

From: circulations@wsp.com
To: [Bruce County Planning - Peninsula Hub](#)
Subject: OPA (C-2022-016 & L-2022-018), ZBLA (Z-2022-142) and Draft Plan of Subdivision (S-2022-030), 389 Blind Line, South Bruce Peninsula
Date: Thursday, March 16, 2023 9:58:41 AM

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2023-03-16

Jakob Van Dorp

South Bruce Peninsula
Walkerton, ON, N0G 2V0

Attention: Jakob Van Dorp

Re: OPA (C-2022-016 & L-2022-018), ZBLA (Z-2022-142) and Draft Plan of Subdivision (S-2022-030), 389 Blind Line, South Bruce Peninsula; Your File No. C-2022-016,L-2022-018,Z-2022-142,S-2022-030

To Whom this May Concern,

We have reviewed the circulation regarding the above noted application and have no objections to the application as this time. However, we hereby advise the Owner to contact Bell Canada at planninganddevelopment@bell.ca during detailed design to confirm the provisioning of communication/telecommunication infrastructure needed to service the development. We would also ask that the following paragraph be included as a condition of approval:

“The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

It shall also be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We would note that WSP operates Bell Canada’s development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to**

circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

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From: [SHILLAKU Paul](#)
To: [Lori Mansfield](#)
Subject: Bruce County-S-2022-030, C-2022-016, L-2022-018 and Z-2022-142
Date: Friday, March 17, 2023 11:14:06 AM
Attachments: [image001.png](#)

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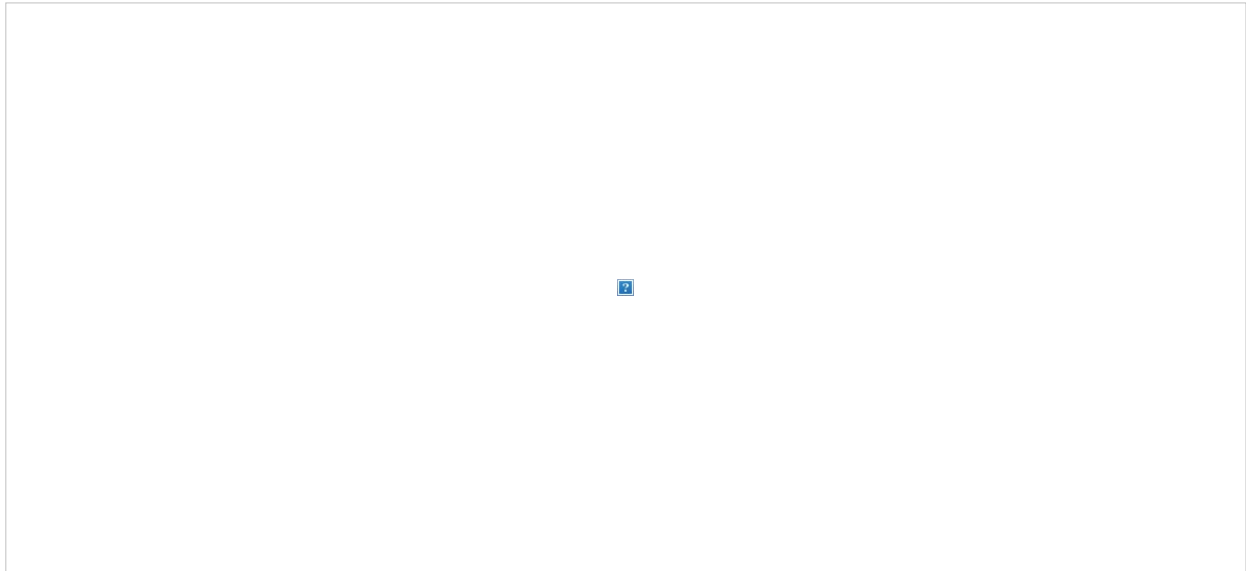
Hello,

