

February 22, 2021

County of Bruce Planning & Development Department
268 Berford St, P.O Box 129
Wiarton ON N0H 2T0

Email: bcplwi@burcecounty.on.ca

Dear Eric Steele:

Re: Consent Application B-2020-125 Baumgarten
885 Bayview Street (410258000122000)
WATER LOT 3PT DIV N BAY ST; RP 3R7000 PARTS 4 & 5 SUBJ TO UNION
GAS EASEMENT FOR A PIPELINE
Town of South Bruce Peninsula, Bruce County

We have reviewed this application for Consent and provide the following comments.

The property subject to this Consent Application is within the Niagara Escarpment Plan and is designated **Urban Area** and **Escarpment Natural Area**. It is located outside the area of **Niagara Escarpment Development Control** (maps attached).

The property at 885 Bayview Street (ARN 410258000122000) along Colpoy's Bay shoreline in South Bruce Peninsula (formerly Town of Wiarton) was subject of a site-specific Urban Area Amendment during the Co-ordinated Plan Review. UA 60 proposed to re-designate lands from Escarpment Natural Area to Urban Area. The Commission supported re-designation of part of the property east of Bayview Street as Urban Area but not the portion of the property west of Bayview Street. The area to the west of Bayview was determined to still meet criteria for the designation to remain Escarpment Natural Area (steep slopes, wooded). The partial re-designation was approved by Order in Council (OIC 228/2020) and is reflected in current mapping.

During consideration of UA 60, NEC was aware the intent of the re-designation was to accommodate lot creation. At the time of review comments from Bruce County and the GSCA were supportive of the designation change.

The proposed new lot appears to be configured to include lands both to the east of Bayview Street (Urban Area) and a small portion to the west of Bayview (Escarpment Natural Area).

Development within Urban Areas shall not encroach into the Escarpment Natural Area according to Part 1.7.5.4 of the Niagara escarpment Plan (NEP). New lots within Urban Areas shall not be created if such lots encroach into Escarpment Natural Area according to Urban Area Development Objective 1.7.5.5.

The NEP does not support development on lands prone to natural hazards (Part 2.2.2). The proposed shoreline lot will need to demonstrate that there is a building envelope outside of the potential flood hazard. Any alteration of the grade or drainage needs to demonstrate that key natural heritage features and functions (fish habitat) will be protected. (Part 2.7)

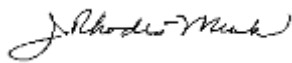
It is not clear if the viability of the proposed new lot requires inclusion of the lands to the west.

NEC staff cannot confirm the proposal conforms with the policies of the NEP (2017) with the inclusion of the western lands.

A Notice of Decision on this Consent application is requested.

