

**Amy Rogers**

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**From:** [REDACTED]  
**Sent:** Tuesday, May 9, 2023 1:35 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Severance of Schweitzer property proposal

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

**\*\* [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.

To Whom It May Concern:

We are cottage owners and the third generation of our family to spend summers at Bruce Beach. Bruce Beach has always been a special place for our family to enjoy Lake Huron and the surrounding area. We oppose the severance as it will significantly impact our ability to use and enjoy the whole beach as access will be cut off.

We appreciate the opportunity to provide our input on this matter.

Sincerely,  
Mark and Elizabeth  
Lichtenberg Lebeis  
Cottage 171-2 Bruce

Beach Road

Sent from my iPhone

**Amy Rogers**

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**From:** [REDACTED]  
**Sent:** Tuesday, May 9, 2023 1:53 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** road access

You don't often get email from [REDACTED]. [Learn why this is important](#)

**\*\* [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.**

Hello,

I am writing to request extended time for input about the Schweitzer property road severance.

My kids have grown but it was only a few years ago when the cottage access roads kept them safe biking to and from the tennis courts/golf course/friends' cottages. Making future kids bike/walk up and down the hill alongside paved-road traffic would be much less safe, much slower, and really not in the cottage "spirit" that Bruce Beach has enjoyed for nearly a century.

This is therefore a serious issue, both logistically and philosophically.

Please provide all cottagers who will come and go throughout the season with sufficient time to review this proposal and discuss other options.

Best Wishes,  
Elise MacGregor Ferrell  
Cottage 103  
lifetime cottager

## Amy Rogers

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**From:** Sue Telford <[REDACTED]>  
**Sent:** Tuesday, May 9, 2023 1:36 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** File no B-2023-012

You don't often get email from [REDACTED]. [Learn why this is important](#)

**\*\* [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.**

I am a resident of Bruce Beach Rd and strongly object to the proposed severance (668 Lake Range Drive)  
Due to the fact that this is a long standing permitted trail.

Susan Telford  
167

## Amy Rogers

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**From:** cathy bentley [REDACTED]  
**Sent:** Tuesday, May 9, 2023 12:39 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Consent of Severance of the Schweitzer property

You don't often get email from [REDACTED]. [Learn why this is important](#)

**\*\* [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.**

Monica Walker-Bolton

I am writing as a family cottage member of the South Bruce Beach Association at 144 Gordon Street North. I am strongly opposed to the closing of the path/walkway between the 6th concession and Touts Grove.

This path allows us to walk or ride bikes along the roads and through the sections that compose Bruce Beach. For over 40 years my family has owned property on South Bruce Beach and have been active members of the Bruce Beach Cottagers Association and the community as a whole. As children we used the pathway to get to our tennis or golf lessons and join in many social events without the danger of riding on Lake Range Road where traffic travels well above the 80 KM/hr speed limit. Our grandchildren have now started using the path on foot, strollers or bikes to safely travel along Touts Grove to the BB clubhouse or golf course.

I realize that change and development are always evolving. Please consider preserving the current path/walkway that connects South Bruce Beach to the rest of Bruce Beach.  
Please let me know if I can help in any matter or if you have any questions.

Sincerely

Cathy Bentley (nee MacDonald)  
144 Gordon Street North  
past secretary BBCA  
[REDACTED]



## Amy Rogers

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**From:** Anne Pottier <[REDACTED]>  
**Sent:** Tuesday, May 9, 2023 12:43 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Notice of Consent- Schweitzer property

You don't often get email from [REDACTED]. [Learn why this is important](#)

**\*\* [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.**

I am writing today to express my concern about the proposed severance application referred to as the Schweitzer property.

It is my understanding that this severance would prevent members of the Bruce Beach community from continuing to have access to the very well utilized path between South Bruce Beach and Gordon Street. This pathway is used daily by those going for walks, for cyclists, for people visiting friends on either side – it's the primary connection point between these two areas. It has been used this way for decades! Losing this access would have a significant negative impact on the entire community. Our neighbours in South Bruce Beach would lose ease of access to things like the Bruce Beach Golf Course and Tennis Courts, as well as the Bruce Beach Church Grove – most people walk or cycle to access these amenities. There is very little parking at any of these sites, so pedestrian and bike traffic is strongly encouraged.

We hope that some arrangement can be made to honour the long time use of this pathway as plans for this new project continue to evolve.

It's in everyone's best interest to work together to be the best neighbours possible.

Anne Pottier  
152 Bruce Beach Road  
[REDACTED]

## Amy Rogers

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**From:** Joyce Pottier [REDACTED]  
**Sent:** Tuesday, May 9, 2023 12:45 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Schweitzer property - notice of consent

You don't often get email from [REDACTED]. [Learn why this is important](#)

**\*\* [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.**

I am writing today to express my concern about the proposed severance application referred to as the Schweitzer property.

It is my understanding that this severance would prevent members of the Bruce Beach community from continuing to have access to the very well utilized path between South Bruce Beach and Gordon Street. This pathway is used daily by those going for walks, for cyclists, for people visiting friends on either side – it's the primary connection point between these two areas. It has been used this way for decades! Losing this access would have a significant negative impact on the entire community. Our neighbours in South Bruce Beach would lose ease of access to things like the Bruce Beach Golf Course and Tennis Courts, as well as the Bruce Beach Church Grove – most people walk or cycle to access these amenities. There is very little parking at any of these sites, so pedestrian and bike traffic is strongly encouraged.

We hope that some arrangement can be made to honour the long time use of this pathway as plans for this new project continue to evolve.

Joyce Pottier  
152 Bruce Beach Road  
[REDACTED]

## Amy Rogers

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**From:** Angie Corbet <[REDACTED]>  
**Sent:** Monday, May 8, 2023 6:11 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Severance Schweitzer Property 2023

**\*\* [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.

Please keep this access available to all the Bruce Beach Community. Do not shut off South Bruce Beach and Gordon Street residents.

Angela Corbet  
Cottage 85  
Bruce Beach

**Amy Rogers**

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**From:** Barry McPherson [REDACTED]  
**Sent:** Monday, May 8, 2023 6:35 PM  
**To:** Bruce County Planning - Inland Hub  
**Cc:** Barry McPherson  
**Subject:** Notice of Severance -Schweitzer Property 2023

**\*\* [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.

Why is this piece of property being severed?

It needs to be kept open so that we can think about and advocate for an open trail for cyclists and pedestrians from Tiverton and Kincardine to Blairs Grove and beyond, via Bruce Beach. The Township and County need to build a pedestrian and cycling bridge over the Pine River, like Kincardine has done along the lakeshore over a creek north of Kincardine, south of Mystic Cove.

With the Bell St bridge closed at present, pedestrians and cyclists cannot get to Pt Clark for 3 months, at least.