We are in receipt of your Plan of Subdivision application, S-2022-030, C-2022-016, L-2022-018 and Z-2022-142 dated March 14, 2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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From: [Coordinator LRC HSM](#)
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Request for Comments - South Bruce Peninsula - (Barry's Construction) - proposed Chesley Lake Subdivision
Date: Thursday, March 23, 2023 12:51:00 PM

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South Bruce Peninsula Municipality

RE: S-2022-030 / C-2022-016 / L-2022-018 / Z-2022-142

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Plan of Subdivision, County Official Plan, Local Official Plan and Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
email: hsmlrcc@bmts.com
phone: 519-483-4000
site: saugeenmetis.com
address: 204 High Street Southampton, ON

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April 14, 2023

GSCA File: P23106

County of Bruce
Planning and Economic Development Department
268 Berford Street, Box 129
Wiarton, ON
N0H 2T0

Sent via email: bcplwi@brucecounty.on.ca

Re: Applications S-2022-030, C-2022-016, L-2022-018 & Z-2022-142
Address: March 14, 2023
Roll Nos: 410254000127150, 410254000127100
Town of South Bruce Peninsula
Applicant: Barry's Construction

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The subject proposal is for the creation of a 12-lot subdivision on the above noted parcels. Amendments to the County and Local Official Plans and Zoning By-law are requested to facilitate the proposed subdivision.

GSCA Regulations

Portions of the subject property are regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated areas are associated with setbacks from Chesley Lake Wetland and a watercourse and wetland feature running across the western parcel. The regulated areas are generally indicated on the attached map.

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

Provincial Policy Statement 2020

3.1 Natural Hazards

Natural Hazards identified on the properties include the flood and erosion potential of Chesley Lake Wetland and a watercourse and wetland feature that cross the western parcel. Development should be directed away from these areas. These areas have been previously mapped by our office and are accurately reflected in the Town's Zoning By-law as EP ('Environmental Protection'). Portions of the mapped hazard will be included in lots 1, 2 and 11. The areas mapped hazard included on these lots would be relatively small compared to the total lot size allowing ample space for development outside of the hazard areas. As such, we are of the opinion that the proposed development is consistent with the section 3.1 policies of the PPS.

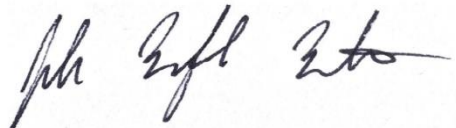
Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is located within an area that is subject to the Source Protection Plan.

Recommendations & Conclusions

The GSCA generally has no objections to the proposed development.

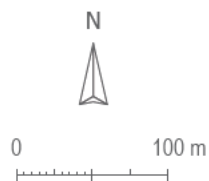
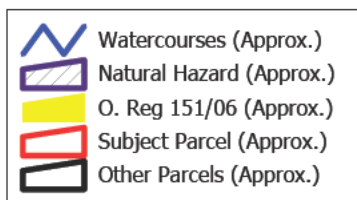
Regards,



Jake Bousfield-Bastedo, Watershed Planner, RPP

c.c. Angie Cathrae, Director of Legislative Services/Clerk, Town of South Bruce Peninsula
Jay Kirkland, GSCA Director, Town of South Bruce Peninsula

**Regulation of Development, Interference with Wetlands
and Alterations to Shorelines and Watercourses
(Ontario Regulation 151/06)**



Draft Plan of Subdivision S-2022-030
Zoning By-law Amendment Z-2022-142
County Official Plan Amendment C-2022-016
Local Official Plan Amendment L-2022-018
Roll No: 410254000127150, 410254000127100
Town of South Bruce Peninsula
GSCA File: P23106
April 14, 2023

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Projection: Universal Transverse Mercator - Zone 17 (N)
Datum: North American 1983 (mean for Canada)

From: [Jack Van Dorp](#)
To: [Stu Doyle \(stu@barrysconstruction.ca\)](mailto:stu@barrysconstruction.ca)
Subject: FW: Request for Agency Comments S-2022-030, C-2022-016, L-2022-018 and Z-2022-142 Chesley Lake Subdivision
Date: Friday, March 31, 2023 9:15:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Stu,

See below from Carl.

