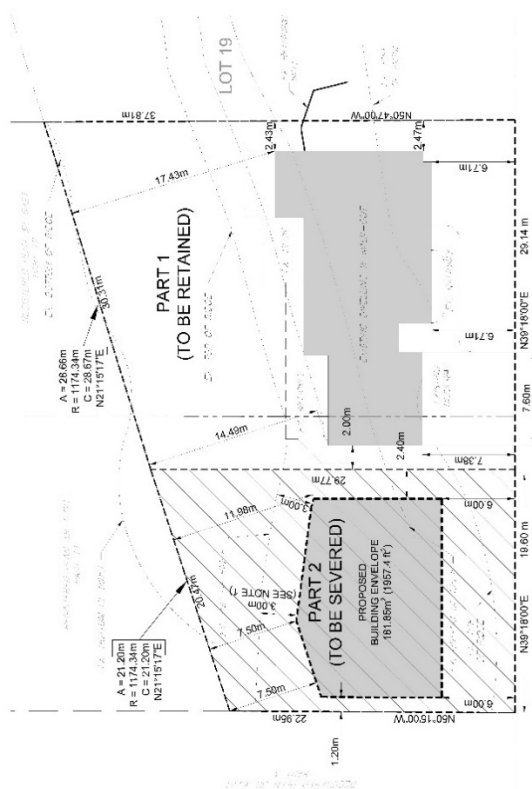
Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.

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

KEY PLAN

PART 2. LOT STATISTICS		
MAX. BUILDING FOOTPRINT = 83,166 ^{sq} ft		
CURRENT ZONING: R1-1 AND EP		
REQUIRED ZONING: R1-g		
REGULATION	REQUIRED	PROVIDED
MIN. LOT AREA	464.0 m ²	533 m ²
MIN. LOT FRONTAGE	15.0 m	19.6 m
MIN. FRONT YARD	6.0 m	6.0 m
MIN. EXTERIOR SIDE YARD	6.0 m	N/A
MIN. REAR YARD	7.5 m	N/A
MIN. INTERIOR SIDE YARD	1.2 m OR 2.4 m	1.2 m & 2.4 m
MAX. LOT COVERAGE	40%	35%
MAX. BUILDING HEIGHT	10.5 m	< 10.5 m

PART 1 LOT STATISTICS	
CURRENT ZONING: R1+4 AND EP	
REGULATION	REQUIRED PROVIDED
MIN. LOT AREA	464.0 m ² 183.0 m ²
MIN. LOT FRONTAGE	15.0 m 23.1 m
MIN. FRONT YARD	6.0 m 6.71 m
MIN. EXTERIOR SIDE YARD	6.0 m N/A
MIN. REAR YARD	7.5 m 14.5 m
MIN. INTERIOR SIDE YARD	1.2 m OR 2.0 m ² 2.4 m 2.0 m ² 2.4 m
MAX. LOT COVERAGE	40% 24.1%
MAX. BUILDING HEIGHT	10.5 m < 10.5 m



bioRxiv preprint doi: <https://doi.org/10.1101/000000>; this version posted January 1, 2016. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

UNIT	DATE	DESCRIPTION	BY	AMOUNT
		MEMBERSHIP		
		ASSOCIATION		



308 PENETANGORE ROW
PLAN 61 PT LOTS 20 AND 21
OGRAHIC TOWN OF KINCARDINE
MUNICIPALITY OF KINCARDINE
SEVERANCE SKETCH

DATE	WALDEN
NAME	ABER- NATHAN
SEX	M
DOB	MAY 2004
DOB NO.	000005 SK1



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



October 21, 2025

File Numbers: Z-2025-048, Z-2025-049

Public Meeting Notice

**You're invited: Public Meeting to consider
Zoning By-law Amendment Files Z-2025-048 and Z-2025-049
November 12, 2025 at 5:00 p.m.
Municipal Administration Centre**

A change is proposed in your neighbourhood: The purpose of this application is to convey an easement over a portion KINCARDINE CON C PT LOTS 53; AND 54 and KINCARDINE CON C PT LOT 52 in favour of Cruickshank Wind Farm Ltd for access and maintenance for wind turbine purposes. The access easement will be approximately 1,590 m in length, approximately 120 m wide, and approximately 14.28 ha in area. If approved, the effect of the application will create a defined right of way over 2557 Highway 21. An amendment to the Zoning Bylaw is required to permit a holding provision requiring an Archaeological Assessment for the lands containing high archaeological potential. The related Consent files are B-2025-055 and B-2025-070.