Get

## Amy Rogers

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**From:** Louise Sparling <[REDACTED]>  
**Sent:** Monday, May 8, 2023 6:33 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Link missing

**\*\* [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.

Please note that the link to more information about the Schweitzer Property is not working. I would like to find out more about it. And since there is a deadline that is TODAY, I think this is very unfair.

The so-called link takes me to this very email address. Please correct this problem and notify Bruce Beachers of the correct link. ALSO, please reply to me directly with the correct link.

Thank you.  
Louise Sparling  
(137-2 Bruce Beach Road cottage)  
[REDACTED]

**Amy Rogers**

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**From:** Larry Willoughby [REDACTED]  
**Sent:** Monday, May 8, 2023 6:39 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Schweitzer property severance 2023

**\*\* [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.

As a long time property owner on Bruce Beach (60+ years) the proposed severance which would restrict access from Con 6 would be a big inconvenience for hundreds of residents. As the walkway behind the cottages has very little vehicular traffic it is ideal for seniors, children , young families etc . The need to go up the hill and onto very busy Lake Range Dr if this walkway is closed would lead to dangerous situations for walkers, bikers etc

Thank you for your time  
Larry Willoughby  
298 Con Rd 8  
Bruce Beach

Sent from [Mail](#) for Windows

**Amy Rogers**

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**From:** Frances Stewart [REDACTED]  
**Sent:** Monday, May 8, 2023 6:40 PM  
**To:** Bruce County Planning - Inland Hub; BBCA  
**Subject:** pathway

**\*\* [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.

Dear County Planning committee,

I regularly use the pathway between Gordon St and McCosh Grove. My cottage is in Tout's Grove and several times a week my immediate family members use the path to visit our numerous cousins who have 5 cottages off Gordon St and one family (also cousins) who has a permanent home on Gordon. We bike it several times a week during the summer and visit them whenever we go to our cottage in the off season. This pathway is not only used during the summer months; cottagers and families who reside at Bruce Beach year round use it all year. For the sake of unity in the Bruce Beach community, I hope you will find a way to keep the path open for walkers and bikers. I hope you will think of the many, longtime users over a recent single cottage owner when making your decision.

Finally, because we have used this path for many, many years, isn't there some rule or grandfather clause that would insure it being maintained?

Thank you for giving me the chance to express my concern to you.

Your sincerely,  
Frances Stewart



## Amy Rogers

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**From:** [REDACTED]  
**Sent:** Tuesday, May 9, 2023 11:26 AM  
**To:** Bruce County Planning - Inland Hub  
**Cc:** marylbeveridge@gmail.com; 'BruceBeach Municipal Drain'  
**Subject:** RE: [BruceBeach Municipal Drain] Notice of Severance -Schweitzer Property 2023

You don't often get email from [REDACTED]. [Learn why this is important](#)

**\*\* [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.

Please add the following addendum to my objection below. I was just informed last night that some, perhaps all, American residents that own affected properties are not able to access the Notice of Severance PDF on the Township website:

[https://mcusercontent.com/c8f0eeacfb90dcda4d282326e/files/99200ef2-d5fb-7fb4-30f0-5e5005e3c0df/Notice of Consent Schweitzer Property 2023.pdf](https://mcusercontent.com/c8f0eeacfb90dcda4d282326e/files/99200ef2-d5fb-7fb4-30f0-5e5005e3c0df/Notice_of_Consent_Schweitzer_Property_2023.pdf)

They believe there is a firewall in place that does not enable access to the website for American residents. If this is the case then not only is there insufficient time but there is also a lack of information to these affected parties.

Proceeding with this decision based on a May 8<sup>th</sup>, 2023 response deadline should be considered both an unacceptable and irresponsible action by the Township and certainly does not adhere to reasonable standards of service to affected taxpayers in the community.

John and Mary Beveridge  
88 Martyn Lane

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**From:** John Beveridge via BruceBeach Municipal Drain <[REDACTED]>  
**Sent:** Tuesday, May 9, 2023 12:17 AM  
**To:** bcplwa@brucecounty.on.ca  
**Cc:** [REDACTED]  
**Subject:** [BruceBeach Municipal Drain] Notice of Severance -Schweitzer Property 2023

In addition to my previous objection sent earlier I would also like to raise an additional procedural objection. The majority of residents/tax payers affected by this notice of severance are seasonal residents that did not have reliable/timely access to the townships communication of the Notice of Severance. I would estimate 80-90% of the residents that are affected are not even aware this is happening. This gives them no time to adequately prepare any objections they might have. It seems to many of us there is a pattern of the township providing notices of this nature via local communication channels that are not easily or readily available to seasonal residents that are not here until the summer months. It gives the appearance that the Township is attempting to ensure there is minimal objections by those residents that are most impacted by restricting their communication accessibility.

A more appropriate timeframe would be to collect feedback over the summer months from local residents that are most impacted and render a decision in the fall.

Sincerely, John and Mary Beveridge  
88 Bruce Beach (Martyn Lane)

Sent from for Windows

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You received this message as part of the **BruceBeach Municipal Drain** email group.

[Reply to group](#)

[Reply to sender](#) [REDACTED]

[My Membership Preferences](#) • [Contact group administrators](#) • [Report as spam](#)

[Unsubscribe](#)

## Amy Rogers

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**From:** Joan McLaughlin [REDACTED]  
**Sent:** Tuesday, May 9, 2023 11:35 AM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Notice of Severabce

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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BruceBeach Municipal Drain] Notice of Severance -Schweitzer Property 2023 Historically for some 100 years Bruce Beach Residents have walked on a path through the Schweitzer property. The path is posted and roped off and come out at the 6th line. Can you please ensure this allowance continues as this path is used summer and winter by walkers hikers and cyclists to connect to the other lakeside communities in Huron Kinloss Sent from my iPhone

## Amy Rogers

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**From:** GenCorp Homes <[REDACTED]>  
**Sent:** Tuesday, May 9, 2023 11:50 AM  
**To:** Bruce County Planning - Inland Hub  
**Cc:** GenCorp  
**Subject:** Consent Application Notice: B-2023-012

You don't often get email from [REDACTED]. [Learn why this is important](#)

**\*\* [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.

Attention: Monica

We are custom residential building contractors, and have a long duration of family history in the Ripley area.

To the applicant of this application, we would be interested in the "intent" of the applicant IF they are prepared to share on a purely confidential basis.

To be direct: Is the intention to develop the property cornering Conc 6 and Lake Range Dr.

IF so, we would like to be considered as potential "friendly" purchasers of 1 or 2 lots at some point in the future.

Please advise whether I may communicate directly with the applicant.

You may share with your applicant that we used to own cottage #16 on Bruce Beach which is by the right of way to the end of McCosh Hill, sold in 2019. We are NOT here to complain, simply interested "in the future" plans for this property.

**Rob Munn B.Sc.**

Mortgage Broker/Principal  
Genesis Associates Ltd  
Gencorp Homes Inc.



