



NOTICE OF PUBLIC MEETING



Local Official Plan Update and Proposed New Comprehensive Zoning By-Law

(Sections 17, 22 and 34, Planning Act, 1990)

Files: NBPOPA13-16.66 and Z-91-16.66

Take Notice that a Public Meeting will be held on **Saturday December 2nd, 2017 at 1:00 PM**, in the **Tobermory Community Centre, 7420 Hwy 6 Tobermory ON** in order to receive input from the public regarding updates to the Official Plan for Tobermory, Lion's Head, and Ferndale and to consider a proposed new Comprehensive Zoning By-law for the Municipality of Northern Bruce Peninsula.

The proposed Comprehensive Zoning By-law provides for permitted uses and provisions for development on all lands in the Municipality of Northern Bruce Peninsula except those lands covered by the Niagara Escarpment Planning and Development Act "Development Control" regulation.

Proposed changes to the Official Plan are to maintain consistency with the Provincial Policy Statement, the Bruce County Official Plan, and changes in the community since the last Official Plan Review. The effect is policies which better provide for economic development, environmental protection, more clarity, and more straightforward implementation.

For more information, including information about preserving your appeal rights, contact the **Bruce County Planning Dept. Peninsula Hub, 268 Berford St, Box 129 Wiarton ON N0H 2T0 phone 519-534-2092; fax 519-534-1174 from 8:30 AM to 4:30 PM Mon-Fri**. Information is posted online at <https://brucecounty.on.ca/living/land-use/northern-bruce-peninsula> and by scrolling down to file number [Z-91-16.66 - Northern Bruce Peninsula](#) and NBPOPA 13-16-66- Northern Bruce Peninsula and clicking "See Details."

Council has directed a number of changes to the draft zoning by-law to address concerns raised by the public, including but not limited to:

- (1) Removing "Red line" (potential wave uprush area) from zoning schedules, with text provisions which address setbacks and floodproofing retained;**
- (2) Removing Hazard lands associated with 100-year flood elevation from the zoning schedules, with text to state that Coastal Flooding Hazards have not been shown and that it is the landowner's responsibility to seek professional assistance in determining the nature and extent of coastal hazards; with this removal GSCA shoreline assessments are no longer necessary.**
- (3) 30 metre setback to 100-year flood elevation for waterfront lots created after January 1, 2000 removed (these are generally addressed through site-specific provisions);**
- (4) Setbacks from inland lakes revised to 10 metres for new development and additions to existing development;**
- (5) Provisions requiring advanced sewage disposal systems for new or replacement systems on undersized existing lots of record in the R1, R2, and Hamlet Residential zone removed from proposed by-law (these will continue to be regulated by Ontario Building Code).**

These changes are being incorporated into the proposed Zoning By-law and Official Plan Amendment. The proposed Zoning By-law and Official Plan for the purposes of the public meeting will be posted online and dated **November 10, 2017**. Proposed zoning maps will also be posted to <http://bit.ly/nbphaz> on November 10, 2017.

Any person who has concerns or objections with respect to the proposed zoning by-law and Official Plan Amendment is encouraged to attend the meeting or to contact Senior Planner Jakob Van Dorp by email bcplwi@brucecounty.on.ca