Planning and Development Committee Agenda

Thursday, July 6, 2017
Council Chambers
Huron-Kinloss, Ripley

1. Declaration of Pecuniary Interest

2. Public Meetings
   1:00 p.m.  Bruce County Official Plan Amendment Number 224-17.34 (attached)

3. Information Items
   A. Ainley Consulting Foodland and Site - Tobermory (attached)
   B. Bruce County OPA 217-MMA Appeal Package (attached)
   C. Bruce County OPA 220 Part of Lot 6, Con 3 SDR and Part 4 on 3R8918 (attached)

4. Next Meeting
   August 10, 2017

5. Adjournment
Committee Report

To: Warden Mitch Twolan
   Members of the Planning and Development Committee

From: David Smith, Senior Planner

Date: July 6, 2017

Re: BCOPA 224-17.34 Gerald & Marlene Poechman for lands described as Part Lot 64, Concession 1 SDR, geographic Township of Brant, Municipality of Brockton

Recommendation
That Bruce County Official Plan Amendment Number 224-17.34 be APPROVED.

Background

The subject lands are designated Agricultural Area and Hazard Land Area in the County of Bruce Official Plan.

The applicant proposes to sever a +/-0.09 ha (0.22 ac) parcel that will be merged with an abutting seasonal cottage lot, and to retain the balance of the farm parcel (+/-30.14 ha [74.78 ac]). No new lot is to be created.

The Official Plan Amendment is required to recognize that the retained farm parcel will be significantly smaller than the ‘generally 100 acres’ farm size required by the Official Plan.

There is no proposed change to the Hazard Land Area boundaries.

Summary
The application is consistent with the Provincial Policy Statement (PPS) and represents good land use planning.

Context

<table>
<thead>
<tr>
<th>Zoning By-law</th>
<th>‘General Agriculture (A1)’, ‘Environmental Protection (EP)’</th>
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</thead>
<tbody>
<tr>
<td>Related Files</td>
<td>Municipality of Brockton Zoning By-law Amendment Application Z-41-17.34</td>
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<tr>
<td>Zoning By-law</td>
<td>‘General Agriculture (A1)’, ‘Environmental Protection (EP)’</td>
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<td>---------------</td>
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<tr>
<td>County of Bruce Consent File Number</td>
<td><strong>B-40-17.34</strong></td>
</tr>
<tr>
<td>Legal Description</td>
<td>Part of Lot 64 and S Part Lot 65, Concession 1 SDR, geographic Township of Brant</td>
</tr>
<tr>
<td>Municipal Address</td>
<td>1611 Sideroad 30 S</td>
</tr>
<tr>
<td>Lot Dimensions</td>
<td>Entire Lot</td>
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<tr>
<td>Frontage</td>
<td>+/- 82.23 m (269.87 ft) and 612.15 m (2008.36 ft) broken by Private right-of-way</td>
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<tr>
<td>Width</td>
<td>+/- 1,031.84 m (3385.3 ft) - Irregular</td>
</tr>
<tr>
<td>Depth</td>
<td>+/- 398.30 m (1306.8 ft) - Irregular</td>
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<tr>
<td>Area</td>
<td>+/- 30.35 ha (75 ac)</td>
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<tr>
<td>Lot Dimensions</td>
<td>Severed Lands to be merged with Abutting Cottage property</td>
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<tr>
<td>Frontage</td>
<td>+/- 34.71 m (113.9 ft) along private right-of-way (Poechman Lane)</td>
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<tr>
<td>Width</td>
<td>Irregular</td>
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<tr>
<td>Depth</td>
<td>+/- 8.78 m (28.8 ft) East to +/- 34.64 m (113.6 ft) W</td>
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<tr>
<td>Area</td>
<td>+/- 0.09 ha (0.22 ac)</td>
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<tr>
<td>Lot Dimensions</td>
<td>Retained Farm Lot</td>
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<tr>
<td>Frontage</td>
<td>+/- 82.23 m (269.87 ft) and 612.15 m (2008.36 ft) broken by Private right-of-way</td>
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</tr>
<tr>
<td>Area</td>
<td>+/- 30.14 ha (74.78 ac)</td>
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<tr>
<td>Uses Existing</td>
<td>Farm land with associated dwelling and agricultural buildings on farm parcel. Seasonal cottage on lot to be enlarged. Vacant on lands to be added.</td>
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<tr>
<td>Uses Proposed</td>
<td>No change</td>
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<tr>
<td>Servicing Existing</td>
<td>Seasonal lot: private septic and water. Farm lot: private septic and water.</td>
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<tr>
<td>Access</td>
<td>Seasonal dwelling is accessed via Poechman Lane, a private right-of-way. Farm parcel has access to a year round municipal road.</td>
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<tr>
<td>Surrounding Land Uses</td>
<td>To the North and East is the Saugeen River; Agricultural uses to the South and Seasonal Uses (cottage) to the West.</td>
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### Zoning By-law