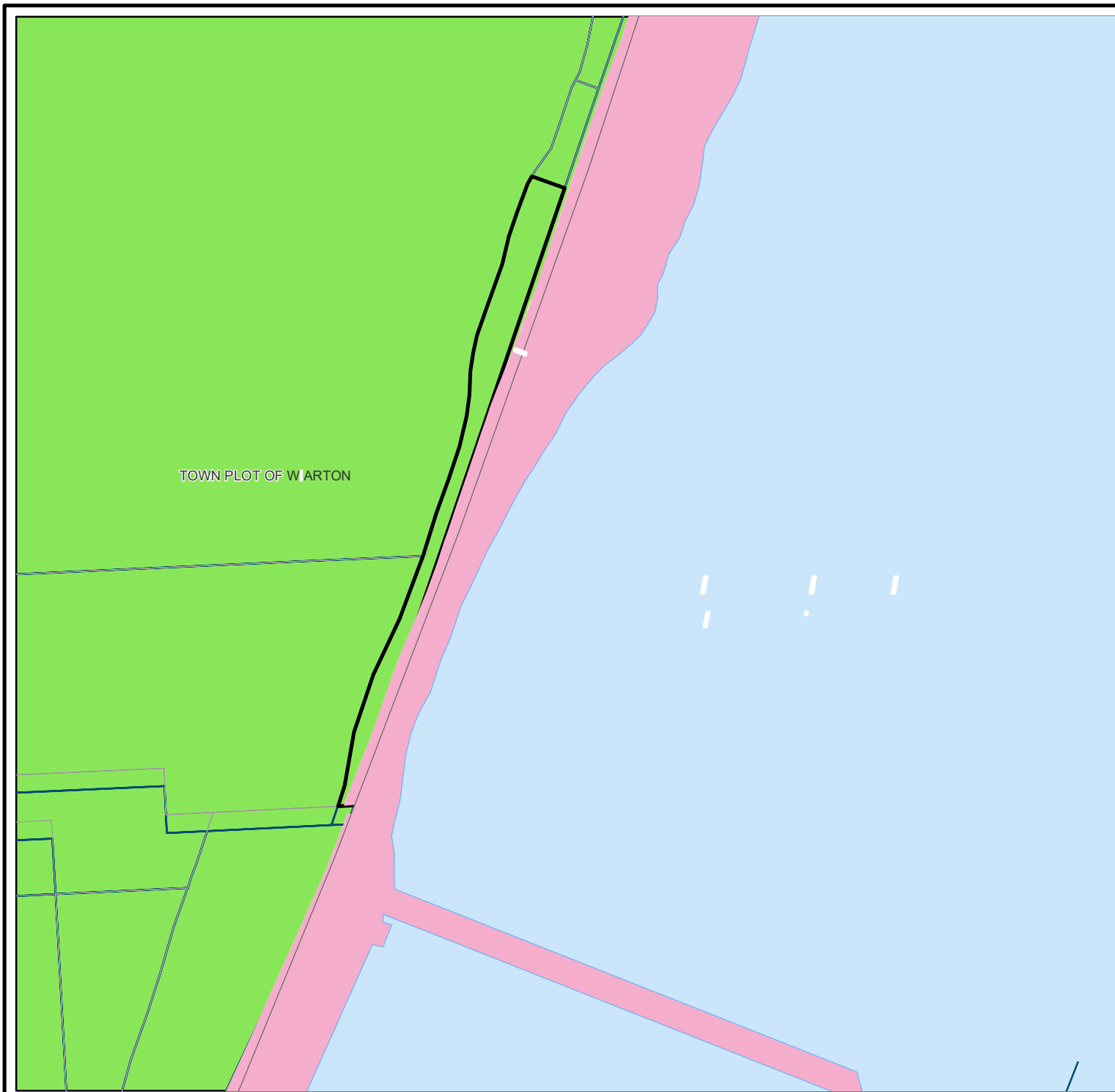
Please call me at (226) 668-5247 or at judy.rhodes-munk@ontario.ca if you have any questions.

Yours truly,

A handwritten signature in cursive script, appearing to read "Judy Rhodes-Munk".

Judy Rhodes-Munk
Senior Planner

attachments




Niagara Escarpment Plan

410258000122000

 Subject Property

Geographic Names

Plan Designations

 Escarpment Natural Area


 Urban Area

 Roads


 Waterbodies

 Upper Tier Municipality

 Lower/Single Tier Municipality

 Lot and Concession Boundary

 Parcel Boundary

 Ownership Boundary

NOTE: The Niagara Escarpment Plan Designation boundaries shown on this map are approximate and subject to confirmation through Site Inspection and the application of the 'Interpretation of Boundaries' section of the Niagara Escarpment Plan

Scale 1:2,000

0 10 20 30 40

Metres

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THIS IS NOT A PLAN OF SURVEY.

This map is illustrative only. Do not rely on it as being a precise indicator of routes, location of features, nor as a guide to navigation. Base derived from various sources.

