MUNICIPALITY OF NORTHERN
BRUCE PENINSULA COUNCIL

SUBJECT: Request for Comments
File No. B-31-2013.62
Owner: Saugeen Development Corporation
Applicant: John Keeso
Lots 22, 23 and 24, Concession 3, EBR, (Eastnor)
Lakewood Country Lane
Roll No. 620-4-167
Draft Plan of Subdivision 41T-2008-07.62

FROM: Mary Lynn Standen, Municipal Clerk

DATE: May 13, 2013

RECOMMENDATION:

THAT the Council of the Corporation of the Municipality of Northern Bruce Peninsula does not support the request to sever the lands legally described as Lots 22, 23 and 24, Concession 3, EBR, (Eastnor), Municipality of Northern Bruce Peninsula and situated with some frontage on Lakewood Country Lane. The Owner/Applicant proposes to sever a lot which contains a residential dwelling from a 126+ acre parcel currently under an approved Draft Plan of Subdivision (County of Bruce File No. 41T-2008-07.62);

AND THAT the nature and intent of the consent application is not in the best interests or consistent with the principles of good planning.

AND THAT the County of Bruce be advised accordingly of the Municipality’s position as it relates to File No. B-31-2013.62.

BACKGROUND:

The lot proposed for severance falls within a Draft Plan Approved Subdivision under Bruce County File No. 41T-2008.07.62. Part 1 (proposed lot) is also known as Lot 30 in the grander scheme of things in the draft plan of subdivision. The draft plan approval is in effect until 2015. The draft plan approval was extended by this Council on September 24, 2012.

Please note that, in 2003, a building permit was issued to construct a residential dwelling on the proposed “severed” parcel intended for use as a model home.
COMMENTS:

See "Background".

ATTACHMENTS:

1. Request for Comments (2 pages)
2. Draft Plan of Subdivision excerpts (2 pages)

MUNICIPAL STRATEGIC COMMITMENT:

By evaluating strategic objectives, it can be assured that the actions taken by the Municipality create value across all strategic priorities identified in the Strategic Plan. In doing so, the Municipality moves closer to its vision of providing a safe, progressive municipality that is committed to managing growth and providing a welcoming, diverse and environmentally sustainable community that enhances the quality of life for all residents and visitors.

<table>
<thead>
<tr>
<th>Strategic Priority</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Well managed and fiscally responsible municipal government is enhanced</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Conservation and protection of unique natural environment including the encouragement of well managed growth is enhanced</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Health, safety and education of the community are enhanced.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development/promotion of cultural and recreational opportunities is enhanced.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Citizen involvement is enhanced.</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Economic development strategies are enhanced.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the option(s) recommended create value across all strategic priorities?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the option(s) recommended make Northern Bruce Peninsula a municipality of choice for high performance public servants?</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

BUDGET IMPLICATIONS:

There are no budgetary implications applicable to this application.

Respectfully submitted:

Mary Lynn Stenden, Municipal Clerk

Approved by:

Bill Jones, Chief Administrative Officer
REQUEST FOR COMMENTS
PROPOSED CONSENT TO SEVER LAND
(Section 53, Planning Act, 1990)

TO: Municipal Staff, GS Conservation Authority, Health Unit, First Nations, Hydro One

The County of Bruce has received a Planning Application as outlined below. The application is being circulated to you for your review and comments. Please see the attached schedule on the reverse of this form for location information.

<table>
<thead>
<tr>
<th>Development Proposal</th>
<th>The application proposes to sever a lot containing a residential dwelling. The lot is within the partially developed Lakewood subdivision and is accessed by a roadway which is to be improved and deeded to the Town as part of the consent approval process. The Lot is shown as Part '1' on the site plan. The road is shown as Part '2'.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Related File(s)</td>
<td>None</td>
</tr>
<tr>
<td>Owner</td>
<td>Saugeen Development Corporation</td>
</tr>
<tr>
<td>Applicant</td>
<td>c/o John Keeso</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lots 22, 23, 24 Concession 3 WBR (Eastnor) Roll #4109620000416700</td>
</tr>
<tr>
<td>Municipal Address</td>
<td>n/a</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Description :</th>
<th>SEVERED</th>
<th>RETAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage +/− 75 m (246ft)</td>
<td>&gt; 100 m (330ft)</td>
<td></td>
</tr>
<tr>
<td>Depth +/− 105 m (344ft)</td>
<td>Irregular</td>
<td></td>
</tr>
<tr>
<td>Ares +/− 0.864 ha (2.13 ac)</td>
<td>+/− 50.4 ha (124.5 ac)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Uses</th>
<th>Existing Residential</th>
<th>Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed No Change</td>
<td>No Change</td>
<td></td>
</tr>
</tbody>
</table>

| Structures | Existing Single Detached Dwelling, Shed, Garage, well, septic system | None |
| Proposed No Change | No Change |

| Servicing | Existing Onsite Well and Septic System | None |
| Proposed No Change | No Change |

| Access | Road to be deeded to Municipality | Lakewood Country Lane |

<table>
<thead>
<tr>
<th>County Official Plan</th>
<th>Inland Lake Development - Special Policy Area 'C'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Official Plan</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning By-law</th>
<th>Existing R1 Detached Residential</th>
<th>Proposed No Change</th>
</tr>
</thead>
</table>

| Surrounding Land Uses | Vacant Lands Zoned and designated for Residential use |

Subject Lands:
The proposed Consent application is consistent with the Provincial Policy Statement, complies with the Bruce County Official Plan, and conforms to the Municipal Zoning By-law. Your comments and conditions are requested for consideration by the Planning Department for the preparation of the conditions of approval.