<table>
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<tr>
<th>Subject Lands</th>
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<tr>
<td>‘General Agriculture (A1)’, ‘Environmental Protection (EP)’</td>
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### Matters Arising From Agency Circulation

**Municipality of Brockton**

- *Chief Building Official*: No comments.
- *Fire Chief*: No comments.
- *CAO/Clerk*: No comments.
- *Works Superintendent*: No comments.

**Historic Saugeen Metis**

*No concerns or objections.*

**Bruce Grey Catholic and Bluewater District School Board**

*No comments.*

**Saugeen Valley Conservation Authority**

WAITING FOR SVCA COMMENTS - with the change to the PSC Committee date we had requests for comments that are no due till June 26th.
**Comment:** If new development is proposed, the applicant has been advised by way of this report that they should contact MNRF to address the endangered and threatened species policy. The Hazard Designation and Environment Protection zone are proposed to remain the same.

No outstanding concerns from Agency Comments.

**Matters Arising From Public Circulation**
All neighbouring property owners were circulated the application 20 days prior to the public meeting and a sign with information regarding the application was posted. At the time of writing this report, no public comments were received.

**Matters Arising from Provincial Interests, Policy Statements or Plans**
Under Section 3(5) of the *Planning Act*, the County “shall be consistent with” matters of provincial interest as set out in the Provincial Policy Statements (PPS).

Of particular focus were policies for Agriculture, Cultural Heritage and Archaeology, and Natural Hazards.

2.1 Natural Heritage states that development and site alteration shall not be permitted in significant habitat of endangered species and threatened species. Additionally development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

Section 2.3.4.2 speaks to lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

Section 2.6 speaks to cultural heritage and archaeology. Development and site alteration are not permitted on lands containing significant archaeological resources or areas of archaeological potential unless the archaeological resources have been conserved.

3.1.1 Natural Hazards development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

**Comment:**
The lands being added are designated primarily Hazard. The Hazard designation in this case recognizes the potential for Saugeen River flooding and/or the steepness of the river bank and potential for erosion along this section of the river. There are no buildings on the lands to be added and no proposal to add any new buildings. There should be no impact on the Saugeen fishery or on threatened and endangered species or their habitat as a result of the severance. The new owner is strongly encouraged not to cut/clear trees on the new lands.

There will be no new lot created as a result of the severance. The lands being added are being used by the abutting land owner. There is no farmland included in the severance. In my opinion the severance/lot addition conforms with the Agriculture PPS policy that permits lot adjustments.
In accordance with the Ministry of Tourism and Culture and Sport’s Criteria for Evaluating Archaeological Potential, it was determined that a portion of the lands have ‘high’ archaeological potential. However, as the lands to be added are designated and zoned such that new building cannot occur, no deep disturbance of land will take place. I am of the opinion that the intent of the Ministry’s Archaeological screening criteria has been met.

Upon review of the PPS and relevant policies as identified in Appendix ‘A’ to this report, the proposal is consistent with the PPS.