**Amy Rogers**

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**From:** Laurie Hamilton <[REDACTED]>  
**Sent:** Monday, May 8, 2023 6:41 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Notice of Severance -Schweitzer Property 2023

**\*\* [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.

I am writing regarding the above application. For well over a hundred years, Bruce Beach residents have used the path to traverse from South Bruce Beach (Gordon St.) to the Bruce Beach amenities, such as the tennis courts, golf course, church, ball park etc. without this access, there is no reasonable way to travel through from one area to another. Lake Range Drive has no bike lane or any space to walk, so how are people supposed to get through? Driving your car is a terrible option.

I would hope that some access will be planned.

Sincerely,

Laurel Hamilton  
32 Tout's Grove Hill  
Huron Kinloss

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Laurie  
[REDACTED]

Sent from iPad

**Amy Rogers**

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**From:** Gail Pool [REDACTED]  
**Sent:** Monday, May 8, 2023 6:56 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Notice of Consent Schweitzer Property

**\*\* [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.

To Bruce County Planning Department:

The Notice to sever the Schweitzer Property will profoundly affect the community of Bruce Beach. The cottages along the lake from the 10th Concession to 110 Gordon Street have been a community since at least 1894, or over 125 years. Members of the Bruce Beach Cottagers Association and the individual Grove associations the shoreline have contributed to many facilities along the beach including tennis courts, a ball diamond where games are played each week in July and August, a golf course with a clubhouse that is used by all beach residents, recreational areas for children and adults to relax and have events as well as a church yard that has Sunday services. Those activities are normally attended by people walking and biking to them.

The pathway from the Concession 6 to McCosh Grove property has been in use for generations and is the essential link for people on either side. Visits from the south to the north are not only important for cultural and recreational events but also for individual visits to each other's homes. I personally visit numerous times in the year to six family members' homes south of Concession 6 as well as to friends that I know over a lifetime at Bruce Beach.

If the severance is allowed, there should be a provision for a right of way to be included that allows a pathway from McCosh Grove to Concession 6, if historical precedence is to be observed.

Sincerely,

(Mr.) Gail R. Pool  
34 Touts Grove Hill  
Ripley, ON

I am committed to reconciliation, and acknowledge that I live on the Haldimand Tract as well as Saugeen (Bruce) Peninsula lands of the Chonnonton. Anishinaabeg and Haudenosaunee. I acknowledge that they, and other Indigenous peoples, are the rightful inhabitants of the lands and waters where I live. I also acknowledge that colonization has devastated many Indigenous communities and that settlers like myself are responsible, individually and as a group, for the violence and oppression Indigenous people have suffered.

## Amy Rogers

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**From:** Mariann McNally <[REDACTED]>  
**Sent:** Monday, May 8, 2023 7:21 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Schweitzer severance request

\*\* [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.

Attn: Planning Department

Since 2001, I own Cottage 9A Tout's Grove Hill, Huron Kinloss on Bruce Beach. Prior to 2001 I used my former husband's family's cottage 12 at Bruce Beach . My Cottage is the fifth Cottage In from the end of the road where the foot pathway begins.

I am writing to you tonight, to implore you to please find another solution, and to not block access to the road and footpath behind our cottages which connects north and south Bruce Beach. These pathways have been there as long as I can remember visiting the cottages dating back to the 1970s. I along with numerous other people, enjoy walking and biking for exercise, to visit friends and neighbors, and to utilize various Bruce Beach amenities, including the golf course, baseball diamond and tennis courts. This will particularly affect cyclists , especially children, who bike along the road to go to the playground, clubhouse, tennis and softball and to visit friends. My children, when they were little would use this pathway to visit their friends, and their friends would use it to visit us.

There is no safe and convenient alternative. Lake Range Road at the top of the hill is a two-lane road and does not include a bike path or foot path. Traffic sometimes travels fast along this road.

We appreciate anything you can do to help with the situation.

Very truly yours,

Mariann McNally

9ATouts Grove, Hill, Kincardine, Ontario

[REDACTED]

Sent from my iPhone



## Amy Rogers

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**From:** Heather Moore <[REDACTED]>  
**Sent:** Monday, May 8, 2023 7:45 PM  
**To:** Bruce County Planning - Inland Hub  
**Cc:** [REDACTED]  
**Subject:** 4311 Notice of Consent Application B12 Schweitzer

**\*\* [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.

We are in favour of retaining the ambulatory link over the water line easement connecting Touts Grove Hill Rd and Concession 6 West. This is a vital walkway linking 2 sections of the established Bruce Beach Community.  
Heather and David Moore  
94-2 Bruce Beach Rd.

**Amy Rogers**

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**From:** Robert Benson [REDACTED]  
**Sent:** Monday, May 8, 2023 7:49 PM  
**To:** Bruce County Planning - Inland Hub; Michael Benson  
**Subject:** Notice of Severance -Schweitzer Property 2023 Comment from 6A

**\*\* [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.

Dear Bruce County,

Regarding this notice, we are part-owners of cottage 6A on Bruce Beach. Cutting off access to the pathway is not acceptable. Doing so will force bike riders to go up to Lake Range road to get to the other section of Bruce Beach. This will be dangerous since Lake Range road is a high-speed road.

We have used this pathway for many years. There is no reason to remove our access.

Sincerely,

Bob Benson  
6A.

**Amy Rogers**

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**From:** [REDACTED]  
**Sent:** Monday, May 8, 2023 7:52 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Schweizer Property 2023 Severance Proposal

**\*\* [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.

I would like to register my disagreement with this proposal, due to the resultant loss of access between South Bruce Beach properties and the entire Touts Grove area, along with the existing (such as Sunday Church Services) amenities.

Please provide a response to this email, for my records.

Sincerely,

Ian Telford  
167 Bruce Beach Road

Sent from [Mail](#) for Windows

**Amy Rogers**

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**From:** Steven Clark [REDACTED]  
**Sent:** Monday, May 8, 2023 7:55 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Consent Application Notice - File Number(s): B-2023-012

**\*\* [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.

To whom it may concern,

Please take into account in this proposed severance of land that the private road from Touts Grove Hill and the pathway between the end of that road to the 6th concession must be maintained as a right of way for the Bruce Beach cottagers.

There was a recent lawsuit from Cottage 49 against Cottage 50-2 that sets a precedent regarding historical access being allowed without legal land ownership. This precedent would be similar as the community has been using this right of way for decades.

I'm not interested in limiting the severance request. I only wish to have the community access that has been using this property to traverse between the Touts Grove Hill road and the 6th concession via walking and bicycles (no motorized vehicle traffic) to be maintained.

Best Regards,  
Steven Clark  
Bruce Beach - Cottage 50

**Amy Rogers**

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**From:** Becky Grieveson [REDACTED]  
**Sent:** Monday, May 8, 2023 8:13 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Please do not close our community access path

**\*\* [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.

Let's work out a solution, please. This is historically a known and well used path. It has been clearly defined for years.

