

891 Bayview Street, PO Box 734
Wiarton ON N0H 2T0

February 17, 2021

County of Bruce Planning & Development Department
268 Berford Street, PO Box 129
Wiarton ON N0H 2T0

bcplwi@brucecounty.on.ca

Attention: Eric Steele

RE: B-2020-125 – Notice of Complete Application to Sever lot 885 Bayview Street, Wiarton

Dear Mr. Steele,

This letter is in response to the notification I received of the application to sever the lot currently addressed as 885 Bayview St. This letter formally indicates my objection to the application and formal request to be provided any notices pursuant to section 53(17) of the Planning Act.

Having reviewed the materials submitted for the application, it appears that this should not be proceeding as a complete application at this time. The only document present is a Site Plan. The proposed lot to be severed is Georgian Bay waterfront. As such, at a minimum, I would have expected the following documents on file, or being currently pursued in order for the County to make an informed decision:

- 1) A Coastal Assessment
- 2) Studies specified under section 6.19 of the Bruce County Official Plan (BCOP) including an Archaeological Assessment (ix); Fisheries Impact Assessment (xvii); Planning Justification Report (xxxiv); Surface Water Impact Assessment (xliv) and Lot Grading/Drainage Plan (xxv).
- 3) Current comments on the application from the Grey Sauble Conservation Authority.
- 4) Results of consultation with the Saugeen Ojibway Nation (SON).

In addition it should also be noted that there is still a continued concern on this street regarding the sewer. Mainly, that almost everyone on this street including the lot proposed to be severed has had issues with sewer lines backing up due to pressurization of the lines and the destruction of check valves and pumps. Items that are required due to the location of the sewer line and the residents requirement to pump against gravity to the line from holding tanks. There have been multiple instances when a loss of control of sewage and water from the system has occurred. This is not only an environmental concern, it is an infrastructure issue I feel should be resolved officially before another household is added to the street.

Sincerely,

Marija Scriven

c.c. Mayor Janice Jackson

From: [Eric Steele](#)
To:
Cc: [Planning Applications Warton](#)
Subject: RE: B-2020-125 Notice regarding 885 Bayview St.
Date: Thursday, February 25, 2021 3:59:10 PM

Good afternoon Marija,

I have reviewed your comments regarding providing additional studies for the above referenced application. I would like to note that under Bruce county Official Plan policy 6.19.1, the County can provide exceptions for planning application requirements. Under 6.19.3, the specific submission requirements are determined depending on aspects such as the phase and/or scale of the proposal and its location relative to other land uses. I have provided more detailed responses to each of your comments below.

Coastal Assessment

Since the application is proposing to create a new lot and there are no additional development plans that have been submitted, a coastal analysis was not required to be submitted as part of a complete application. As part of the application process, Grey Sauble Conservation Authority (GSCA) was circulated and have provided comments. The GSCA has noted that there is no specific development plan and that any future development would be require a development permit to be obtained. The GSCA has also identified that a portion of the property lies within the Wave Upbrush setback and if future development is proposed within this area, a Coastal Assessment would be required.

Archaeological Assessment

Since the subject property falls within an area that has a high amount of land that was created by fill, an archaeological assessment was not included as a requirement for a complete application. Typically, for consent applications these assessments are included as conditions of severance approval.

Fisheries Assessment

An assessment such as this is typically required for a proposed development that includes work in or near the lake bed and would fall under a separate process with the Department of Fisheries and Oceans. Additionally, setbacks within the Zoning By-law and those identified by the GSCA to the waterfront would direct development to areas of the property that would not impact fisheries, as would conditions of a development permit with respect to sediment control measures.

Surface Water Impact Assessment

A Surface Water Impact Assessment is required for a planning application to evaluate changes in surface water quality and quantity that will result from development. The application is proposing to create a vacant residential lot that is relatively flat and would drain towards the waterfront similar to the other lots that exist on Bayview Street. If an application is brought forward for a development in the future that would require relief from zoning provisions and setbacks and potentially alter the quantity and quality of surface water, an assessment could be required.

Lot Grading and Drainage Plan

As I mentioned above, the application is proposing to create a vacant lot. The lot is currently relatively flat and surface water would continue to drain towards the waterfront. The GSCA has commented that any future development would require a development permit to be obtained and a lot grading and drainage

plan would need to be submitted to ensure that drainage is adequately addressed for the proposed development.

Comments from Saugeen Ojibway Nation

The application was circulated to the Historic Saugeen Métis, the Saugeen Ojibway Nation, and the Métis Nation of Ontario for comments. The Historic Saugeen Métis has provided comments that they have no objection to the application.

Wastewater Servicing

Comments were received from Municipal Public Works Department during the application circulation. Public Works has commented that there is capacity in the sewer line to accommodate an additional connection. Municipal staff have noted that the servicing by gravity is not possible. Staff have also noted that the private low-pressure service and individual sewage pump would be the responsibility of the homeowner and that backflow preventers/check valves must be in place and kept in good working order at all times. I have forwarded your comment to Municipal staff. You may wish to contact the local Municipality if you have had issues with sewer services.

If you should have any further questions or would like to discuss any of the above, please do not hesitate to contact me.

Sincerely,

Eric Steele
Planner
Planning and Development
Corporation of the County of Bruce

226-909-3082
www.brucecounty.on.ca



Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

From: Buffy Scriven

Sent: Saturday, February 20, 2021 11:15 AM

To: Planning Applications Wiarton <PlanningApplicationsWarton@brucecounty.on.ca>

Subject: B-2020-125 Notice regarding 885 Bayview St.

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Attn: Eric Steele

Please find attached my response to the notice of complete application regarding 885 Bayview St.

Regards,
Marija Scriven

Sent from my Galaxy

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.