**Matters Arising from the Bruce County Official Plan**

The subject lands are designated ‘Agricultural Area’ and ‘Hazard Land Area’. The land to be severed however is almost 100% ‘Hazard’. There are no Hazard severance policies in the Official Plan that address this type of proposal.

The subject property is comprised of two original Crown parcels (Part Lot 64 and Part Lot 65). Together the two Crown parcels are approximately 75 acres in size including Hazard land along the river. These Crown lots were originally surveyed smaller than 100 acres due to their location abutting the Saugeen River.

The original Crown Lot 64 has had six seasonal cottage lots severed off it over the years. This exceeds the number of severances permitted from a Crown lot located in a prime agriculture area.

In regards to the Agricultural part of the lot, it is a policy of the County Official Plan that farms shall be generally a minimum of 40 ha (100 ac) in size.

Section 6.5.3.3 of the Official Plan restricts an original Crown parcel from being divided into more than 2 parcels (including the retained) to control fragmentation.

Even though the farm parcel is significantly undersized at 75 acres, the severance will have no impact on farm viability. The lands to be severed cannot be used in any way for cropping or grazing. There will be no viable crop land removed from production. It is also not a situation wherein the farmer is of the opinion that the lands are too small to farm or are situated such that they are difficult to access. Again, the lands are in no manner suitable for farming and no new lot will be created.

Road access to the enlarged seasonal cottage lot, and the other existing seasonal cottage lots, is via a private right-of-way (Poechman Lane) and not a municipal Street. Section 6.5.3 General Land Division policies requires severed and retained lots to front onto an open and maintained on a year-round basis road of adequate construction.

**Comment:**

The severance will not create a new lot, there will be no increase in fragmentation of the agricultural land, the existing road access is adequate considering that the lot to be enlarged is used on a seasonal basis, and there will be no impact on the amount of viable farm land under cultivation. The laneway access is privately owned and maintained and the Municipality is under no obligation to assume ownership and/or maintenance of the laneway. The Hazard designation will remain unchanged.
In my opinion the application maintains the intent of the County of Bruce Official Plan.

**Partial Plan of Survey**

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**Municipality of Brockton Comprehensive Zoning By-Law**

The proposed Zoning By-law Amendment will be considered at a public meeting held by Municipality of Brockton Council on February 13, 2016.

The lands to be severed and merged are currently zoned ‘EP - Environmental Protection’. No changes to this zone are expected.

The lands to be retained are currently zoned ‘A1 - General Agriculture’. A site-specific By-law will be required to address any deficiencies in the agriculture lot size and/or other issues.

The non-farm lot to be enlarged is currently zoned ‘A1 - General Agriculture’. The Zoning By-law will be reviewed to determine if changes are required to address Street frontage and/or other general or zone specific provisions.
Financial/Staffing/Legal/IT Considerations
None.