Becky

**Amy Rogers**

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**From:** Suzanne Pottier [REDACTED]  
**Sent:** Monday, May 8, 2023 8:19 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Pathway between Gordon St and Bruce Beach

**\*\* [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.

To whom it may concern;

I feel closing off the pathway from south Bruce Beach to Cordon St will be very detrimental to the good of all of the cottagers. I have been on Bruce Beach since a baby and I am now currently 62. During all these years I have been able to ride or walk safely while visiting friends or just getting some exercise between Bruce Beach and Gordon St

I am strongly opposed to the closing of this pathway. The safety of all involved is paramount while making this decision.

Yours truly,

Suzanne Pottier

Cottage 152 Bruce Beach

## Amy Rogers

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**From:** John Beveridge [REDACTED]  
**Sent:** Monday, May 8, 2023 8:32 PM  
**To:** Bruce County Planning - Inland Hub  
**Cc:** [REDACTED]  
**Subject:** Notice of Severance -Schweitzer Property 2023

**\*\* [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.

Please note the following concerns should the township proceed with approval of the proposed Severance -Schweitzer Property 2023:

For 40 years, between 1977 – 2017 our family have come to our Bruce Beach cottage every summer. For most of those years my family would spend 2 full months here with me joining them every weekend and on vacation weeks. One of the favourite pastimes for the family has been bike rides from our place at 88 Bruce Beach (now Martyn Lane) to Point Clark lighthouse where we would drop in on various cousins on the way there. These family members are multi-generational, many of them descendants of the original families that emigrated to Ripley in the 1850s. Having the opportunity to maintain these family connections through day to day walking/biking activities has been instrumental in enabling us to maintain important family ties for three generations (my wife and I, our sons and now our grand children).

My wife and I retired in 2018 and made the decision to move full time to our place at 88 Bruce Beach. Amongst other things, one of the key reasons for this move was the opportunity to take advantage of the open spaces up here to go for long walks and bike rides. Our favourite walk and bike route is to go south on the Touts Grove Hill Rd past the Bruce Beach golf course, through the pathway at the end of Touts Grove Hill Rd to the 6<sup>th</sup> concession. Then walk to the end of Gordon St to visit friends on Gordon or to bike to Point Clark to visit friends/relatives that live in the Point Clark area. We are already disappointed by the construction on the bridge on Lake Range that is stopping us from biking to Point Clark this summer but understand it is a temporary situation. We will be extremely upset to find out if there is a permanent blockage to this route if the Severance of the Schweitzer Property 2023 is approved.

Walking along Lake Range Rd to get to the 6<sup>th</sup> concession is simply not a viable option. There is too much traffic and without the construction of sidewalks or separate walking trails is far too dangerous. Riding bikes along Lake Range Rd without separate riding trails is not advisable and even if separate bike riding trails could be constructed I would consider it far too dangerous for children to use.

The Bruce Beach area is a unique community that provides generational connections to friends and families that are very difficult to maintain in our modern world. Please don't find another way to eliminate / marginalize these critical community ties.

Please do not hesitate to contact us if you require additional information.

Sincerely, John and Mary Beveridge  
Cottage 88 Bruce Beach (now Martyn Lane)

Sent from [Mail](#) for Windows



## Amy Rogers

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**From:** Brent Stief [REDACTED]  
**Sent:** Monday, May 8, 2023 8:42 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Sweitzer property severance ??

\*\* [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.

We live at 80 Cameron's lane . While we are far away from this property, we pass through it regularly. I'm not sure of all the details of ownership.

Let me say that not only Bruce beachers , but plenty from kincardine, Blair's grove, lurgan beach , and others , use this right of way, everyday.

There is a well worn path. It is like the Bruce trail . It passes over public and private land, for the enjoyment of everyone. If some at Bruce beach enforced their ownership, a serious path system would be shut down.

We all use this path over private land to access , tennis , baseball, and golf. As well it is used by walking and biking enthusiasts.

Shutting down lake range between the 4-6th, this summer is less invasive to most residents than closing this walkway. The people if McCosh grove use this section daily . And those from Gordon street would be severely impacted by closing this right of way.

As a governing body; you should give serious thought to changing existence of this path. It would have a very detrimental impact on the local residents. But it would also negate enjoyment of a much larger contingent than the local land owners who may voice dissent.

I watch plenty of people going by my place daily, who are not locals, but take advantage of the generosity of local taxpayers for their personal exercise and enjoyment.

This path is used by more than you can imagine daily.

Sincerely Brent stief

Brent Stief  
Huron Forest Products Inc.  
[REDACTED]

## Amy Rogers

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**From:** Cathy Ingham [REDACTED]  
**Sent:** Monday, May 8, 2023 8:54 PM  
**To:** Bruce County Planning - Inland Hub  
**Cc:** Julie Jeffries  
**Subject:** 4311 Notice of Consent Application B12 Schweitzer

**\*\* [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.

We are completely in favour of retaining the ambulatory link over the water link over the water line easement connecting Touts Grove Hill Rd and Concession 6 West. This is a vital walkway linking 2 sections of the established Bruce Beach Community.

Cathy and Chris Ingham  
93 S Bruce Beach Road

## Amy Rogers

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**From:** David Newson [REDACTED]  
**Sent:** Monday, May 8, 2023 9:07 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** File Number(s): B-2023-012 - Proposed Severance

**\*\* [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 evening:

As a member of the Bruce Beach community, I do not support the proposed severance. The proposed severance has the potential to cut off South Bruce Beach on Gordon Street from the remaining Bruce Beach community north of Concession 6. For decades (at least 60 years), the pedestrian and bicycle pathway has provided the link that connects all of the Bruce Beach community together.

The loss of this pathway will cut off the south portion of the community from the north. The activities and facilities that are located north of the 6<sup>th</sup> Concession are enjoyed by all Beachers and will be unavailable to the younger members of the community who are only able to walk and bike to join friends and family in shared activities. If the pathway is removed, the alternative will require a significant "detour" up to Lake Range Road which is not designed to provide adequate and safe passage of pedestrians/cyclists on an 80 km/h posted speed limit road with no bike paths or dedicated pedestrian pathways. I do not want to risk our children traveling along Lake Range Road when traveling along "local" roads with traffic travelling at significantly slower speed is available.

As the pathway is currently located on a municipal easement for the watermain, if the property is to be severed, an additional condition on the easement should be added to allow the pathway to remain open and accessible to pedestrian and bicycle uses.

This existing easement likely does not allow structures and other encumbrances to be located with the easement so that the municipality can maintain and repair the watermain as needed. As such, allowing the pathway to remain will also maintain the continuity of the Bruce Beach community without limiting future development or structures.

In summary, I do not support the proposed severance as it is presented. Assurances need to be provided to maintain the existing pathway so that the Bruce Beach community (especially our younger members) are able to stay connected and safely travel throughout the community from north to south and south to north.

Thank you for your consideration.

