

822750 Sideroad 1, Chatsworth, ON
N0H 1G0
October 17, 2021

Submission to October 21, 2021 Bruce County Special Meeting re Official Plan

Attention: Bruce County Council, County Planners and Planning Consultants (WSP)

Thank you for the opportunity to engage in the planning process leading to the new Official Plan for Bruce County, and for sending us the information about these next steps towards the new Official Plan. Having reviewed and provided input to the many documents related to the 8 guiding principles of the Plan the Bruce - Official Plan Review, we wish to comment on two key points upon becoming aware of this Special Council Meeting. We also acknowledge that we have an interest in developing land to provide future housing opportunities.

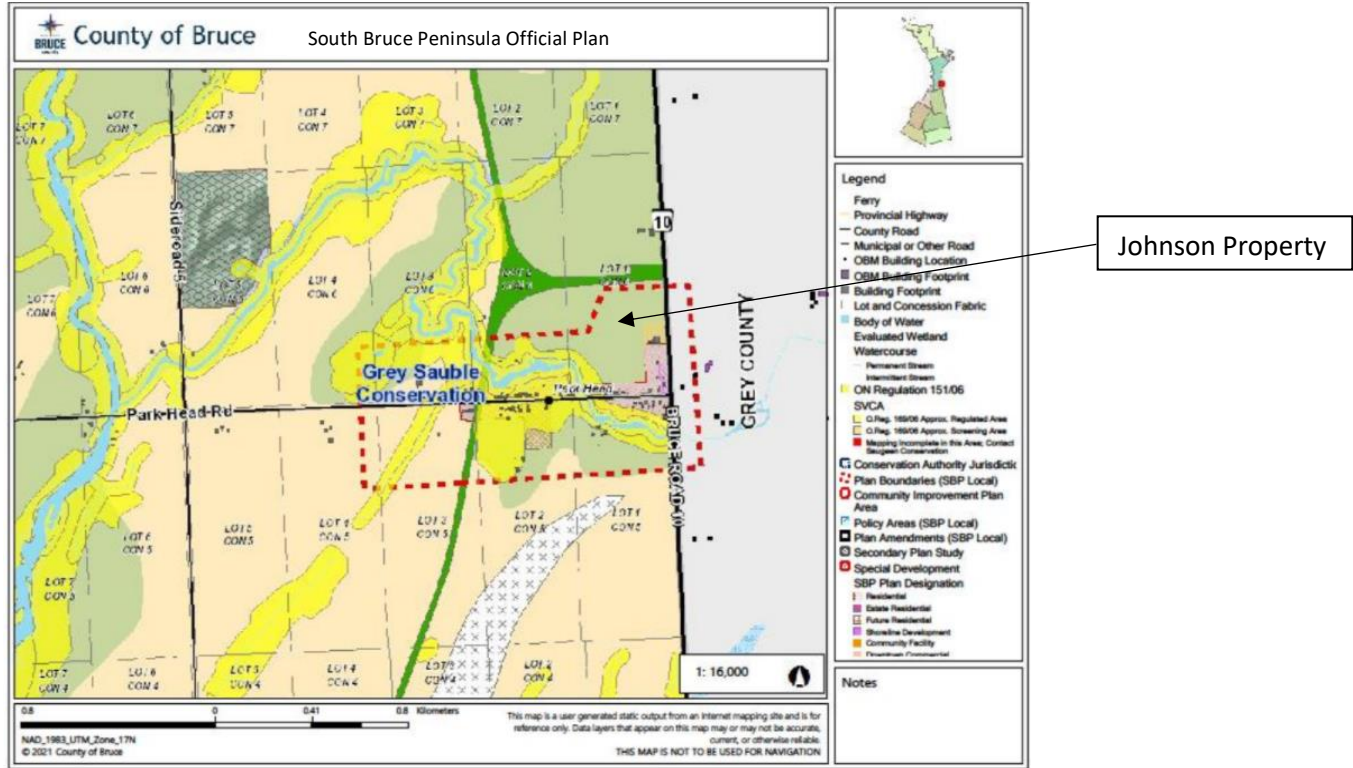
As has been noted by many, Bruce County is a unique place in which to grow and work, and has very different characteristics than the larger urban areas closer to the GTA. Having grown up in the hamlet of Park Head, Joy knows the importance of the sense of community that small rural neighbourhoods bring to families. We believe that rural communities are the backbone of Bruce County, and that growth should be enabled not only in the few primary settlement areas but in the smaller hamlets as well. To grow the tax base of the County and the municipalities, a diverse and balanced offering of residential settlement options should be available; not everyone wants to live in one of the few primary settlement areas.

The first point we wish to comment upon is the designations for agriculture in the Plan the Bruce – Agriculture documents. We are concerned that some of the land designations currently shown in the mapping do not reflect the actual opportunities for land use. Having farmed for many years, we understand and appreciate the importance of agricultural land. The land that we own in South Bruce Peninsula has been in Joy's family for over 100 years so we are quite familiar with it. One of our sections of property is swampy bushland, but it is being considered as Potential Prime Agricultural designation, which is not realistic. We believe it is very important that the Planning teams look closely at the designations.

The second point that we wish to comment upon is in relation to our proposed development in the hamlet of Park Head. We wish to continue to engage with County Planners and their Planning Consultant (WSP), with the intention of rounding out the settlement area boundary for the hamlet of Park Head with the land that is bounded to the north by the railway trail. Dating back to the 1970s, Joy's father started the process of expanding Park Head and we would like to complete his vision.

We completed a Pre-Consultation meeting with Bruce County Planners on June 24, 2021 regarding our development proposal at Park Head. Due to the timing of this new Official Plan, Bruce County planning suggested that we engage with their Planning Consultant (WSP) to continue pursuing the proposal. We have retained a Planner (Bev Nicolson) and completed initial studies (GSS Engineering for a desktop Hydrology study for water and septic, SAAR Environmental for an initial EIS report and Fisher Archeological for a Stage 1 study). All three preliminary studies were consistent in revealing no indicators that would limit the feasibility of the proposed development. We believe that this proposal

would be beneficial to the growth of Bruce County and to South Bruce Peninsula, but requires an adjustment to the settlement boundary to round out the hamlet to include the areas naturally bounded by the existing features. The following is mapping from the South Bruce Peninsula Official Plan.



We wish to continue to be informed of the progress of the Bruce County Official Plan and look forward to the opportunity to meet with Bruce County Planners and their Planning Consultant WSP to present our proposal and supporting documentation. We appreciate the attention County Council has placed on this matter.

Garry and Joy Johnson
 Owners of Conc 6 Pt Lots 1, 2 and Conc 7 Pt Lot 1, 2 South Bruce Peninsula

519-373-6455 or 519-374-5600