



Town of South Bruce Peninsula  
PO Box 310, 315 George Street, Warton ON N0H 2T0  
519-534-1400

## **Response to Request for Agency Comment**

**Application File Number:** C-2023-008

**Applicant Name:** County of Bruce

**Municipal Address:** Applies to all of Bruce County

**Roll Number:** N/A

### **Proposed Use:**

The purpose of this application is to incorporate some valuable amendments to the Bruce County Official Plan. The proposed changes affect all of Section 6, Implementation, and all of Section 7, Interpretation, of the Plan. Further amendments are proposed to selected portions of Section 4, General Policies, related to policies for Servicing and the Niagara Escarpment Plan. Overall, the amendment will make the plan more concise, and easy to use, while making the policies of the plan more effective.

### **The following comments were received:**

#### **Legislative Services Department:**

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| Section 6.5 2 e  | Can we suggest wording that would allow a municipality to decide what type of road access is tolerated.  |
| Section 6.27 4 f | Can the statement say ....to the County and local municipality's satisfaction  |
| Section 6.31 6 a | This statement is subjective and very difficult for someone to prove or disapprove.  |
| Section 6.31 8   | Can we remove the bona fide farmer provisions? It is very difficult in this day and age to stick with these rigid policies; also, who decides if the dwelling/residence is habitable at the time of application?                                       |
| Section 6.32 2 e | Can we suggest wording that would allow a municipality to decide what type of road access is tolerated.  |
| Section 6.33 4   | Why would non-waterfront be required to be within 1 km of a shoreline access point?  |
| Section 6.33 6   | Not fair to say that natural vegetation should be maintained between the lake and building/or structure – may be required to be changed for drainage, preservation, erosion – may not even be owned by the property owner and be beyond their control. |

#### **Building Division**

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| Section 6.5 | Legal Non-Conforming Uses – Legal non-conforming buildings |
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or structures have been permitted to increase the height/size (not the footprint) through some various case law. This should be taken into consideration and whether this could be permitted without a planning amendment.

- Section 6.5 3 c. This would be difficult to review and would be based completely on interpretation. What constitutes a large volume of water or effluent.
- Section 6.33 4 Why does it matter if a non-waterfront lot is located within 1km to a shoreline access point, why can't it be greater?
- Section 6.33 5 What if the Conservation Authorities allowed a reduced setback?
- Section 6.33 6 This would be too difficult to enforce and regulate.
- Section 4.7.5.4 Why do various Towns need to be named in this? Sauble Beach provides partial services in certain areas (Municipal water).
- Section 4.7.5.4 b What constitutes excessive amounts of water or large volumes of wastewater?

Some Chief Building Officials have been voicing their opinion and concerns with the County for the nitrate study requirements to be addressed as the Ontario Building Code enforces the requirements for sewage systems and the MECP for daily sewage flows greater than 10,000 litres/day. It's disappointing that the County has not taken into consideration or even consulted with the Building Officials about any possible proposed amendments or changes as this would be an opportune time to work together on this.

**Financial Services Department:**

No comments/concerns

**Emergency Services Department:**

No comments/concerns

**Public Works Department:**

No comments/concerns

**Economic Development Division:**

No comments/concerns

FOR 

Angie Cathrae  
Director of Legislative Services/Clerk

Date: NOVEMBER 16, 2013