David Newson  
104 Bruce Beach Road  
[REDACTED]

## Amy Rogers

---

**From:** suzy brown [REDACTED]  
**Sent:** Monday, May 8, 2023 9:18 PM  
**To:** Bruce County Planning - Inland Hub  
**Cc:** [REDACTED]  
**Subject:** File B-2023-012 Schweitzer Property Proposed Severance

**\*\* [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.

As a member of the Bruce Beach Cottagers association and a person who loves our more than 100 year old community, I object strongly to the severance of the Schweitzer property as it is currently proposed.

We will lose an important pathway that links our community and gives its members access to shared services and the enjoyment of our long standing cottage traditions.

Surely a way can be found so that the owners of this property can use it for their family and the rest of the community can continue to enjoy full access to our entire community.

Thank you  
Suzy Brown  
Cottage 73 Bruce Beach  
[REDACTED]

Sent from my iPhone

**Amy Rogers**

---

**From:** Drew Brown [REDACTED]  
**Sent:** Monday, May 8, 2023 9:22 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** File B-2023-012 Schweitzer Property Proposed Severance

**\*\* [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.

As a member of the Bruce Beach Cottagers association and a person who loves our more than 100 year old community, I object strongly to the severance of the Schweitzer property as it is currently proposed.

We will lose an important pathway that links our community and gives its members access to shared services and the enjoyment of our long standing cottage traditions.

Surely a way can be found so that the owners of this property can use it for their family and the rest of the community can continue to enjoy full access to our entire community.

Thank you,

Drew Brown  
Cottage 73

--

Drew Brown  
[REDACTED]

**Amy Rogers**

---

**From:** Judi Blowes [REDACTED]  
**Sent:** Monday, May 8, 2023 9:23 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Severance of Schweitzer property

\*\* [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.

To whomever it may concern

The path in question provides an important link in our community and has been a major recreational asset to many homes and residents in the immediate area and well beyond (consider the many running groups, cyclists and walkers from outside Bruce Beach who use this pathway). The continuous pathway increases accessibility by foot and bicycles vs the need for automobiles to move people from one part of the community to the next.

Recognizing that this path is on private property we would suggest consideration of a tax concession for the owners, should they allow public access. Perhaps a meeting with the owners would be helpful. It would be fair to call on community members to come up with a plan to maintain the aesthetics of the path by a volunteer committee. I understand that this type of arrangement exists in other communities such as Port Elgin and Collingwood. Looking to those arrangements could provide guidance.

Respectfully

Judith and Robert Blowes  
78 Camerons Lane

Sent from my iPhone

## Amy Rogers

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**From:** Tekla Kennedy [REDACTED]  
**Sent:** Monday, May 8, 2023 9:31 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Re: Notice of Severance -Schweitzer Property 2023

**\*\* [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.

To whom it may concern

We are strongly opposed to the severance of this property if the access path that connects Gordon St. N to the roadway to McCosh Grove/Tout's Grove Hill is lost to users of both communities on either side of Concession 6. This would be extremely detrimental to the recreational enjoyment of the area residents. Our communities have enjoyed the use of the pathways that connect the various lakeshore areas for many many years. It would be an immense loss to the area residents many who are retired and enjoy walking these paths and roads daily.

Thank you for the opportunity to present our opinion

Tekla and Scott Kennedy  
90 Gordon. St. N.  
Emmerton Beach



**Amy Rogers**

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**From:** Susan Wright [REDACTED]  
**Sent:** Monday, May 8, 2023 9:44 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Schweitzer Severance

\*\* [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.

I have been reading the information pertaining to the request for severance of the Schweitzer property at Bruce Beach. As a Bruce Beach Cottage owner I feel it would be a loss to our community if we did not have biking and walking access to Gordon Street N and Concession 6 from Touts Grove Hill. I feel it is important to approve a continued pathway when you are considering the severance of the Schweitzer property.

Thank you for your consideration of this request.  
Susan Wright

Sent from my iPad

## Amy Rogers

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**From:** Barbara Strain [REDACTED]  
**Sent:** Tuesday, May 9, 2023 9:32 AM  
**To:** Bruce County Planning - Inland Hub  
**Cc:** Bill Strain  
**Subject:** Schweitzer Severance

**\*\* [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.

Barb Strain  
112 Gordon St N  
Huron Kinloss

Good morning,

I am writing concerning the severance of the waterfront lot and its inclusion of the footpath that runs from the 6<sup>th</sup> concession to McCosh Grove property beginning at cottage 13A.

I have used this path , or an earlier version of it , for 65 years to walk, bike and introduce all my children to the entire beach in our daily routine of walks. We have relatives, friends and activities the length of Bruce Beach and would be cut off from most of the amenities and neighbours that we have had for those 65 years.

It appears that the path is currently the only walking access to McCosh Grove from the area south of Concession 6 ( given the water outflow currently at Cottage 12)

I hope that there is consideration given to keeping a path open for the well being and social connections on which our Beach is founded and thrives.

Thank you  
Barb Strain

Sent from [Mail](#) for Windows

## Amy Rogers

---

**From:** Amy Rogers on behalf of Bruce County Planning - Inland Hub  
**Sent:** Tuesday, May 9, 2023 9:36 AM  
**To:** David Matthews  
**Cc:** Monica Walker Bolton  
**Subject:** RE: B -2023-012  
**Attachments:** Planning Justification B12 Schweitzer.pdf; Site Plan B12 Schweitzer.pdf; Request for Agency Comments B12 Schweitzer.pdf; Notice of Consent Application B12 Schweitzer.pdf

Good morning David,

Please see attached for additional information related to this consent application as requested. File number B-2023-012.

Thank you,  
Amy

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**From:** David Matthews [REDACTED]  
**Sent:** Monday, May 8, 2023 10:05 PM  
**To:** Bruce County Planning - Inland Hub <bcplwa@brucecounty.on.ca>  
**Subject:** B -2023-012

**\*\* [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.

Please send me the additional supporting information for the above noted application  
Thank you

## Amy Rogers

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**From:** Greta (Marg) MacDonald <[REDACTED]>  
**Sent:** Monday, May 8, 2023 10:58 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Notice of Severance-Schweitzer Property 2023

**\*\* [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.

From Cottage 154 Bruce Beach Road

Greta (Margaret) MacDonald & Stevan Gottlieb

We object strenuously to this plan. It would be very detrimental to the entire Bruce beach Community and the many activities that occur along the beach for cottagers at both the "North End" and the "South End". Some of these activities that are presently accessed by this route are: tennis courts, the Bruce Beach golf course, the church services at "The Grove" as well as walking and biking from one end of the beach to the other without having to go up to Lake Range Road and also visiting friends and relatives who live at opposite ends of the Beach. The Bruce Beach Community has been a fun and vital summertime retreat for many families for generations and life-long friendships have been formed up and down the beach, because of the ease of accessing activities and "get togethers". Is there any Plan B that would allow for a new "route" around this severance without having to go up to Lake Range Road?

