

From: Joy and Garry Johnson < >
Sent: Sunday, September 25, 2022 10:01 PM
To: Janice Jackson < >; Bill Jones < >; Jack Van Dorp < >; Plan the Bruce
<planthebruce@brucecounty.on.ca>
Cc: Beverly Nicolson < >; Aaron Johnson < >; Adam Johnson < >
Subject: Review of Hamlet of Park Head

Good evening:

We understand from the Plan the Bruce correspondence that you want our ideas on "how and where to grow". You will understand from our previous correspondence that we are very interested in the growth and revitalization of the Hamlet of Park Head. We have taken a very close look at the Hamlet of Park Head regarding the Estimated # of Total Potential lots as it relates to the new Bruce County Official Plan. We have many concerns regarding the optimistic numbers that have been presented in the Hamlet Land Supply.

We ask you to review this information carefully.

Please see the attached two files:

1. our review
2. potential lots overlaid on Bruce County map

Joy and Garry Johnson
[phone #s removed]



Review of Estimated # of Total Potential lots in the Hamlet of Park Head

**Submitted by Garry and Joy Johnson, September 26, 2022.
519-373-6455 or 519-374-5600**

It is great that Bruce County Planning has now taken a closer look at Hamlets in its planning for the next 25 years as part of the Official Plan update. As outlined in our Pre-Consultation meeting of June 24, 2021, we are planning to develop residential lots adjacent and within the Hamlet of Park Head to support the municipal and county growth.

We, with our Planner Bev Nicolson, have taken our own review of the Hamlet of Park Head based upon our knowledge of the area and the use of the Interactive Bruce County maps on the County website. We have also compared this with the map obtained from Jack Van Dorp through our planner, Bev Nicolson, which shows 15 theoretical lots for development. Please see attached map with the superimposed numbered lots.

In the County's review of current lands which may support growth in the Hamlets, we believe it would be reasonable to expect that lands deemed to be suitable for future growth would have the following criteria:

- a) be zoned residential (R1A)
- b) be realistically severable from its current property boundary, eg not part of an existing farming operation
- c) meet the Minimum Distance Separation from agricultural buildings using OMAFRA requirements
- d) not be located within a flood plain (EH zones) or within an area that the Grey Sauble Conservation Authority (GSCA) deems unsuitable for development. Additionally, we understand the County made an assumption of a minimum 0.4 hectare size requirement.

Assuming the above reasonable criteria is used for deeming lands suitable to support growth, our analysis has found the following:

1. The settlement/planning boundary for the Hamlet is different in the Bruce County Official Plan compared to the South Bruce Peninsula Official Plan. We assert that credit should be given to the Municipal Plans in conjunction with this review.
2. The number of lots that are being projected is overly optimistic. Some of the lots lie in the Grey Sauble Conservation Authority's flood plain (EH) area. Several of the lots outlined sit on RU1 designation which would require a zoning change.
We concur that there are 4 lots ready to be sold for housing - #5, 7, 8, and 11. We believe in our review of the history of the area that these lots were created in the late 1800's with the establishment of the hamlet. Since they haven't been sold over the previous decades we wonder if the current owners would be willing to sell them in the next 25 years. Also, none of these 4 lots would meet the 0.4 hectare size requirement but we assume they would be grandfathered.
3. Taking a closer look at the remaining numbered lots as provided by Jack Van Dorp, we find the following:

- a) “1” - is currently zoned RU1 and sits outside the South Bruce Peninsula Official Plan area. As it is part of the farm that sits beside it, a severance would be required. We believe it would not meet the Minimum Distance Separation from agricultural buildings, as the barn is only 100 m away. Would the owner be willing to sell it?
- b) “2” - is also currently zoned RU1 and sits outside the South Bruce Peninsula Official Plan area. A severance would be required from the existing farm land. This lot may be affected by the Minimum Distance Separation from agricultural buildings as the barn is only 200 m away. Would the owner be willing to sell it?
- c) “3” - We believe this is part of the existing farm behind it and would require the owner to be willing to sell it and would require a severance.
- d) “4” - sits on EH zoned land – much of it is under water during high water level and would require GSCA approval
- e) “6” - is on EH and RU1 land and thus would require a severance and GSCA approval. Would the owner be willing to sell it?
- f) “9” - sits on over 50% EH designated land and would require GSCA approval.
- g) “10” - sits on EH designated land. It is under water at many points during the year and would require entrance from Bruce County Rd. 10 and a GSCA approval.
- h) “12” - sits on EH designation with much of it being in the Park Head creek. The entrance to this area is one of our connections to our 62 acres of land and thus this removes “12” from the count.
- i) “3 +” We assume this means 3 + lots. The area on the south side of Park Head Road is RU1 zoned land and some of it is in the EH designation. The Minimum Distance Separation to agricultural buildings would also need to be investigated. The area that sits west of lot 24 is part of our property (RU1) and a portion of it is EH designation. The portion east of lot 18 is also part of our property and proposed subdivision area and is currently RU1 designation. These two sections provide access to our 62-acre property and consequently would never be sold.

Summary:

We find 4 lots (not 15) in Park Head that could be developed without a severance or zoning change - #5,7,8,11. Based on the fact these lots haven't been sold over the decades prior, would the owners be willing to sell them in the next 25 years? Perhaps not.

