



Committee Report

To: Warden Janice Jackson
Members of the Planning and Development Committee

From: Mark Paoli
Director of Planning and Development

Date: August 12, 2021

Re: Consent B-2021-040, B-2021-041 Mohammed

Staff Recommendation:

That Consent B-2021-040 and B-2021-041 be approved; and

That the Secretary-Treasurer of the Land Division Committee be authorized to sign the Decision Sheet.

Summary:

The purpose of this application is to re-create three original surveyed lots that have merged on title. Staff note that dedication of the road that runs through the lots to the Municipality could enable the owner to register additional lots as the municipality would be an intervening landowner between the parts.

This application has been deferred to the Land Division Committee as comments were received during the public notice period in opposition to the proposed applications.

Alignment with Guiding Principles:



GOOD GROWTH

To put growth in the right locations with the right services



AGRICULTURE

To support our key economies, including supporting a thriving agriculture community



CONNECTING

To improve our ability to move people, goods, and information between communities



HOMES

To increase the supply and mix of homes



BUSINESS

To create opportunities for a diversity of businesses, jobs, and employers



COMMUNITIES

To create wellbeing through access to healthy complete communities



HERITAGE

To identify and manage our cultural heritage resources



NATURAL LEGACY

To manage natural resources wisely for future generations

● Not applicable

● Not aligned

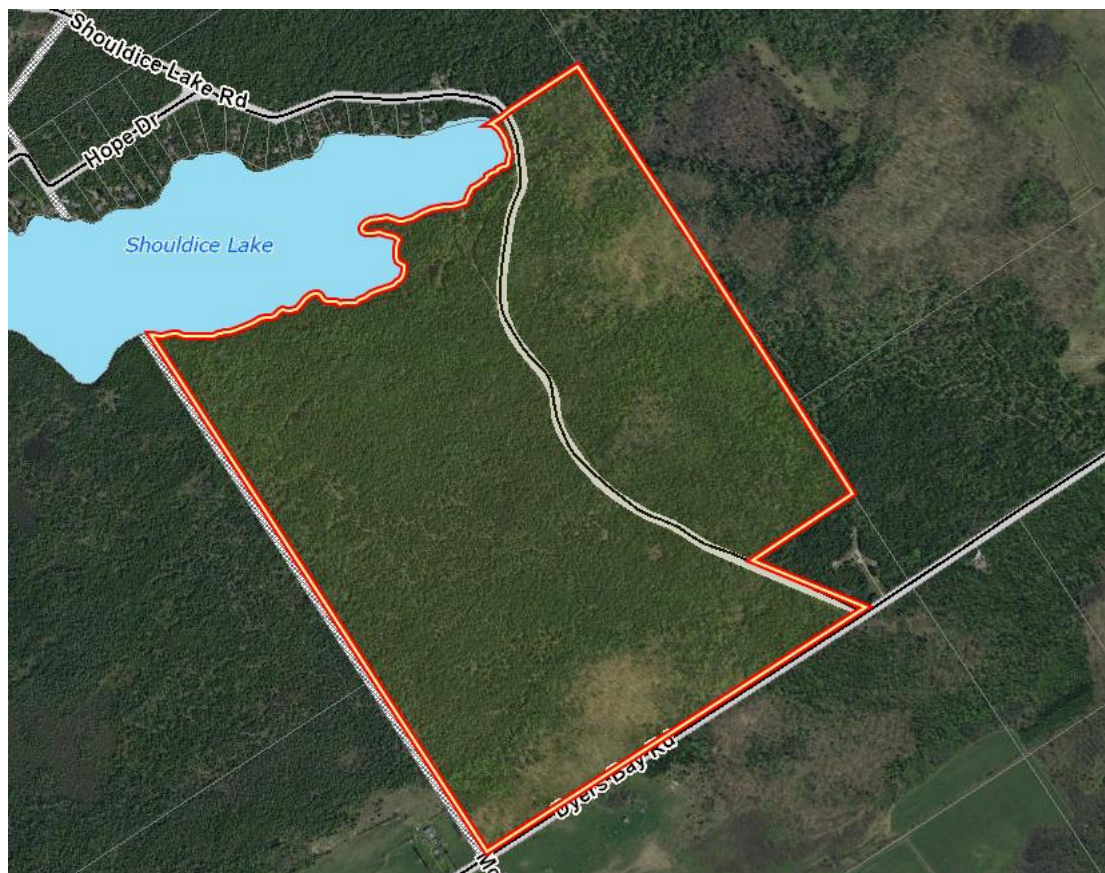
● Aligned

● Strongly aligned

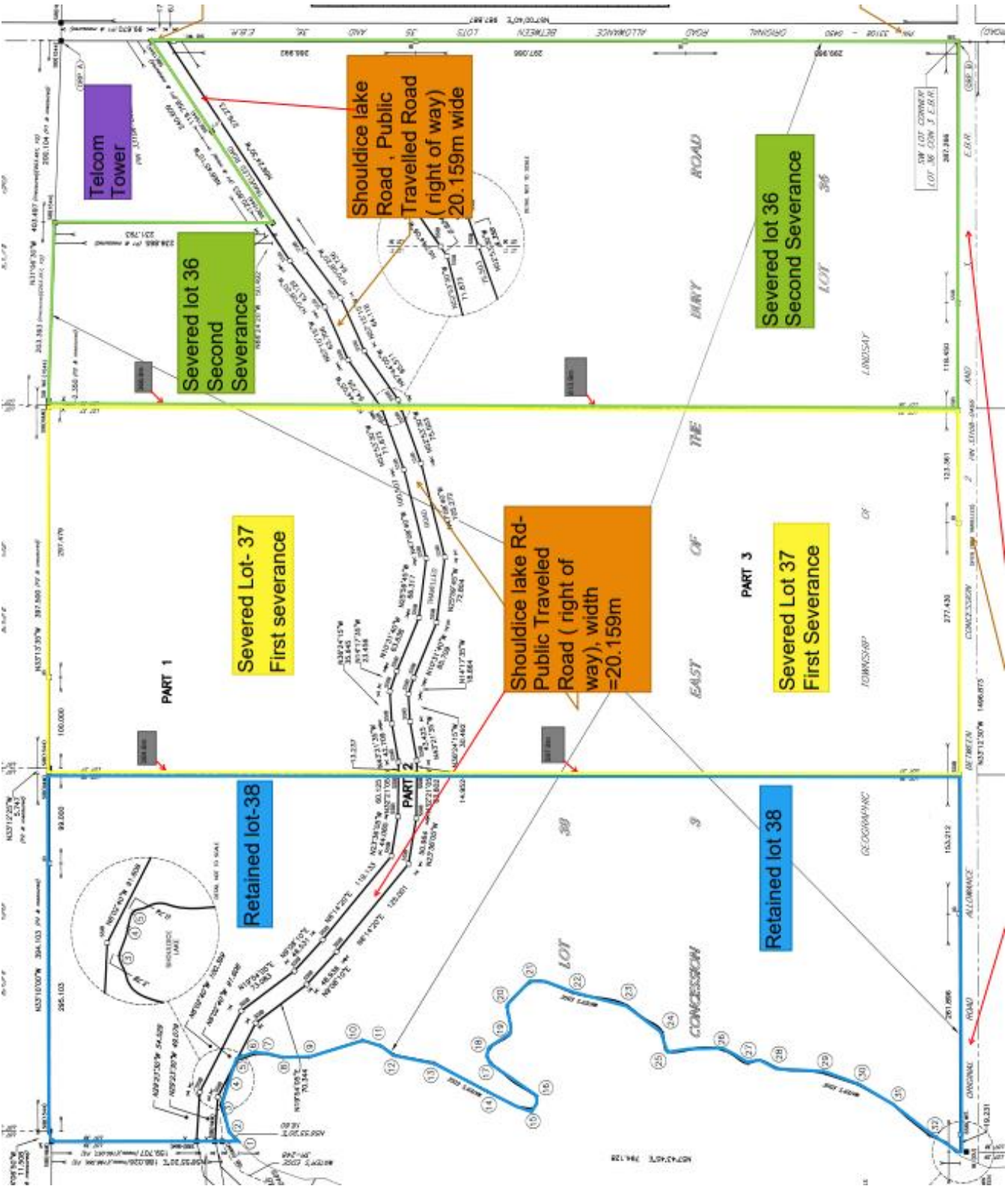
The proposed severance is aligned with the Homes Guiding Principle, as the applications would allow for the re-creation of three building lots that would have the potential for residential uses.

On balance, this proposal is aligned with the Guiding Principles and the Vision of a healthy, diverse and thriving future.

Air photo



Site Plan



Planning Analysis

The following section provides an overview of the planning considerations that were factored into the staff recommendation for these applications, including relevant agency comments (attached), public comments (attached), and planning policy sections.

Re-creating Lots Merged on Title

In 2020, Bruce County Official Plan Amendment (BCOPA) 250 was adopted to provide opportunity for lots that had merged on title to be re-created or have boundary adjustments in certain circumstances. The Official Plan policies permit the severing of merged township lots where the lots meet the Land Division criteria in the Plan.