2557 HIGHWAY 21 - KINCARDINE CON C PT LOTS 53; AND 54
Municipality of Kincardine (Kincardine Township)
Roll Number 410821000537700
KINCARDINE CON C PT LOT 52
Municipality of Kincardine (Kincardine Township)
Roll Number 410821000537500

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: 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. Comments received after **November 3, 2025** 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.

Before the meeting: You can submit comments by email bcplpe@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Committee for its consideration.

How to access the public meeting

The Public Meeting will be held in a hybrid format (virtual or in-person) at the Municipal Administration Centre located at 1475 Concession 5, Kincardine, ON N2Z 2X6.

For information on how to participate in the public meeting, please visit the municipal website at www.kincardine.ca/en/municipal-office/agendas-and-minutes.aspx under "Agendas and Minutes." 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.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

Know your rights

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

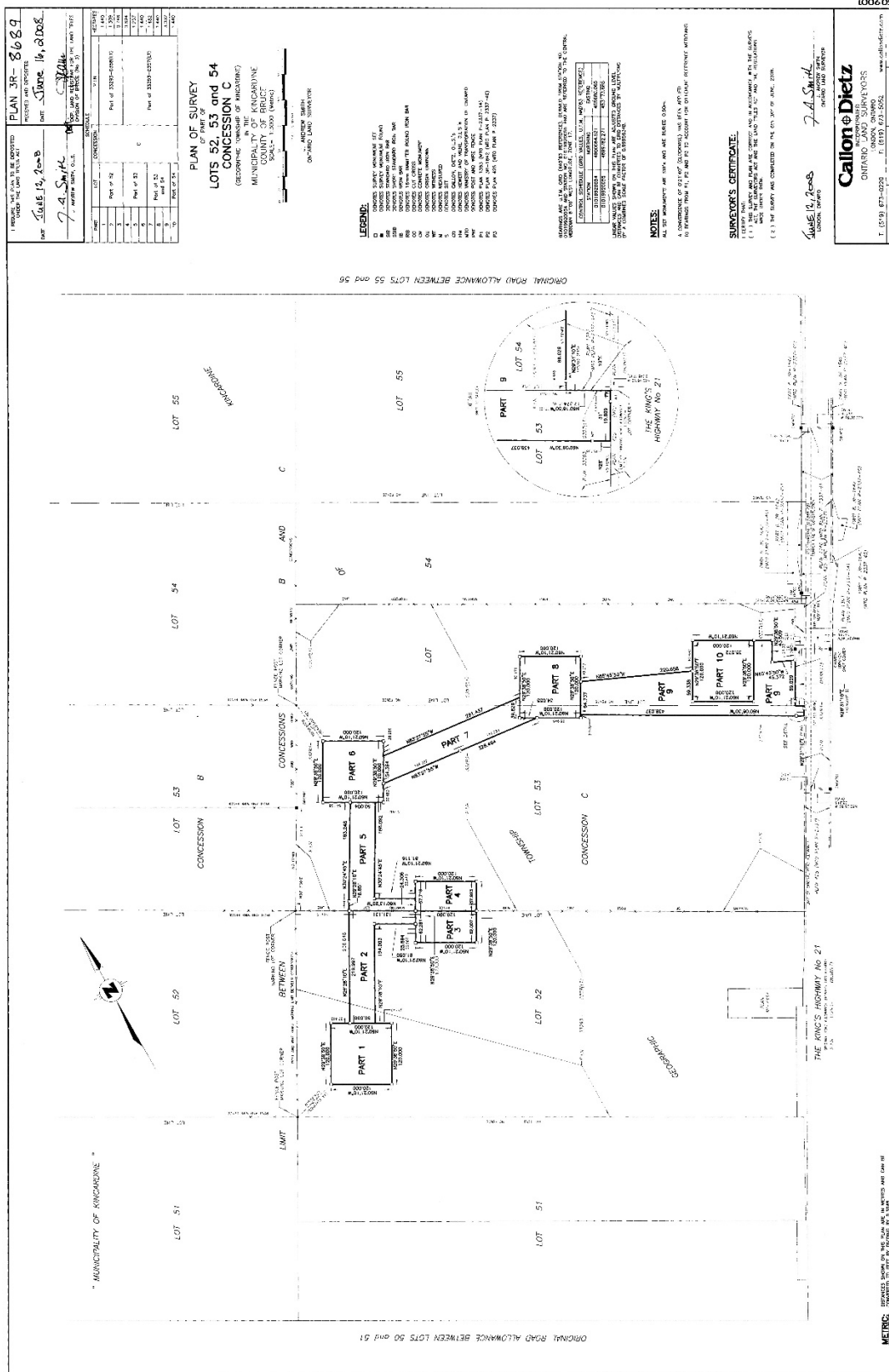
If a person or public body would otherwise have an ability to appeal the decision of the Council of municipality to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to municipality before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the municipality before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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.