Please consider this severance carefully.

**Amy Rogers**

---

**From:** Grace Farquharson [REDACTED]  
**Sent:** Monday, May 8, 2023 11:03 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Schweitzer property

**\*\* [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.

I am opposed to this severance being allowed, this is a very unfriendly interference into the beach community .

Grace Farquharson  
137 Bruce Beach Rd

## Amy Rogers

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**From:** Don Edwards [Outage Services] <[REDACTED]>  
**Sent:** Tuesday, May 9, 2023 9:14 AM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Schweitzer severance 2023

**\*\* [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.

Dear County of Bruce Planning & Development Department,

We object to the severance of the Schweitzer property due to the potentially negative impact it would have on us accessing the Lurgan Beach and Point Clark area. We have been full time residents in this area for 16 years and we have always used this section when walking or biking during the warmer months. We have 3 children that over the years have become friends with a number of children that live south of us and they often walk or ride their bikes back and forth to each others places, without this passage they will be forced up to Lake Range Drive which would be very dangerous given the speed limit and amount of daily traffic. If this severance happens to go through I would really hope that a bike/walking path would be considered as an alternative to this already safe passage that is in place.

Please confirm receipt of this email.

Thank you,  
Don Edwards

**CONFIDENTIALITY NOTICE:** This e-mail and its attachments are confidential, may be privileged and are intended only for the authorized recipients of the sender. Recipient is not permitted to publish, copy, disclose or transmit the contents of this email and its attachment unless expressly authorized in writing by the sender or document author. If you have received this e-mail in error, please delete it immediately and advise the sender by return e-mail.

**Amy Rogers**

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**From:** Douglas Dunlop <[REDACTED]>  
**Sent:** Monday, May 8, 2023 11:06 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Re: File Number(s): B-2023-012

**\*\* [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.

Additional objection: There is insufficient clarity in the PDF provided on what the boundaries of the newly severed lots will be.

On Mon, 8 May 2023 at 22:21, Douglas Dunlop [REDACTED] wrote:  
Dear County of Bruce Planning & Development Department,

I object to this severance due to inappropriately restricted timeframe and distribution of this notice to the Lakeshore community that will be affected by it. It has the appearance that the severance is being pushed through before the seasonal residents arrive and can properly assess its impact. A more appropriate timeframe would be to collect feedback over the summer months and render a decision in the fall.

Regards,  
Doug Dunlop  
102 Bruce Beach Rd.

## Amy Rogers

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**From:** John Beveridge [REDACTED]  
**Sent:** Monday, May 8, 2023 11:26 PM  
**To:** Bruce County Planning - Inland Hub  
**Cc:** [REDACTED]  
**Subject:** Notice of Severance -Schweitzer Property 2023

**\*\* [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.

In addition to my previous objection sent earlier I would also like to raise an additional procedural objection. The majority of residents/tax payers affected by this notice of severance are seasonal residents that did not have reliable/timely access to the townships communication of the Notice of Severance. I would estimate 80-90% of the residents that are affected are not even aware this is happening. This gives them no time to adequately prepare any objections they might have. It seems to many of us there is a pattern of the township providing notices of this nature via local communication channels that are not easily or readily available to seasonal residents that are not here until the summer months. It gives the appearance that the Township is attempting to ensure there is minimal objections by those residents that are most impacted by restricting their communication accessibility.

A more appropriate timeframe would be to collect feedback over the summer months from local residents that are most impacted and render a decision in the fall.

Sincerely, John and Mary Beveridge  
88 Bruce Beach (Martyn Lane)  
Sent from for Windows



**Amy Rogers**

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**From:** Kathy Christy [REDACTED]  
**Sent:** Tuesday, May 9, 2023 8:47 AM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Pathway between South Bruce Beach/Concession 6/Gordon St. with McCosh Grove/Tout's Grove Hill.

**\*\* [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.

To whom it may concern,

The pathway connecting north and south Bruce Beach is very important to maintain the integrity of our community. Please consider this when making your decision as to whether or not it can remain as a connection between the southern cottages and the rest of us. There is no safe way to bike or walk, unless using the beach, which is not practical for biking or in inclement weather.

Kathryn Christy  
Cottage 17

## Amy Rogers

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**From:** Ginny Przygocki [REDACTED]  
**Sent:** Tuesday, May 9, 2023 6:52 AM  
**To:** BruceBeach Municipal Drain; Bruce County Planning - Inland Hub  
**Cc:** [REDACTED]  
**Subject:** Re: [BruceBeach Municipal Drain] Notice of Severance -Schweitzer Property 2023

**\*\* [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.

I agree with this concern. We walk and ride our bikes I believe through this area. We have been doing this since I was a kid in the 60s. We do not open our cottage until the end of May. So this May 8 deadline is unrealistic to gain important feedback from taxpayers of the area. Again this is not truly seeking comprehensive feedback and should be extended as John has proposed.

Ginny Przygocki  
Cottage 90  
Bruce Beach Road

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, May 9, 2023, 12:17 AM, John Beveridge via BruceBeach Municipal Drain [REDACTED]  
[REDACTED] wrote:

In addition to my previous objection sent earlier I would also like to raise an additional procedural objection. The majority of residents/tax payers affected by this notice of severance are seasonal residents that did not have reliable/timely access to the townships communication of the Notice of Severance. I would estimate 80-90% of the residents that are affected are not even aware this is happening. This gives them no time to adequately prepare any objections they might have. It seems to many of us there is a pattern of the township providing notices of this nature via local communication channels that are not easily or readily available to seasonal residents that are not here until the summer months. It gives the appearance that the Township is attempting to ensure there is minimal objections by those residents that are most impacted by restricting their communication accessibility.

A more appropriate timeframe would be to collect feedback over the summer months from local residents that are most impacted and render a decision in the fall.

Sincerely, John and Mary Beveridge

88 Bruce Beach (Martyn Lane)

Sent from for Windows

You received this message as part of the **BruceBeach Municipal Drain** email group.

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**Amy Rogers**

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**From:** Susan or Butch Harper <[REDACTED]>  
**Sent:** Tuesday, May 9, 2023 6:58 AM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** severance Schweitzer Property 2023

**\*\* [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.

Concerns re Schweitzer Severance: Please consider that the loss of this pathway will essentially create a barrier of access between South Bruce Beach and the rest of the Bruce Beach community and vice versa. South Bruce Beach would lose ease of access to Bruce Beach amenities such as the Church Grove, Golf Course and Tennis Club with no good alternatives considering Lake Range Dr. has an 80km/h speed limit with no cycling lanes or shoulders, the lack of parking for cars at said amenities.

Susan Harper  
86 Martyn Lane, Bruce Beach

Sent from my iPhone

## Amy Rogers

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**From:** Bruce McKelvey <[REDACTED]>  
**Sent:** Tuesday, May 9, 2023 7:55 AM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** South Bruce Beach and McCosh Grove Pathway

\*\* [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.

