

March 29, 2021

Attention: County of Bruce Planning and Development Department  
File Number: B-2021-006 Planner: Barbara Mugabe

Comments on Consent Application (both Version 1 and Revised version):

The proposed application is not accurately presented. The property is 20 x 40 metres square or 66 x 132 feet NOT 23.2 x 42.6.

The application does not meet Zoning By-law requirements and would create non-conforming lots in an area of all full sized residential properties.

If approved this would likely require variance when a building permit is requested and a new driveway from Johnston Avenue or Waterloo Street.

The existing house has a section on the back which currently lies on town property and this is also not shown on the site plan.

I wish to be notified of the decision of the County of Bruce Land Division Committee on the proposed consent.

Jody Mahon  
544 Johnston Avenue  
Port Elgin, Ontario  
N0H 2C1

## Barbara Mugabe

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**Subject:** FW: Public Meeting Z81

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**From:** Jim Bayes <>  
**Sent:** Friday, December 17, 2021 10:23 AM  
**To:** Barbara Mugabe <BMugabe@brucecounty.on.ca>  
**Subject:** Public Meeting Z81

**\*\* [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.

Thank you for accepting my comments. I would have made them earlier but I had received no notice of the meeting and no knowledge of the application as I had of the previous one, B-2021-006.

The current application has only one serious error in information. In the sketch the dwelling is called a brick dwelling. The dwelling at 560 Waterloo is a wood structure with an exterior coating of stucco scratched to resemble brick. A significant difference.

I regard the current application as new, not revised, and believe I should have been notified.

The current application asking is asking for permission to completely disregard the PERMITTED USES and REGULATIONS of R2 zoning bylaw for some

UNKNOWN FUTURE PROJECT. Such PERMISSION should never be considered or granted. This would be equivalent to signing a blank check.

If full details of such a project and timing would be presented a consent application could be considered but not previously granted.

At this time the question of who, if anyone, gave consent to operate a rooming house at 560 Waterloo should be asked and answered.

This has been in operation for the past two years. This is not a permitted use in R2 Zone bylaw.

Also a 40 foot house trailer has been parked within 1 foot of the rear lot line. Acceptable?

Having been a neighbour of 560 Waterloo for more than 50 years I am interested in whatever develops there.



I am available to answer any questions you may have.

February 12, 2022

Barbara,

I was surprised to receive your e-mail of February 9, 2022 concerning a "Committee Meeting on March 14, 2022." I have a few questions about this and I hope you can answer these:

1

I requested both in writing and during the Zoom meeting of December 20, 2021 to be notified when the decision about the zoning amendment was made and to be provided with the **rationale behind this decision.**

This decision was a substantial change to the zoning by-laws already in place and deserves some explanation as I requested. I have received none.

2.

Your e-mail states that you are scheduling "for the zoning application to go before Committee for a decision on March 14, 2022 at 6:30 (Virtual)."

Could you please specify what Committee you are referring to and whether the public and nearby homeowners will be notified of this meeting by mail? I have received no formal notification by mail with information concerning this meeting. Will the public be allowed to speak at this meeting?

3.

I received the accurate survey done by Hewitt and Milne in your e-mail. This was not what was presented on the application presented at the December 20, 2021 meeting. The survey was presented out of scale and was misleading. This altered document was mailed out to the public and no where on the document was it stated the diagram was " not to scale."

Why if the Hewitt and Milne survey was done (according to the applicant at the December meeting) was it not shown correctly to neighbours on the application?

The Committee at the March 14, 2022 meeting should be made aware of this "alteration"and I would still like an explanation as to why this was done and allowed to be distributed.

I look forward to your written response to my questions in adequate time before the next meeting.

Jody Mahon

Please distribute copies of both pages  
to the Planning Committee for its  
consideration. Thanks. 1

Jody Mahon  
544 Johnston Avenue  
Port Elgin, Ontario  
N0H 2C1

RECEIVED  
DEC 14 2021

Comments Concerning Zoning Amendment file #Z-2021-081

The consent application B-2021-006 to sever existing property will create two properties that do not conform to the existing by-law requirements of 450m2.

The existing lot is a standard lot size of 20.1m x 40.2 m and is serviced as such. It should be noted that the house currently on this lot already has an existing infringement of the current home of the existing side yard *on town property* and already has a non-conforming front yard. Again, this will create two non-conforming properties.

If this Zoning by-law amendment is allowed this could change many **existing** neighbourhoods within Saugeen Shores without changing the existing By-laws and without total public input and support. This would only benefit real estate and speculation.

Disruption for servicing of water and sewer will occur on Johnston Avenue. It should also be noted there will be very little yard (or green space) that will be left for either property even though one building is already encroaching on town property. The existing home is located on the bus route for St. Joseph's at a very busy corner. It is not an ideal corner to add more obstructions and traffic. There is no street parking due to the Avenue and the sidewalk to the school.

This is the second consent application circulated to me. The first claimed the property was 988.3m2 which was false. The planning department was notified but no correction was made to the public. This "revised" version now also includes a change to Zoning by-laws which did not exist on the first application. The site plan that is presented as a surveyed plan shows incorrect dimensions. The actual scale is included with this letter. The correction is highlighted and included with this letter.

As a concerned land owner I oppose approval of this application and I am requesting a notice of your decision.

Thank you,  
Jody Mahon

Jody Mahon  
December 13/2021

Saugeen Shores Zoning By-law 3.3.7.2.3

"a) Only permit secondary units on lots that are legally conforming with respect to use, and legally complying with respect to lot and building performance standards."



RECEIVED  
DEC 14 2021

James Mahon  
532 Stafford Street  
Port Elgin, Ontario  
N0H 2C1

To:  
Bruce County Planning  
1243 MacKenzie Road  
Port Elgin, Ont. N0H 2C6  
File#Z-2021-081

Concerning File #Z-2021-081

The revised consent application B2021-006 to sever existing property will create two lots that do not conform to existing by-law requirement of 450m<sup>2</sup>.

If allowed would change existing neighbourhoods without changing existing by-laws and without total public knowledge, input and public support. This would only benefit real estate speculation.

In the original Municipal Plan lots were laid out sized 20.1 x 40.2 (66x132) and serviced as such with water, sewer and Hydro on Johnston Ave.

It will also allow existing infringement of side yard on town property and non-conforming front yard and proposed rear yard.

Included in the Application is a misleading site plan that is presented as a surveyed plan. It is not correct as to the actual dimensions as highlighted on the included diagram.

As a concerned land owner I oppose approval of this application and request notification of your decision.

James Mahon

*Jim Mahon*

*Dec 14 2021*