Lots that have been severed for schools, road widening or similar public purpose, or minor lot adjustments are considered to be original Township lots. The subject lots are complete township lots except for:

- Shouldice Lake Road (which runs through all 3 township lots)
- A Telecommunications Tower (i.e., public purpose) located on a piece severed from Township Lot 36 (application B-2021-041)
- The north limit of Lot 38 follows Shouldice Lake.

The proposed severed and retained lots meet the minimum lot area requirements and would have access to an open and maintained Municipal Road through the dedication of Shouldice Lake Road to the Municipality.

Comments were received from neighbouring residents raising concerns that the proposed development would have negative environmental effects, as well as impacts to traffic and the water quality of Shouldice Lake. Under BCOPA 250, the re-creation of one or more original Township lots would not be considered new development and applications that meet these policies have minimal requirements for additional information and studies as they are focused on re-creation of properties that were previously separate lots.

Municipal Road Access

The proposed severed and retained lots would have road frontage on Shouldice Lake Road which runs through the property. This road is a common access road and is maintained by the Municipality; however, title to the road has not been transferred to the Municipality. The County Official Plan requires that new lots have frontage on an open and maintained Municipal Road. To satisfy this requirement of the Consent policies, Municipal staff have included a condition for the Shouldice Lake Road to be dedicated to the Municipality.

The owner of the lands is currently in discussion with the Municipality with respect to any considerations that may relate to the transfer of the road. The conditions would specify that the transfer must occur to the satisfaction of the Municipality. This is consistent with the approach taken in application B-84-2016, which related to re-creating two original Township Lots, each with portions of another Township lot, on Hidden Valley Road which together with Shouldice Lake Road forms an early transportation route on the Peninsula.

Financial/Staffing/Legal/IT Considerations:

Potential Appeal to Local Planning Appeal Tribunal

Report Author:

Eric Steele, Planner

Departmental Approval:

Mark Paoli, Director of Planning & Development

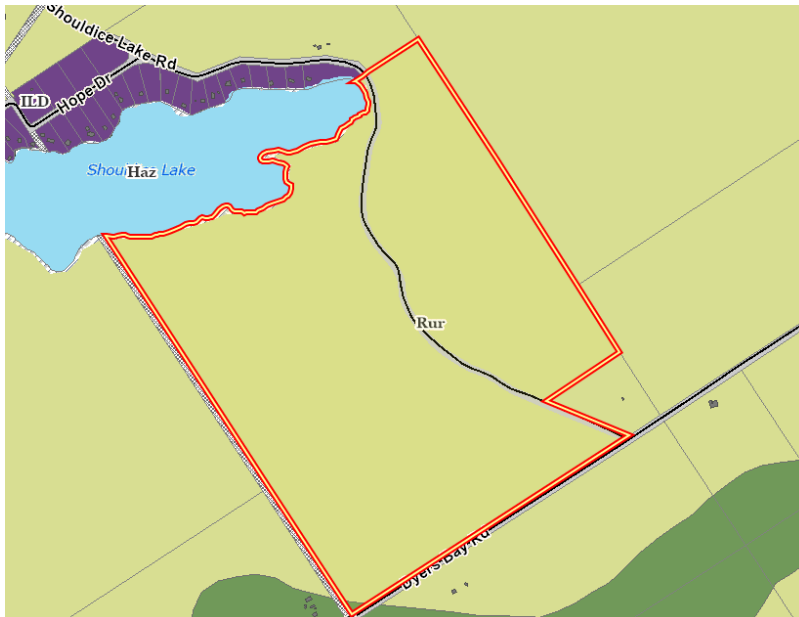
Approved for Submission:

Sandra Datars Bere
Chief Administrative Officer

Appendices

- County Official Plan Map
- Local Zoning Map
- Agency Comments
- Public Comments
- Public Notice

County Official Plan Map (Rural, Hazard Land)



Local Zoning Map (General Rural Special Exception (RU1-lms))



Agency Comments

Municipal Staff: The portion of Shouldice Lake Road through the subject property should be dedicated to the Municipality. The proposed conditions of approval have been verified by the Municipality.

Historic Saugeen Métis: No objection to the application.

Public Comments

Todd & Michele Atherton (attached): Comments received raising concerns for increased traffic, noise and pollution from new development, impacts to water quality of Shouldice Lake, and negative impacts to the natural environment.

Lise Mollon (attached): Comments received raising concerns of negative impacts to environment and wildlife.

Jim & Jane Westra (attached): Comments received raising concerns for increased traffic, impacts to water quality of Shouldice Lake, and negative impacts to the natural environment.

Brian Brown (attached): Comments received raising concerns on future development that may take place on Shouldice Lake Road.