Respectfully submitted,
David Smith, RPP
Senior Planner, County of Bruce Planning and Development Department
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<th>Apply?</th>
<th>Policy Area</th>
<th>Comments</th>
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<tr>
<td></td>
<td>1.0  Building Strong Communities</td>
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<td>1.1  Managing and Directing Land Use</td>
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<td>1.1.3 Settlement Areas</td>
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<td>1.1.4 Rural Areas in Municipalities</td>
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<td>1.1.5 Rural Lands in Municipalities</td>
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<td>1.16 Territory Without Municipal Organization</td>
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<td>1.2  Coordination</td>
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<td>1.2.6 Land Use Compatibility</td>
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<td>1.3  Employment</td>
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<td>1.3.2 Employment Areas</td>
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<td>1.4  Housing</td>
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<td>1.5  Public Spaces, Recreation, Parks, Trails and Open Space</td>
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<td>1.6  Infrastructure and Public Service Facilities</td>
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<td>X 1.6.6 Sewage, Water and Stormwater</td>
<td>Hazard designation and ‘EP’ Zone remains the same</td>
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<td>1.6.7 Transportation Systems</td>
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<td>1.6.8 Transportation and Infrastructure Corridors</td>
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<td>1.6.9 Airports, Rail and Marine Facilities</td>
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<td>1.6.10 Waste Management</td>
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<td>1.6.11 Energy Supply</td>
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<td>1.7  Long-Term Economic Prosperity</td>
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<td>1.8  Energy Conservation, Air Quality and Climate Change</td>
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<td>2.0  Wise Use and Management of Resources</td>
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<td>X 2.1  Natural Heritage</td>
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<td>X 2.3.3 Permitted Uses</td>
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<td>X 2.3.4 Lot Creation and Lot Adjustments</td>
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<td>2.3.5 Removal of Land from Prime Agricultural Areas</td>
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<td>2.3.6 Non-Agricultural Uses in Prime Agricultural Areas</td>
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<td>2.4  Minerals and Petroleum</td>
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<td>2.4.2 Protection of Long-Term Resource Supply</td>
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<td>2.4.4 Extraction in Prime Agricultural Areas</td>
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<td>2.5  Mineral Aggregate Resources</td>
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<td>2.5.2 Protection of Long-Term Resource Supply</td>
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<td>2.5.4 Extraction in Prime Agricultural Areas</td>
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<td>2.5.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants</td>
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<td>X 2.6  Cultural Heritage and Archaeology</td>
<td>See Other Provincial Interests below</td>
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<td>3.0</td>
<td>Protecting Public Health and Safety</td>
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<tr>
<td>X</td>
<td>3.1 Natural Hazards</td>
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<td>No buildings proposed. ‘EP’ Zone remains the same</td>
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<td>3.2 Human-made Hazards</td>
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Other Provincial Interests

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<tr>
<th>Ministry</th>
<th>Policy</th>
<th>Comment</th>
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<tr>
<td>MMAH</td>
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<td>MCul</td>
<td>Preservation of Archaeological Resources</td>
<td>Lands to be added are designated Hazard and zoned Environmental Protection. No buildings are permitted in this area so no deep disturbance is expected.</td>
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<td>MOE</td>
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<td>MTO</td>
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County of Bruce Official Plan

5.5 Agricultural Areas
5.8 Hazard Land Area
6.5.3.1 General Policies - Land Division
6.5.3.4 Consents- Agricultural Areas
Appendix B: Aerial view and Dimensions of Proposed Severed Parcel

Bruce County Official Plan
Appendix ‘C’

The Corporation of the County of Bruce
By-law Number 2017-xxx

A by-law to Adopt Amendment No. 224
To the County of Bruce Official Plan

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

The Council for the Corporation of the County of Bruce enacts By-law 2017-xxx as follows:

1. Amendment No. 224 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.

Passed this ____ day of ____________ 2017.

________________________________________
Mitch Twolan
Warden

________________________________________
Donna VanWyck
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 No. 224 to the Bruce County Official Plan.

Details of the Amendment

The Bruce County Official Plan is amended as follows:

1. Re-designating lands from ‘Agricultural Area’ to ‘Agricultural Area with Exceptions’ and further, adding the following to subsection 5.5.13 Exceptions - Agricultural Areas:

   5.5.13.77
   Notwithstanding the policies of Section 5.5 (Agricultural Areas) and Section 6.5.3 (Land Division Policies) the lands described as Site Specific Policy Area 5.5.13.77 on Schedule ‘A’ Land Use Plan [Part Lot 64 and Part Lot 65, Concession 1, SDR, geographic Township of Brant, Municipality of Brockton], shall be no less than +/-28.3ha. (+/-70ac.) in total lot area.