Map compiled and produced by the Geographic Information Systems (GIS) Department of the Niagara Escarpment Commission, Ministry of Natural Resources

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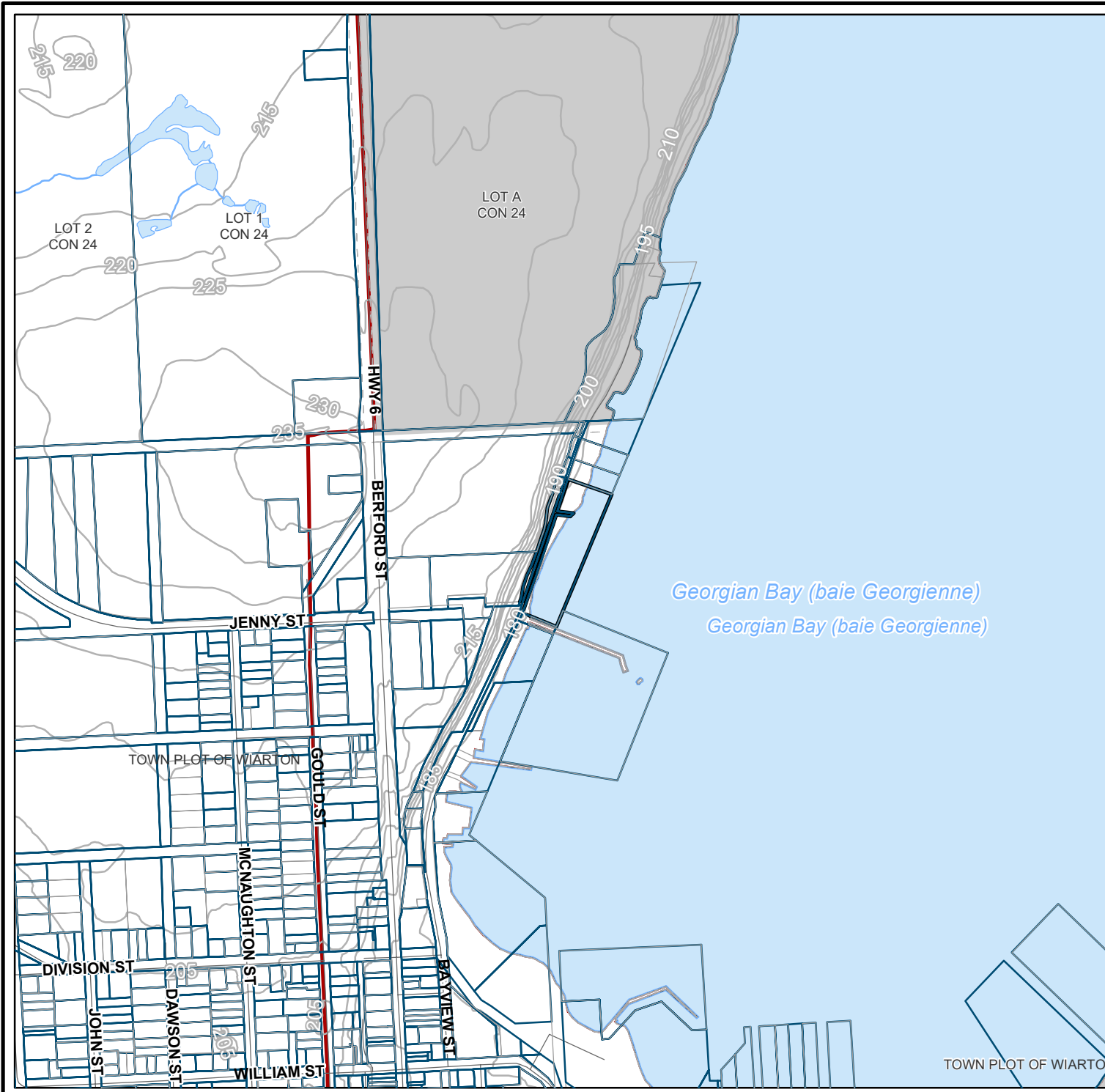
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Map 2 - Development Control

Lot Configuration

410258000122000



- Subject Property
- Geographic Names
- Niagara Escarpment Plan Area
- Area of Development Control
- Roads
- Waterbodies
- Watercourse
- Contour (5 metre intervals)
- Upper Tier Municipality
- Lower/Single Tier Municipality
- Lot and Concession Boundary
- Parcel Boundary
- Ownership Boundary

Area of Development Control Drawn for Convenience Only. Refer to the appropriate Ontario Regulation for an accurate interpretation of the Development Control Area.

Scale 1:10,000

0 75 150 225 300

Metres

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