The Planning Department has reviewed the application and makes the following preliminary conditions of approval:

1. That the owner enter into an Agreement with the Municipality, if deemed necessary by the Municipality, to satisfy all the requirements, financial or otherwise of the Municipality, which may include, but shall not be limited to, the provision of parkland (or cash-in-lieu of land), roads, installation of services, facilities, drainage and the timing and payment of a development charge.

2. That the owner provides an appraisal of the subject lands to the Municipality. Said appraisal shall be the basis of the 5% cash in lieu of parkland contribution.

3. That a Surveyor's drawing be completed and a copy filed with the Municipal Clerk, the Registrar and two copies filed with the Approval Authority for the County of Bruce, or an exemption from the survey be received.

4. That pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within one year of the giving of the Notice of Decision. (Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (ie. Stamping of the deed).

5. That the applicant pay a $130.00 fee at the time of certification of the deeds.

6. That the Municipality provide written confirmation to the Approval Authority that the municipal conditions as imposed herein have been fulfilled.

Additional information relating to the application may be obtained at the Wiarton Office, at the above address, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday). Additional information can also be viewed on-line at http://www.brucenight.ca (under Quick Links, Applications, by Municipality).

Comments made in response to this application must be received by the Planning Department by May 2nd, 2013. If you are unable to comment in the time specified, please contact the Wiarton Office of the Bruce County Planning Department at the address indicated above. Comments or requests for additional time may also be forwarded to the Planner responsible for the file, Jakob Van Dorp at bcpp@brucecounty.on.ca

FILE: B-31-2013.62

NO COMMENTS: COMMENTS:

Title: __________________________ Signature: __________________________

SCHEDULE 'A'

PLAN OF Survey
of a Part of
LOT 23, CONCESSION 3
WEST OF THE BURY ROAD
GEORGIAN TOWNSHIP OF EAST NOR
MUNICIPALITY OF NORTHERN BRUCE PENINSULA
COUNTY OF BRUCE

HERWITT & MILNE LIMITED
SCALE = 1:100

LAKESIDE

LOT 36

LOT 35

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

PART 1

PART 2
DRAFT PLAN OF PROPOSED SUBDIVISION

Part of Lots 22, 23 & 24, Concession 3, Part of Lots 23 & 24, Concession 4 & Part of Lots 23, 24 & 25, Concession 5, Geographic Township of Eastnor, Municipality of Northern Bruce Peninsula, County of Bruce

OWNER'S CERTIFICATE

I AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE MINISTRY OF MUNICIPAL AFFAIRS FOR APPROVAL.

DATE: Mar 29, 1991

SHARON ELAINE KEESO - PRESIDENT
SAUGEEN DEVELOPMENT CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY OF THE LAND TO BE
May 6, 2013

Mr. Jakob Van Dorp, Planner  
County of Bruce  
Planning and Economic Development Department  
Box 129, 578 Brown St  
Wartom, ON  
N0H 2T0  

Dear Mr. Van Dorp:

RE: Application for Consent: B-31-2013.62  
Applicant: Saugeen Development Corporation  
c/o John Keeso  
Lots 22, 23, 24, Concession 3 WBR  
Municipality of Northern Bruce Peninsula, formerly Eastnor Township  
Our File: P1071

The Grey Sauble Conservation Authority (GSCA) has reviewed this application in accordance with our mandate and policies for natural hazards, for natural heritage issues as per our Memorandum of Agreement with the County of Bruce. We offer the following comments.

Subject Proposal
It is our understanding that the application proposes to sever a lot containing a residential dwelling within the partially developed Lakewood subdivision, and to improve and deed to the Town the adjacent roadway as part of the consent approval process. It is further our understanding that the subject lot is within the 11 lot Phase 3 (Trillium Crossing) of the development.

Provincial Policy Statement
3.1 Natural Hazards
No natural Hazards were identified on the proposed lot. We recommend that any drainage works for the lot should be completed in conformity with the Stormwater Management Plan for Phase 3 Trillium Crossing.

2.1 Natural Heritage
Natural Heritage issues on phase 3 of the Lakewood Development were reviewed and approved by the Ministry of Natural Resources in 2005. No new natural heritage issues for the subject lot have become apparent through our current review.

Recommendations
We have previously provided comments on the creation of this lot as part of Phase 3 (Plan of subdivision file 41T-2008-07.62) and generally have no objection to this current application as proposed.
Mr. Jakob Van Dorp, Planner  
Application for Consent (B-31-2013.62)  
Lots 22, 23, 24, Concession 3 WBR, Northern Bruce Peninsula (Eastnor Township)  
May 6, 2013  
Our File No. P10711  

If any questions should arise, please contact our office.

 Regards,  

[Signature]

Andrew Sorensen  
Environmental Planning Coordinator  

enclosure  

cc Municipality of Northern Bruce Peninsula

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