2. Re-designating lands from ‘Hazard Land Area’ to ‘Hazard Land Area with Exceptions’ and further, adding the following to subsection 5.8.8 Exceptions - Hazard Land Area:

   5.8.8.4
   Notwithstanding the policies of Section 5.8.8 (Hazard Land Area) and Section 6.5.3 (Land Division Policies) the lands described as Site Specific Policy Area 5.8.8.4 on Schedule ‘A’ Land Use Plan [Part Lot 64, Concession 1, SDR, geographic Township of Brant, Municipality of Brockton], may be severed excepting however:
   i) The severed lands shall be merged with an abutting lot;
   ii) The severed lands shall be no more than 0.09 hectares in total lot area;
   iii) The severed lands shall be no less than 250 metres to a livestock facility;
   iv) Section 6.5.3.1(i) [frontage on a year round road allowance] shall not apply;
   v) All other policies of Section 6.5.3 (Land Division Policies) shall apply.
Schedule 'A'

to
Amendment No. 224
Bruce County Official Plan

Part of Lot 64 and S Part Lot 65,
Concession 1 SDR
1611 Sideroad 30 South
Municipality of Brockton
(Township of Brant)
County of Bruce

Lands subject to section 5.8.8.4
Exceptions - Hazard Area

Lands subject to section 5.5.13.77
Exceptions - Agricultural Area

Lands designated Hazard Areas

File: BCOPA 224
Z-41-2017.34

Date: July, 2017
June 9, 2017

County of Bruce
30 Park Street
Walkerton, ON N0G 2V0

Attn: Ms. Kelley Coulter
Chief Administrative Officer

Re: Foodland Site at 7357 Highway 6, Tobermory, Ontario
Highway 6 Improvements - Preliminary & Detailed Design
and MTO Class Environmental Assessment (Class EA), Group ‘C’
Notice of Commencement

Dear Ms. Coulter:

To facilitate the development of a Foodland Grocery Store in Tobermory, Ontario, the Ainley Group has been retained by the developer to complete the preliminary and detailed design of the Highway 6 improvements that are necessary to permit access to the site. As illustrated on the attached study map, the subject property is located at 7357 Highway 6 in the Municipality of Northern Bruce Peninsula, in the County of Bruce.

Improvements necessary to accommodate the development include the addition of a left turn lane from Highway 6 into the site. The planning and design of the Highway 6 improvements will be completed in accordance with the Ministry of Transportation’s Class Environmental Assessment for Provincial Transportation Facilities (2000). As part of the Class EA process various design alternatives will be developed and a Recommended Solution will be selected. The potential for negative impact on the area environment will be considered and a suitable mitigation strategy will be developed.

Should you have any questions or concerns regarding this project, please contact the undersigned or Mr. Zsolt Katzirz, P. Eng., Highway Corridor Management Planner, Ministry of Transportation at (519)-873-4598 or via email at zsolt.katzirz@ontario.ca

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager
Tel: 705-726-3371 ext. 249
Email: sfournier@ainleygroup.com

Creating Quality Solutions Together
7357 Highway 6, Tobermory Ontario
Study Map
(nts)

Source: Darryl M. Robins Consulting Inc.
Date/Time: Jun 22, 2017 11:56AM

File No. Mode Destination Pg(s) Result Page Not Sent
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Reason for error
E. 1) Hang up or line fail
E. 2) Busy
E. 3) No answer
E. 4) No facsimile connection
E. 5) Exceeded max. E-mail size
E. 6) Destination does not support IP-Fax

Fax

TO:
Name: Florence Van Muyden (Clerk)
Fax No.: (519) 685-1010
Organization: Bruce County

FROM:
Name: Sophie Kozlok
Fax No.: 416-585-7252
Phone No.: 416-585-6609

Ministry of Municipal Affairs
Municipal Programs & Education Branch
10th Floor, 777 Bay Street
Toronto, ON M5G 2C8

Date: June 22, 2017

Message:
Please see the attached appeal in response to Bruce County's June 1, 2017 decision to adopt Official Plan Amendment No. 217 to the County of Bruce Official Plan. You will find the following included:

- A letter of appeal for Council's decision on OPA 217 to the County of Bruce Official Plan;
- One credit memo for the prescribed OMB appeal fee;

Please call me at 416-585-6609 once you have received all 4 pages of this fax.