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

Site plan





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



October 22, 2025

File Number: Z-2024-028

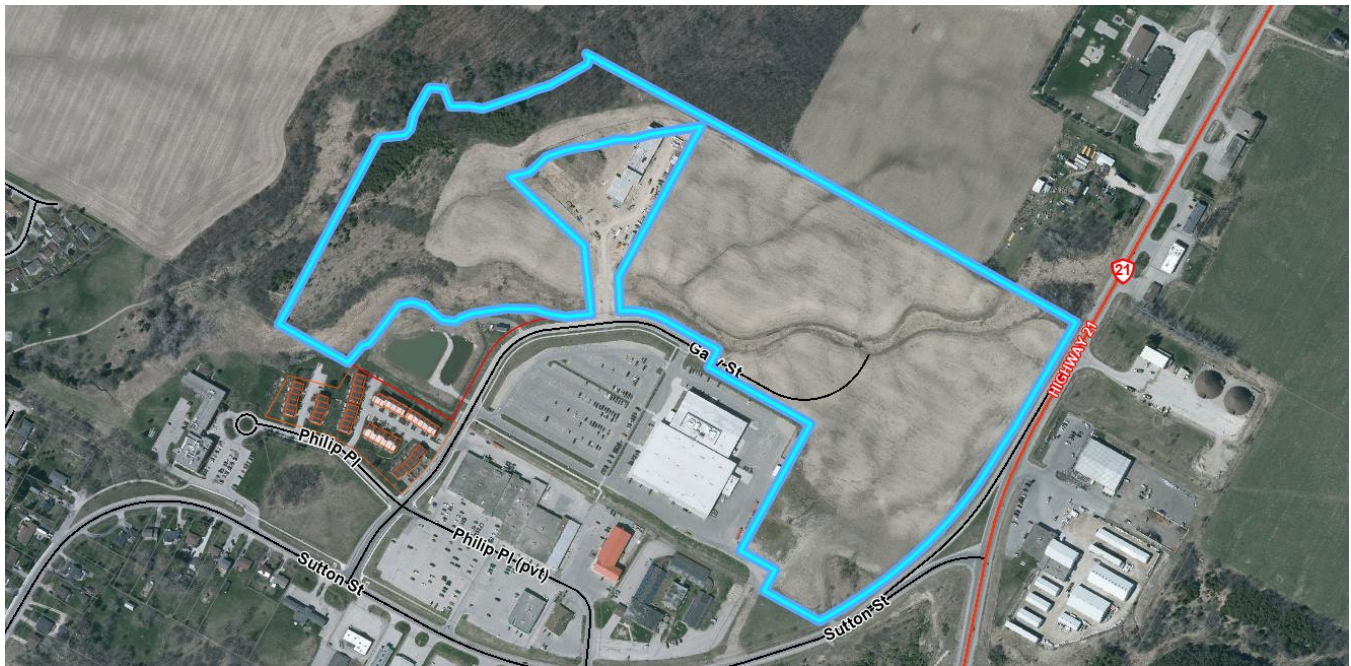
Public Meeting Notice

**You're invited: Public Meeting to consider Zoning By-law
Amendment File Z-2024-028**

November 12, 2025 at 5:00 p.m.

Municipal Administration Centre

A change is proposed in your neighbourhood: To sever and rezone lands from PD – Planned Development to R4 – Residential Four (Special). This would permit the development of one five-storey mixed-use building with 70 residential units above ground floor commercial and one four-storey residential building with 59 units. A conceptual development plan is shown for the balance of the lands which will remain zoned PD - Planned Development and EP - Environmental Protection. The related Consent files are B-2023-055, B-2023-056 and B-2023-057.



KINCARDINE CON A PT LOTS 16;AND 17 RP 3R10654 PARTS 1 TO;4
Municipality of Kincardine (Kincardine Township)
Roll Number 410821000404922

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: Jake Bousfield-Bastedo

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 **November 3, 2025** 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.

Before the meeting: You can submit comments by email bcplpe@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Committee for its consideration.

How to access the public meeting

The Public Meeting will be held in a hybrid format (virtual or in-person) at the Municipal Administration Centre located at 1475 Concession 5, Kincardine, ON N2Z 2X6.

For information on how to participate in the public meeting, please visit the municipal website at www.kincardine.ca/en/municipal-office/agendas-and-minutes.aspx under "Agendas and Minutes." 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.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

Know your rights

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of municipality to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to municipality before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the municipality before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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.

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

Site plan