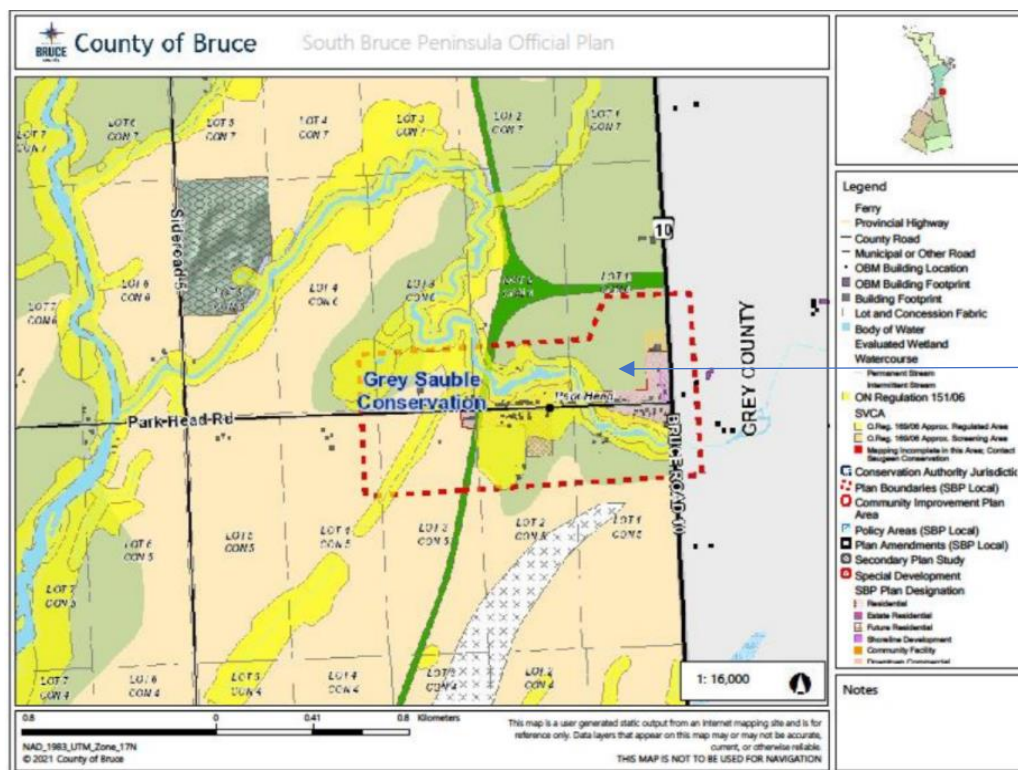
The other lots all have issues that would need to be reviewed and approved as we have identified.

Our project, the Rexford Estates which can be accessed on the “3+” lots of the map provided by Jack Van Dorp, is an approximate 62-acre area bounded by Bruce County Road 10, the Park Head Creek and the previous railway track, now a multi-use trail. An initial engineering study completed by GSS Engineering (a desktop Hydrology study for water and septic), an initial EIS report completed by SAAR Environmental, an Archeological Stage 1 study completed by Fisher Archeological and an Agricultural Study completed by our planner Bev Nicolson revealed no indicators that would limit the feasibility of the proposed development. (This was first presented at a Pre-Consultation meeting on June 24, 2021.) To conclude, we believe that our proposed development of the area, the Rexford Estates as shown on the map provided, would provide much more sustainable, attractive and environmentally responsible growth in the Hamlet of Park

Head for the benefit of the Township of South Bruce Peninsula and the County of Bruce as opposed to the piecemeal option currently being proposed.

Considering all of the above, we have three questions for Jack Van Dorp:

1. What was the criteria used by the County Planners for the 15 “potential lots”.
2. Was the Grey Sauble Conservation Authority consulted about these proposed “potential lots”?
3. Why hasn’t the South Bruce Peninsula Official Planning boundary been incorporated into this review? (There is an inconsistency as per Bruce County Interactive maps).



From: Joy and Garry Johnson <>
Sent: Friday, September 30, 2022 1:38 PM
To: Jack Van Dorp <>
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Subject: Re: Review of Hamlet of Park Head

** [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.

Good afternoon Jack and team:

We wanted to watch the presentation last night before reaching out with a response.

We recognize the tremendous amount of work it requires to put all of this information together. We also understand that you are trying to direct the majority of settlement to larger urban areas. However, as was pointed out last evening, not everyone wants to live in a larger urban area.

We are glad that you recognize that potential lots that are under water cannot be counted. We would also like to note that there has been no building in the Hamlet of Park Head for several years as we are guessing that the other theoretical lots that have been counted as potential lots are realistically NOT potential lots. You would think if owners were ever going to sell, it would have been in the last two years with the exodus of people from the larger urban areas. People are always looking for lots and small local builders point out that there are very few anywhere in both Bruce and Grey Counties. So we still maintain that there are really no lots available in Park Head.

We aren't certain if any of the team has driven through the Hamlet of Park Head lately but two points from the presentation really stick in our minds.

"Create well being through access to complete and healthy communities" and

"Support for the long-term vitality and viability of agricultural communities".

You need healthy Hamlets in agricultural areas. These areas need access to natural gas and high speed internet just like those in larger centers and unless there are sufficient numbers of residences in these Hamlets, Hamlets will be ignored.

We will continue to be part of the process.

Joy and Garry Johnson

P.S. As a retired Principal of Chesley District High School I have to comment. The team might want to change the slide to Chesley (not Chelsey) and pronounce it as Chesley, not Chelsey. Thanks! - Joy