Sophie Kozlok
Senior Planner, OMB and Information Coordinator
Ministry of Municipal Affairs
**Message:**

Please see the attached appeal in response to Bruce County's June 1, 2017 decision to adopt Official Plan Amendment No. 217 to the County of Bruce Official Plan. You will find the following enclosed:

- A letter of appeal for Council's decision on OPA 217 to the County of Bruce Official Plan;
- One credit memo for the prescribed OMB appeal fee;

Please call me at 416-585-6659 once you have received all 4 pages of this fax.

Sophie Knowles  
Senior Planner, OMB and Information Coordinator  
One Window Planning Office  
Ministry of Municipal Affairs
June 22, 2017

Ms. Donna Van Wyck
Clerk
County of Bruce
30 Park Street, P.O. Box 848
Walkerton, ON N0G 2V0

Dear Ms. Van Wyck,

Re: Notice of Appeal of the Decision of the County of Bruce Council to adopt Official Plan Amendment No. 217 to the County of Bruce Official Plan

Pursuant to subsection 17(24) of the Planning Act, the Minister of Municipal Affairs hereby appeals the June 1, 2017 decision of the Council of the County of Bruce (Council) to adopt Official Plan Amendment No. 217 (OPA 217) to the County of Bruce Official Plan.

The decision of Council to adopt OPA 217 would provide an exception to the policies of Section 6.5.3.3.1 and Section 6.5.3.3.2 of the County of Bruce Official Plan for lands described as Part Lot 9, Concession 12, geographic Township of Saugeen, Town of Saugeen Shores, in order to facilitate the severance of two 0.33 hectare vacant lots for residential use in a prime agricultural area.

In adopting OPA 217, Council did not have regard to matters of provincial interest, including matters such as the protection of the agricultural resources of the Province as provided in clause 2(b) of the Planning Act.

The decision of Council to adopt OPA 217 is not consistent with those provincial policies related to the protection of prime agricultural areas for long-term use for agriculture in the Provincial Policy Statement, 2014 (PPS).
More specifically, the decision of Council to adopt OPA 217:

(a) is not consistent with policy 2.3.1 of the PPS, which provides that prime agricultural areas shall be protected for long-term use for agriculture,

(b) is not consistent with policy 2.3.4.1(c) of the PPS, which provides that lot creation in prime agricultural areas is discouraged and may only be permitted for a residence surplus to a farming operation as a result of farm consolidation, and

(c) is not consistent with policy 2.3.4.3 of the PPS, which provides that the creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with PPS policy 2.3.4.1(c).

While the principle reasons for this appeal are set out above, nothing contained in this notice of appeal shall be deemed to restrict subsequent or more detailed objections.

Attached is a Credit Memo in the amount of $300.00, which confirms payment from the Ministry of Municipal Affairs to the Ontario Municipal Board. This represents the appeal fees as prescribed under the Ontario Municipal Board Act in respect to OPA 217.

Should you have any questions regarding this matter, please contact Erick Boyd, Team Lead – Planning, or Scott Oliver, Manager, Community Planning and Development, at 519-873-4020.

Yours truly,

Irvin Shachter
Senior Council

Encl.: Credit Memo

c. Chris LaForest, MCIP, RPP, Director of Planning, Bruce County
Scott Oliver, Manager, Community Planning and Development, MMA, MSO-W
Sophie Knowles, Senior Planner, OMB and Information Coordinator, MMA
June 22, 2017

CREDIT MEMO

MEMORANDUM TO: Mary Ann Hunwicks
Registrar
Ontario Municipal Board

Re: NOTICE OF APPEAL
Appeal of the decision of the County of Bruce Council to adopt Official Plan Amendment No. 217 to the County of Bruce Official Plan
Credit Memo No.: 17-006

Please accept this Credit Memo as payment of the fee prescribed under the Ontario Municipal Board Act in the amount of $300.00.