We were just made aware of a plan to inhibit walking transit through the above noted pathway. I am disappointed the County did not provide ample time and methods of communication to seasonal residents who are most affected by this proposal.

This path has been in use for decades and provides much needed access between these two areas.

We strongly object to any decision to eliminate walking access through this easement.

Janet and Bruce McKelvey  
48 Tout's Circle

Sent from my iPad

## Amy Rogers

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**From:** Becky Grieveson <[REDACTED]>  
**Sent:** Tuesday, May 9, 2023 8:10 AM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Re: Automatic reply: Please do not close our community access path

**\*\* [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.

There is one more thing that I would like to propose is that because of this severance that a road allowance be extended from the existing road to the concession 6 so that emergency vehicles will have access in case of medical emergency; fire and disaster. This is not just a severance but could be a good time to rectify some of the legalities and bylaws of 'planning issues.'

Thank you

On Mon, May 8, 2023 at 8:13 PM Bruce County Planning - Inland Hub <[bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca)> wrote:  
Hello,

Thank you for your interest in Bruce County, your email is extremely important to us.

With the recent increase of interest in Bruce County, we have a very high volume of applications and inquiries. We appreciate your patience as we work to manage the surge of interest in Bruce County.

For more information on the planning process, please visit the Bruce County Land Use Planning <https://brucecounty.on.ca/land-use-plan>

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

## Amy Rogers

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**From:** audrey bruce <[REDACTED]>  
**Sent:** Tuesday, May 9, 2023 8:32 AM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Severance application

\*\* [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.

I believe that the existing pathway across private land should remain open for use by cottagers.

Sent from my iPhone

## Amy Rogers

---

**From:** Julie Jeffries [REDACTED]  
**Sent:** Monday, May 8, 2023 9:56 AM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Re: File # B-2023-012

**\*\* [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.

Monica Walker-Bolton,

Please know that the Bruce Beach Cottagers' Association has concerns about the long term impact that this planning decision will have on our community and we are currently preparing comments that will be forthcoming. We have also communicated with our community encouraging individuals to have their say. We expect that you will be receiving an influx of comments over the next few days. The seasonal nature of our organization has made working to the May 8th deadline challenging and we appreciate your understanding.

Sincerely,  
Julie Jeffries  
BBCA President  
647 224-3402  
[REDACTED]



## Amy Rogers

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**From:** Robin Wright <[REDACTED]>  
**Sent:** Sunday, May 7, 2023 11:44 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** THE PATHWAY FROM CONCESSION 6 TO TOUT'S GROVE ROAD

\*\* [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.

Hello Monica

My husband and myself, along with many other families are concerned with the application for Consent of Severance of the Schweitzer property.  
As Mrs Schweitzer passed away quite a few years ago, we knew that eventually her property would most likely be divided into lots for future development.

Our concern is with the pathway that connects South Bruce Beach (Gordon St. N.) to Bruce Beach (Tout's Grove Road ) This pathway has been used for as many years as I can remember.  
We rented a cottage at the end of Gordon Street N. when our son was 4 years old, (he is over 50 now) so we could spend time with my husbands brother and family and nephews who lived in Toronto, and we lived in London. They own a cottage on Tout's Grove. (We walked that pathway that many years ago). We then rented a cottage, every summer in Bruce Beach on Tout's. We now live in South Bruce Beach on Gordon St. North, so we use the pathway year around. In the summer visiting our family and friends, or walking to play golf at the Bruce Beach Golf Course, or just taking the dog for a walk.

We are hoping that this pathway will remain open for many years to come, so that our grandkids and their kids will be able to walk this path to visit friends and family.

Ron & Robin Wright

## Amy Rogers

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**From:** Murphy Stewart <[REDACTED]>  
**Sent:** Sunday, May 7, 2023 7:01 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Lakeshore Hub Consent for Severance File: B-2023-012

**\*\* [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.

To: Planner Monica Walker-Bolton

As cottage owners of 128 Gordon Street N and members of the Bruce Beach Cottagers' Association, we see the proposed severance causing problems in our community.

To remedy the situation, we would like to see the lot's top boundary severed above Tout's Grove Road to continue uninterrupted access that has been used for many years by the two of three cottages and the walking trail/pathway by the community.

The Schweitzers, former long-time owners of this property, and others allowed this for over 73 years. It would benefit hundreds of residents if the county would consent to this altered severance. Not only would this permit the continuation along Tout's Grove Road for two cottagers to access to their property, it would also allow for the continuation of the well-used walkway/pathway from Concession 6 to this road. Otherwise, traffic on the beach will increase. The beach will be the only way for South Bruce Beach members and others to walk to Bruce Beach Association's community facilities such as the nine-hole golf course and club house. I'm sure the cottagers along the beach will not be happy about all this new traffic.

As you may know, our South Bruce Beach area officially became part of the Bruce Beach Cottagers Association in 1938, but the walkway was used long before Gordon St. N was official and the extension off Concession 6 West down to the lake was created. All this time leading up to today, the walkway in question has been an extension of the cottage road as a footpath to the rest of Bruce Beach. We have had uninterrupted access to the grounds for many years and it should become a public path.

We would like to be notified of the decision of the County of Bruce Land Division Committee on the proposed consent. Thank you.

Margaret Stewart and William Murphy  
128 Gordon St N  
Huron Kinloss ON N2Z 2X7  
[REDACTED]

Sent from [Mail](#) for Windows

**Amy Rogers**

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**From:** [REDACTED]  
**Sent:** Sunday, May 7, 2023 10:51 AM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** FW: Application for Severance - 668 Lake Range Drive and 378 CONCESSION 6 W

**\*\* [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.

Attn: Monica Walker-Bolton  
[bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca)

Ms Walker-Bolton

I live on Gordon St North, just south of the subject properties. My family and I have lived at this location for over 25 years.

I am writing to express my concern that, if this severance is granted, access to our friends and the shared amenities of the Bruce Beach Cottage Association (BBCA) will be severely altered.

There is currently a foot path that leads from Gordon St North to Tout's Grove road. The proposed new lot at 378 Concession 6 W entirely encompasses this path that we have used year round for the entire time we have lived here.

We walk or bike along this path to access BBCA amenities (tennis courts, golf course, baseball diamond), to visit friends and to just go for a leisurely stroll. When our children were young, they would use the path multiple times a day going to and from activities or visiting friends – I have always hoped my grandchildren could have the same experience.

If the path did not exist, all would be required to detour along Lake Range Drive – a quite busy road for young children walking or biking and a exhausting trek for the more elderly.

I know I am not alone with these concerns. It would be encouraging if the applicants could kindly offer some assurance the path will not be impacted or offer an alternative solution.

Without some assurance regarding continued access to Touts Grove Road, I object to the severance.

Thank you for your consideration my concern.