Aside from EIS comments previously forwarded I haven't received other comments as of yet that would indicate a change.

I gather Mr. Morton is away till the 4th, happy to connect shortly after that if there's points for discussion.

Jack.

From: Carl Seider <c.seider@greysauble.on.ca>
Sent: Friday, March 31, 2023 8:57 AM
To: Jack Van Dorp <JVanDorp@brucecounty.on.ca>
Subject: RE: Request for Agency Comments S-2022-030, C-2022-016, L-2022-018 and Z-2022-142 Chesley Lake Subdivision

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Hi Jack,

I think it would be appropriate to include these restrictions in a notice to purchasers of the lots. It is up to the 'persons engaged' in an activity to notify us of activities that may impact the drinking water source. We don't have any specific templates for this, but would work with owners to complete a Risk Management Plan if required.

Hope this helps.

Cheers,

Carl Seider
Risk Management Official

519.376.3076 Ext. 201
237897 Inglis Falls Road

Owen Sound, ON N4K 5N6
www.greysauble.on.ca



Please note that GSCA's Administrative Office has re-opened to the public. All visitors are asked to self-screen prior to entering and to wear a mask while in the building. Meetings with staff are by appointment only and should be scheduled at least 3 days in advance with the appropriate department. Many GSCA staff continue to work remotely and may not have access to office phones. Please utilize email as the most reliable way to reach our staff.

From: Jack Van Dorp <JVanDorp@brucecounty.on.ca>
Sent: Wednesday, March 29, 2023 4:17 PM
To: Carl Seider <c.seider@greysauble.on.ca>; Stu Doyle (stu@barrysconstruction.ca)
<stu@barrysconstruction.ca>
Cc: RMO Mailbox <rmo@greysauble.on.ca>; Bruce County Planning - Peninsula Hub
<bcplwi@brucecounty.on.ca>
Subject: FW: Request for Agency Comments S-2022-030, C-2022-016, L-2022-018 and Z-2022-142
Chesley Lake Subdivision

Hi Carl,

Thank you for providing this notice.

I'm sending on to the developer as well.

Would you recommend that the septic system, fuel storage, and chemical storage matters noted be addressed through a required notice to purchasers of these lots, outlined in the subdivision agreement, or does the RMO have another mechanism to communicate these requirements?

Best regards,

Jack.

Jack Van Dorp
Manager of Land Use Planning
Planning and Development
Corporation of the County of Bruce

Office: 519-534-2092
Direct: 1-226-909-2829
www.brucecounty.on.ca



From: Carl Seider <c.seider@greysauble.on.ca>
Sent: Wednesday, March 29, 2023 3:08 PM
To: Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>
Cc: Jack Van Dorp <JVanDorp@brucecounty.on.ca>; RMO Mailbox <rmo@greysauble.on.ca>
Subject: RE: Request for Agency Comments S-2022-030, C-2022-016, L-2022-018 and Z-2022-142
Chesley Lake Subdivision

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Please find attached a copy of the Sec. 59 Screening Notice under the Clean Water Act regarding the application to build 12 homes on the two properties adjacent to the Foreman Well.

If you have any questions or concerns with the attached Notice, please let us know.

Regards,

Carl Seider
Risk Management Official

519.376.3076 Ext. 201
237897 Inglis Falls Road
Owen Sound, ON N4K 5N6
www.greysauble.on.ca



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From: Lori Mansfield <LMansfield@brucecounty.on.ca>
Sent: Tuesday, March 14, 2023 2:39 PM
To: Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>
Cc: Jack Van Dorp <JVanDorp@brucecounty.on.ca>



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

Response to Request for Agency Comment

Application File Number: L-2022-018, Z-2022-142

Applicant Name: Barry's Construction

Municipal Address: 389 Blind Line

Roll Number: 540-001-27100

Proposed Use:

