

Municipality of Northern Bruce Peninsula

Council Meeting Minutes No. 22-07

(Electronic)

February, 28, 2022 at 1:00 p.m.

(Following the Committee of Adjustment meeting at 1:00 p.m.)

**Members Present:**

Mayor - Milt McIver

Deputy Mayor - Debbie Myles

Councillor - Laurie (Smokey) Golden

Councillor - James Mielhausen

Councillor - Megan Myles

**Members Absent:**

Chief Administrative Officer - Peggy Van Mierlo-West

Treasurer - Teresa Shearer

**Staff Present:**

Clerk - Cathy Addison

Deputy Clerk - Tessa Swanton

Committee/Licensing Coordinator - Lindsay Forbes

Public Works Manager - Troy Cameron

GIS/IT Coordinator - Kara Smith

Chief Building Official - Wendy Elliott

Manager of Community Services - Ryan Deska

Bylaw Enforcement Officer - Carol Hopkins

Fire Chief - Jack Burt

**Others Present:**

Bruce County Senior Planner, Daniel Kingsbury

Saugeen Mobility Manager, Roger Cook

Bruce Peninsula Biosphere Representative, Elizabeth Thorn

GSS Engineer, Ross Slaughter

Note: Members of Council and staff were present in the Municipal Office Council Chamber and the meeting was held via zoom, an electronic platform, for members of the public to attend.

## Call to Order and Disclosure of Pecuniary Interest and the General Nature Thereof

Mayor McIver called the meeting to order at 1:17 p.m. and Council members were reminded to disclose any pecuniary interest and the general nature thereof that may arise during the meeting.

Councillor Mielhausen declared a conflict of interest with respect to Agenda Item #1 - Public Meeting Re: Land's End Campground, File No. Z-2021-016 as I also own a campground.

Councillor Mielhausen declared a conflict of interest with respect to Agenda item #9 BD-22-01 Zoning Housekeeping Amendment Report.

Councillor Mielhausen declared a conflict of interest with respect to By-law 2022-05 Being a By-law to Amend By-law No. 2002-54, as amended, being the Comprehensive Zoning By-law for MNBP as it relates to the addition of a Definition of a Commercial Tour Boat Operation, as my daughter works for a tour boat company.

Councillor Mielhausen declared a conflict of interest on Agenda Item #13 - Clerks Report C-22-10 for the Northern Bruce Peninsula Veterinary Area Committee as I have been recommended to be a member.

## Approval of the Agenda

### Public Meeting

#### **Public Meeting Notice**

#### **Zoning By-Law Amendment: Z-2021-016 (Land's End Campground)**

#### **59 Corey Crescent**

Having declared a conflict of interest, Councillor James Mielhausen did not participate in this portion of the meeting.

Mayor McIver provided an overview of the planning application process associated with the the Zoning By-law Amendment to members of the public.

Bruce County Senior Planner, Daniel Kingsbury, provided a summary of the Planning Report associated with Zoning By-law Amendment - Z-2021-016 (Land's End Campground).

An overview of the application was presented to Council regarding the proposed expansion of the campground to incorporate an additional 30 campsites to the existing campground's framework. Additionally, a Zoning By-law Amendment is required to rezone the property from Restricted Rural (RU2), Rural Special (RU1-d), and Environmental Hazzard (EH) to Travel Trailer Park and Commercial Campground Special Holding Zone.

Saugeen Ojibway Nation (SON) has been consulted regarding the progression of Zoning By-law Amendment - Z-2021-016. Bruce County Planning is awaiting further consultation on the project regarding an archaeological assessment, as special provisions are being sought for the proposed expansion of the campground.

The proposed site plan was presented to Council. Further clarification with the applicant is required as the site plan does not depict all of the 30 new campsites as included in the application. Daniel Kingsbury informed Council that the Planning Report will be re-submitted to Council at a later date once more information is obtained and the application process is complete.

The Grey Sauble Conservation Authority (GSCA) reviews planning applications for natural heritage impacts. The GSCA has identified a concern with respect to potential impacts to nearby wetland features, while noting that a majority of the mitigation measures can be addressed through site plan control. The environmental consultant produced an addendum to the Environmental Impact Study (EIS) to address concerns regarding a number of proposed campsites identified within the proposed setback from wetlands. The GSCA has yet to review the addendum and Planning staff will report back to Council once the GSCA provides comments on the EIS addendum.

Daniel Kingsbury informed Council that one public comment was received on February 24, 2022, indicating concerns with the provision regarding increased motorized and non-motorized boat traffic, a lack of safety measures currently held by Land's End Campground, and increased foot traffic in the area. The public comment was distributed to Council and placed under advisement for the anticipated final Planning Report.

Mayor McIver opened the public portion of the meeting and asked members of the public to present any comments or concerns associated with the Planning Report.

Cuesta Planning Consultant, Genevieve Scott, provided clarification to Council regarding the Municipal Comment review included on page 7 of the Planning Report.

- Request for drainage plan -A drainage plan has been completed by Darryl M. Robins Consulting Inc and has been submitted as part of the application requirements

- Wetland setbacks - Grey Sauble Conservation Authority (GSCA) has been consulted on the project and a review is ongoing regarding the Environmental Impact Study
- 15 meter minimum frontage requirements - These requirements have been added to the site plan and demonstrate that trailers can be easily accommodated to meet these requirements.
- Utilization of the unopened road allowance - Saugeen Ojibway Nation (SON) has been consulted on the project. The archeological assessment will be preformed by Jackie Fisher and completed once work permits are approved for the creation of a laneway.

Daniel Kingsbury noted that he will follow up with the one public comment at the next meeting.

Mayor McIver closed the public portion of the meeting at 1:39 p.m. and no further public comments were received.

#07-3-2022

Moved by Councillor Megan Myles

Seconded by Deputy Mayor Debbie Myles