This Memo authorizes payment from the responsibility centre for the Municipal Programs and Analytics Branch. By copy of this Credit Memo, the Financial Services Delivery Branch (Shared Services Bureau) is directed to transfer the above noted amount to the responsibility centre of the Ontario Municipal Board.

If you have any questions, please contact Sophie Knowles (Senior Planner, OMB and Information Coordinator, One Window Office) at 416-585-6659.

Andrew Tang
Director
Municipal Programs and Analytics Branch

cc. General Accounting Unit, Ontario Shared Services
    Michael Lewis, Environment and Land Tribunals Ontario
Schedule 'A'

to
Amendment No. 217
Bruce County Official Plan
Pt Lot 9, Concession 12,
Town of Saugeen Shores
(geographic Township of Saugeen)
County of Bruce

File: BCOPA217-17.44
Z-11-17.44
B-13-17.44
B-14-17.44
Applicant: O'Driscoll c/o Cuesta

Date: May 2017
June 22, 2017

The Clerk
County of Bruce
P.O. Box 70
30 Park Street
Walkerton, ON
N0G 2V0

sent via: dbatte@brucecounty.on.ca

Subject: Case Number: PL170670
File Number: PL170670
Municipality: Bruce
Official Plan Number: 220
Property Location: Part of Lot 6, Conc. 3 SDR and Part 4 on RP 3R8918
Applicant(s): Kenneth L Grubb
Appellant(s): Ministry Of Municipal Affairs

The Board acknowledges receipt of the above referenced file. When communicating with the Board please quote the Board’s case and/or file number.

This file has been assigned to Jason C. Kwan, Case Coordinator, Planner. For specific questions about this case, you may contact the Case Coordinator, Planner at (416) 326-6775 or Jason.c.kwan@ontario.ca

The Case Coordinator, Planner will review the file to ensure that all the required material has been received and will identify if there are other related matters that may come to the Board. The Case Coordinator, Planner may contact the parties to:

- Identify issues
- Discuss whether the matter may be a candidate for a mediation meeting
- Discuss whether a prehearing conference may be beneficial (Prehearings are normally only held on complex cases where the hearing length is expected to be over five days)
- Discuss the time that may be required for the hearing.

Mediation is an option available where the parties consent to this process. Mediation is intended to provide the parties with a more satisfactory manner in which to reach a resolution in the same or lesser timeframe as the traditional adjudicative process. Parties should contact the Case Coordinator, Planner if they are interested in mediation.
The Board will schedule this case for the earliest available date on the Board’s calendar. Parties should be prepared to proceed at any time. Parties will receive notice of the hearing event. Notice for prehearings and hearings are generally mailed 35 days before the hearing. Notice for mediation meetings can be given on shorter notice.

Once dates are set, adjournments are not granted except where compelling circumstances exist and with the consent of all parties and/or the approval of the Board.

We are committed to providing accessible services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible. If you require documents in formats other than conventional print, or if you have specific accommodation needs, please let us know so we can make arrangements in advance.

For general information concerning the Board’s policies and procedures visit our website at www.elto.gov.on.ca or you may contact the Board’s offices at (416) 212-6349. You may wish to obtain a copy of the publication ‘A Guide to the Ontario Municipal Board’ to learn more about participating in matters before the Board and the hearing process. This publication is available on the Board’s website or by calling the Board’s offices.

Yours truly,

Brendan Rice
Case Management Administrative Assistant

c.c.
Kenneth L Grubb (sent via email)
David Smith (sent via email)
Irvin Shachter (sent via email)
OMB Coordinator (sent via email)
Schedule 'A'

to
Amendment No. 220

Bruce County Official Plan

Part of Lot 6, Concession 3 SDR
and Part 4 on RP 3R-8918
Municipality of Brockton
(Township of Brant)
County of Bruce

Lands subject to section 5.6.9.23
Exceptions - Rural Areas

Lands designated Rural Areas

Lands designated Agricultural Areas

Lands designated Hazard Areas

File: BCOPA 220
Z-23-2017.34
B-21-2017.34

Date: April, 2017