A proposed draft Plan of Subdivision would create a total of twelve lots for development with single-detached dwellings. A County Official Plan Amendment seeks to extend the boundary of the Inland Lake designation and permit lot sizes under 1 ha for non-waterfront lots in the designation. A Local Official Plan Amendment seeks to extend the boundary of the Shoreline Development designation and permit the subdivision. A Zoning By-Law Amendment seeks to change the zoning of the property from RU1 General Rural to R2 Resort Residential with special provisions related to frontage (Lot 11); Minimum Distance Separation from a livestock facility (Lot 10 and Lot 11); Lot area of the retained lands (Block 13) and setbacks near the Municipal Wellhead (lots 2, 3, and 4).

The following comments were received:

Legislative Services Department:

No comments/concerns

Building Division

OMAFRA should provide comment(s) on the minimum distance separation provisions that they are seeking relief from.

Financial Services Department:

No comments/concerns

Emergency Services Department:

No comments/concerns

Public Works Department:

Roadway/Drainage:

- Each driveway requires an entrance permit during building stage.
- All driveway culvert sizes and slopes should be included. Roadside ditch depth should be verified to ensure the proposed culvert sizes can be installed while still maintaining minimum pipe cover and driveway cross sections (OPSD 301.020 as an example).
- During culvert design calculations were the existing culvert elevations surveyed to be used for slope input? It is unclear if actual slopes were utilized or estimated slopes.
- For roadside ditches have higher post-development flows, please ensure roadside ditch capacity is adequate to manage the higher flow rates.

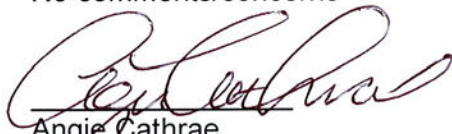
- We note comments for Outlet 3 in post-development conditions states that the downstream (outlet ditch) is sufficient as it has a depth of 300mm and a slope of over 6%. Please confirm methods used to verify that this ditch is sufficient for capacity throughout the entire length and that there are no erosion concerns through steeper sections with the significant increase in peak flows. Please provide assurance that the revised flow in this area will not affect stormwater quality (ie. Sediments from erosion).
- The shared swale through lots 7, 8, 9, 10, 11, 12 must be constructed by the developer prior to sales of the lots.
- It is noted that this shared swale outlets to Kimberly Lane, however ditch arrows appear to show this section of roadside ditch flows easterly towards Outlet 4. Please confirm the intended outlet for this shared swale and if re-ditching would occur to redirect this section of roadside ditch to the west towards Outlet 3.

Servicing/Hydrogeological:

- Please refer to attached technical memo and pressure data. Per available data, it appears that all lots could be serviced from the municipal water system. Pressure data is included for design purposes to assist in establishing a design for watermain expansion. Based on topography, it may be suitable to service higher elevation lots with individual wells.

Economic Development Division:

No comments/concerns



Angie Cathrae

Director of Legislative Services/Clerk

Date: June 27, 2023

From: [Karen Heisler](#)
To: [Stuart Doyle](#)
Cc: [Jennifer Burnett](#); [Environment Office Archaeology](#); [Charlene Leonard](#)
Subject: Re: Letter of Agreement - Chesley Lake Subdivision
Date: Tuesday, July 4, 2023 2:22:56 PM
Attachments: [image001.jpg](#)

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Good afternoon Stuart,

As detailed in the Letter of Agreement regarding the consultation of the Saugeen Ojibway Nation Environment Office technical review for the development of the property:

Chesley Lake Subdivision, a subdivision by Barry's Construction and Insulation Ltd. Con 2 PT Lots 18 & 19 RP3R; 1478 Part 1 and Con 2 PT Lots 18 and ;19 RP 3R1478 PT Part 2 Town of South Bruce Peninsula, former Township of Amabel

We have reviewed the documents provided and do not have any concerns at this time. If archaeological resources are detected on the site during development in future please contact us immediately.

