

October 16, 2020

Re: Zoning By-law Amendment Application Z-68-17.44 – Fenton

To: Daniel Kingsbury Bruce County Planner

I would like proceed with my Zoning By-law Amendment Application Z-68-17 to rezone a portion of my property to Residential to allow a severance. The original application was submitted in 2017 and was deferred in part because of the Bruce County Road 33 realignment. Now that the road realignment plans have moved into their final stages I wish to bring the severance forward. Until this application is dealt with I cannot discuss with the County any land acquisitions for the County Road 33 realignment. I also hesitate to allow the County on my lands to proceed with surveys until this application is dealt with because new lot lines will need to be established to the east of my current property for the new lot which will impact the County surveying.

Background:

The original application was to rezone 1 lot to Residential (R1) to facilitate the construction of one single family dwelling and increased height for an accessory building. The proposed lot size is consistent with all other oversized lots fronting on County Road 25 between Highway 21 and Lake Range Road. The lot would be serviced with municipal water & sewer.

County Planning Staff have suggested that this parcel of land should be developed as a Plan of Subdivision which I believe is not required for this one lot. The future re-alignment of Bruce Road 33 will dissect my lands in the very near future. Until Bruce Road 33 is completed any plans to develop the remaining lands, beyond the one lot severance, cannot be considered for many years. The newly aligned road will now make the remaining PD lands less desirable for a Plan of Subdivision.

The creation of this lot allows for the efficient use of land and is consistent with development in the area. The proposed lot will be situated between the lot currently severed by me and the new proposed Bruce Road 33. With full servicing now being completed in this area this lot will now meet the definition of infilling or minor rounding out.

The newly severed lot will be west of Bruce Road 33 roundabout and is away from its high traffic area. The new lot is situated on the south side of the road between Bruce and Ridge Streets located on the north side of County Road 25 so therefore the driveway will not interfere with traffic from these two roads.

I look forward to having this zoning application move forward in the near future and to have the severance completed to allow me to proceed with Bruce Road 33 land acquisition and realignment negotiations with the County.

I look forward to hearing from you.

Respectfully Submitted
Tom Fenton