Thank you,

Karen

Karen Heisler, Ph.D.
Resources & Infrastructure Associate
T: (519)534-5507



10129 Hwy 6 Georgian Bluffs, ON
N0H 2T0
saugeenojibwaynation.ca

From: [Amalfa, Massimo](#)
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Subdivision Draft Plan File No. S-2022-030 (Foreman Drive)
Date: Wednesday, August 23, 2023 11:47:36 AM

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Planner: Jenn Burnett

I am writing to confirm that I received a notice on the proposed Official Plan Amendment. I **disapprove** the official plan amendment for the following reasons:

1. It is too close to the Municipal Wellhead and may cause a water crisis like the Walkerton water crisis. We have many cottage owners on the lake that may be impacted by a water crisis. Unfortunately, improper practices by the homeowners on these lots for example chemical fertilizers or chemical spills can find its way into our water system. Not worth the risk to build next to a Municipal Wellhead and risk people's lives.
2. The lots may have potential grading and draining issues that will impact all cottages on Kimberly Lane.
3. The minimum distance separation of livestock will not be sufficed and will have a negative impact on local farms.
4. The division of the lots is very choppy and does not conform in the area – Kimberly Lane
5. A proposed subdivision should be focused on **building communities** with Schools, Parks, and increased density- **this subdivision is the complete opposite**
6. I do not see a traffic study on how it will impact the cottages on Kimberly Lane.
7. The people from these lots will want access to Chesley Lake and the space is very limited on Kimberly Lane and may cause congestion and disrupt the enjoyment of living on Kimberly Lane.
8. The people from these lots may want to own boats and the proposed subdivision will be a **Storage Facility** with the boats parked on driveways.

Massimo Amalfa

66 Kimberly Lane
Allenford Ontario

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From: [Jennifer Burnett](#)
To: [jmcdevitt](#); [Bruce County Planning - Peninsula Hub](#)
Subject: RE: File NumbersS-2022-030, L2022-018and Z2022-142
Date: Monday, August 21, 2023 2:20:00 PM

Hello Judy and Tom,

Thank you for submitting comments. They will be included in the planning report and presented to Council. I will ask the developer to address the impact on the quality of the lake water at the public meeting.

Thank you,
Jenn

From: jmcdevitt [REDACTED]
Sent: Sunday, August 20, 2023 4:46 PM
To: Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>
Subject: Re: File NumbersS-2022-030, L2022-018and Z2022-142

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Subject: Subdivision Draft Plan File No 5-2022-030
Local Official Plan Amendment L-2022-018
Zoning By-Law Amendment File No Z-2022-142

This is our concerns for the above matter:

1. To allow this development will further jeopardize the quality of Chesley Lake. It was in fact recommended in the past by the Conservation Authority no new development be allowed on Chesley Lake and particularly no new private septic systems. As the daughter of a former cottage owner and owner now myself I have witnessed first hand for over 56 years the deterioration of the lake water as even existing cottages were replaced by bigger cottages and permanent homes.

The quality of lake water was recognized as a concern way back in the early 90's and while the cottage association has purchased a lung and the quality has since slowly improved phosphorous levels in Aug 2022 are still above recommended levels.

To allow for further development with 12 private septic systems will increase erosion and drainage into the lake due to the slope of the land. We see first hand after a summer storm (which are getting worse) how water gushes from the drainage pipe and then down into the lake.

Further back lot development with 12 private septic systems has the potential to have further negative impacts on Chesley Lake and we ask it not be allowed.

2. We are concerned re the request to allow special provision for lot , 3, 4 (with private septic systems) from the wellhead and lot 10 and 11 from a livestock facility. Please do not agree to this and potentially impact the quality of the drinking water used by the subdivision from the well. Remember the Walkerton water crisis, the E coli contamination and resulting deaths.

We do not support the above requested amendments. **We request to be notified of your decision.**

Please confirm receipt of this email.

Judy McDevitt

Tom McDevitt

[REDACTED]

[REDACTED]

Kitchener ON [REDACTED]

[REDACTED]

From: [Lori Mansfield](#)
To: [Jennifer Burnett](#); [Jack Van Dorp](#)
Cc: [Klarika Hamer](#)
Subject: FW: Bruce County Official Plan Amendment C-2022-016
Date: Thursday, September 21, 2023 9:39:28 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Email that has just been received in relation to C16 Chesley Lake Subdivision.

Thank you, Lori

From: David Jutzi [REDACTED] >
Sent: Thursday, September 21, 2023 9:24 AM
To: Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>
Subject: Bruce County Official Plan Amendment C-2022-016

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To whom it may concern,

I am writing this letter regarding the Bruce County Official Plan Amendment C-2022-016 and how it might affect our property at 72 Kimberley Lane, Town of South Bruce.

In particular, my concerns lie with the future use of the municipal right-of-way adjacent to our property. I am told that this right-of-way is public property, no concern there. However, I am concerned as to what the public will be permitted to do on this property. One of the uses, apparently, is as a public walkway to the water.

My concerns are:

- 1) What will the public be allowed to do in their way to the water?
 - a. Campfires?
 - b. Gatherings?
- 2) What will the public be allowed to do once they get to the water?
 - a. Swim?
 - b. Anchor their boat off shore?
 - c. Erect/install a dock?
- 3) Has the Town of South Bruce been asked by the developer to provide lake access to the buyers of their lots?
- 4) Who will maintain this area? I will note that the property has been kept neat and tidy for years by the adjacent neighbours. I will also report that when asked about dead tree removal, the Town of South Bruce had not budgeted for this area. Henceforth, the trees were removed at the expense of both adjacent property owners. There was a possibility of one of the trees falling on our house. There are others that have succumbed to the ash boar beetle that will need to be removed in the next year. Will the township assume responsibility for this and reimburse us for the expenses already incurred?

I believe it is fair to request what the Town of South Bruce has planned for this right-of-way.

I would like to like to be made aware of the decision of the approval authority on the proposed application.

Sincerely,

David E. Jutzi
Vice President



Jutzi Water Technologies
525 Wright Boulevard
Stratford, ON, N4Z 1H3
O: 519-814-9283
e: davidjutzi@jutzi.com

www.jutzi.com



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Lori Mansfield
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 519-534-2092
Direct: 1-226-909-5987
www.brucecounty.on.ca



Orange Shirt Day / National Day for Truth and Reconciliation | September 30



Join us in reflecting, showing support, and joining the global conversation on this day that honours the thousands of First Nations, Metis, and Inuit children across Canada who were forced to attend residential schools. Artwork by Taylor Cameron, Saugeen First Nation. To learn more visit [Orangeshirt Society - Creating Awareness \(orangeshirtday.org\)](http://Orangeshirtday.org)

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From: [Bill Jones](#)
To: [Bruce County Planning - Peninsula Hub](#)
Cc: [Stuart Doyle](#)
Subject: Files S-2022-030, L-2022-018 and Z-2022-142
Date: Thursday, September 28, 2023 12:42:35 PM
Attachments: [image001.jpg](#)

You don't often get email from bill.jones@southbrucepeninsula.com. [Learn why this is important](#)

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Hi Jenn, this e-mail is in reference to Files S-2022-030, L-2022-018 and Z-2022-142 389 Blind Line and Property With No Civic Address. I am not sure if was mentioned in the public meeting but adding another 12 houses to the Foreman water system will also go a long way to help sustain the financial viability of the drinking water system. Small water systems (Like Foreman) create a significant financial burden for the water consumers and adding additional customers will help reduce fixed operational costs associated with system maintenance as well as future upgrades.

Regards,

Bill Jones | Chief Administrative Officer

Town of South Bruce Peninsula | P.O. Box 310, 315 George Street | Wiarton, ON
NOH 2T0

519-534-1400 Ext. 121 | Toll Free 1-877-534-1400

bill.jones@southbrucepeninsula.com | www.southbrucepeninsula.com



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