Dave Gibson  
142 Gordon St North  
Kincardine, ON N2Z 0B3

**From:** Janice Gibson [REDACTED]  
**Sent:** Wednesday, May 3, 2023 4:16 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Application for consent for severance

**\*\* [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.

Attn: Monica Walker-Bolton

I'm writing to express my concerns regarding the application for consent for severance, file #B-2023-012, Lakshmi  
Huron Kinloss.

As part of a research team from the Toronto Zoo, I have been participating in a study to discover what the bat species are, specifically in the area included in the proposed severance area.

Over the past two years of data collecting, the results of the research show that all three provincially identified proposed severance area. There are three more bat species that are expected to be placed on the Species *A* the proposed severance area. The main cause of their declining bat population is habitat loss.

There are many scientific papers regarding threats to Ontario bat species and how important they are in temperate regions. If you require a copy of the data collected regarding our local bat population, please let me know and I will forward the information to the research team at the Toronto Zoo. I can also provide you with links that show more information from different sources (e.g., the Committee on the Status of Endangered Wildlife in Canada).

Based on these findings, I am opposing the application for consent for severance.

Thank you,  
Janice Gibson

142 Gordon St. N.  
Kincardine, On N2Z 0B3

**Amy Rogers**

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**From:** Allan Prang <[REDACTED]>  
**Sent:** Wednesday, April 26, 2023 1:25 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Consent for severance file B-2023-012

**\*\* [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.

As treasurer of McCosh Grove Ltd, an adjacent land owner to the subject severance lands, I have specific interest in this land severance and wish to be notified of the decision on this application. Please contact me at [REDACTED] when this decision is reached.

Allan Prang, Treasurer McCosh Grove Ltd.

## Amy Rogers

---

**From:** David Grant <[REDACTED]>  
**Sent:** Saturday, April 22, 2023 7:20 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Request for additional Information on the new lot size

\*\* [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.

Attention Monica Walker-Bolton

Could you clarify the new lot size for the cottage or the new boundary for the cottage and the larger parcel of wooded area formerly own by the Schweitzer Family Role Number 410716000819400

My concern is the walkway linking Touts Grove Hill road to South Bruce Beach which is on Gordon Street North.

South Bruce Beach Cottagers Association owns the property abutting Concession Road 6 W from Pearl Elizabeth Park to Lake Range Drive on the south side. of the concession road of which I am a part owner.

David Grant  
139 Gordon Street North  
[REDACTED]

As a proud, life long member of the community of Bruce Beach, I am deeply saddened by the idea of the severance of this land. My most fond memories have been made on or near this land. Not only will this deletion of access between the North and South side of the 6th Concession prevent families and friends easy passage to one another, it will also make it so the only route is a dangerous one on Lake Range Drive with cars driving 80 km/h. The path allows access to the amenities where memories and experiences are made - the club house, Church Grove, golf course, tennis courts, ect. Without the path, future generations will not be able to move from one side to the other - their worlds will be a lot smaller.

The reason why this land is so valuable to us is not solely because of its convenience and safety of mobility (which would be enough), but also because the entire essence of this area - pristine wilderness which is becoming more and more rare to come by is threatened. Severing this land may allow a fast and easy way to earn more money, but that value gained from selling parcels of land will *never* amount to the tremendous loss of the land in its natural state. I understand the allure of the immediate benefit that will be received by parceling this land, but I beg of you to please consider the priceless value of leaving it as it is. The forest has remarkably remained intact because of the generation of Schweitzer's before now - please continue their legacy by keeping this forest as it is. You do not want to be remembered as the people who prevented future generations from having the same luxury of this beautiful land as we have. Many unique species and ecosystems are within this plot because it has remained intact. Once it is gone, it will never come back. I want to emphasize the gravity of what you propose for the severance of this land - thousands of years of growth and nature will be torn up for a sum of money. There is significantly more value in the land as it is than selling it to be made into something it's not. The reason why it is so valuable is because of the state it's in now - intact, pristine, nature. The value of the land will be lost right when the severance occurs.

When you hear about environmental issues around the world, think of this as one of them. There are very few areas left in the world of natural quality and your 0.8 hectare of land is one of those places. You have the power to continue to be part of the group that stewards wildlands - use your power and keep this land wild and accessible.

May 9, 2023

Bruce County Planning Department  
30 Park Street  
Box 848  
Walkerton ON  
N0G 2V0

Re: Development Application  
Consent File # B-2023-012

I am writing regarding the application for consent for severance related to the above file. I do not agree to this application as it currently stands. I request that an amendment be made such that right of way access be maintained between Concession 6W and Tout's Grove Hill. Below I would like to provide background information and my reasons for this stance.

I, with my family, have owned the property at 133 Gordon Street North since 1967. We have been members of the South Bruce Beach Cottager's Association (SBBCA) and the Bruce Beach Cottager's Association (BBCA) throughout that time.

As the committee may know, the SBBCA (formerly known as the Dunes) has been a part of the BBCA since 1938. As members of both associations, we have participated in/accessed various amenities of the BBCA throughout the years, such as the Golf Course, Clubhouse, and outdoor Church Grove, where my husband has regularly conducted church services. We access these and other amenities via the walking path that has been present between Conc 6W and Tout's Grove Hill Road for decades. The current path has been formally in place for years. Please see attached picture.

Access to other parts of Bruce Beach is imperative for another critical reason – several members of the SBBCA have family members with cottages or year-round homes in Bruce Beach north of the 6<sup>th</sup> Concession and vice versa. This pathway is the central way they can readily visit back and forth.

The alternatives to the walking path would be access via the beach or via Lake Range Road. However, these are not viable from a walking/cycling perspective. Access via the beach isn't safely possible for the adult recreational cyclist nor is walking when the water levels are high/during storms or winds/through the winter. Access via Lake Range to McCosh Hill is unrealistic in terms of distance and topography for the average adult walker. Without shoulders or cycling lanes, the Lake Range roadway is a significant safety concern for both walkers and cyclists. Furthermore, neither the beach or the Lake Range Road alternative is safe or possible for children, adults with strollers or people with physical limitations.



It could be argued that access can be achieved along Lake Range by car. However, unnecessary use of a car is in direct opposition to the promotion of a healthy lifestyle and significant current concerns about climate change.

Therefore, I submit that the historical precedent of a walking path be adhered to and incorporated into the planning design for this severance application.

I would also wish to express my concern regarding the posting of this application. No where on the posted signage is there any reference to a timeline or closing date for responses. In addition, many cottagers do not actively resume regular residence until around the May long weekend. However, we received an emailing from the BBCA May 8<sup>th</sup> that included the following quote which is presumed to be from Planning Department:

*"Comments received after May 8, 2023 may not be included in the Planning report, but will be considered if received prior to a decision being made on the application, and will be included in the official file record."*

I am grateful that the BBCA researched and circulated this to all members but am disappointed that the Planning Department process appears to have not been fully transparent.

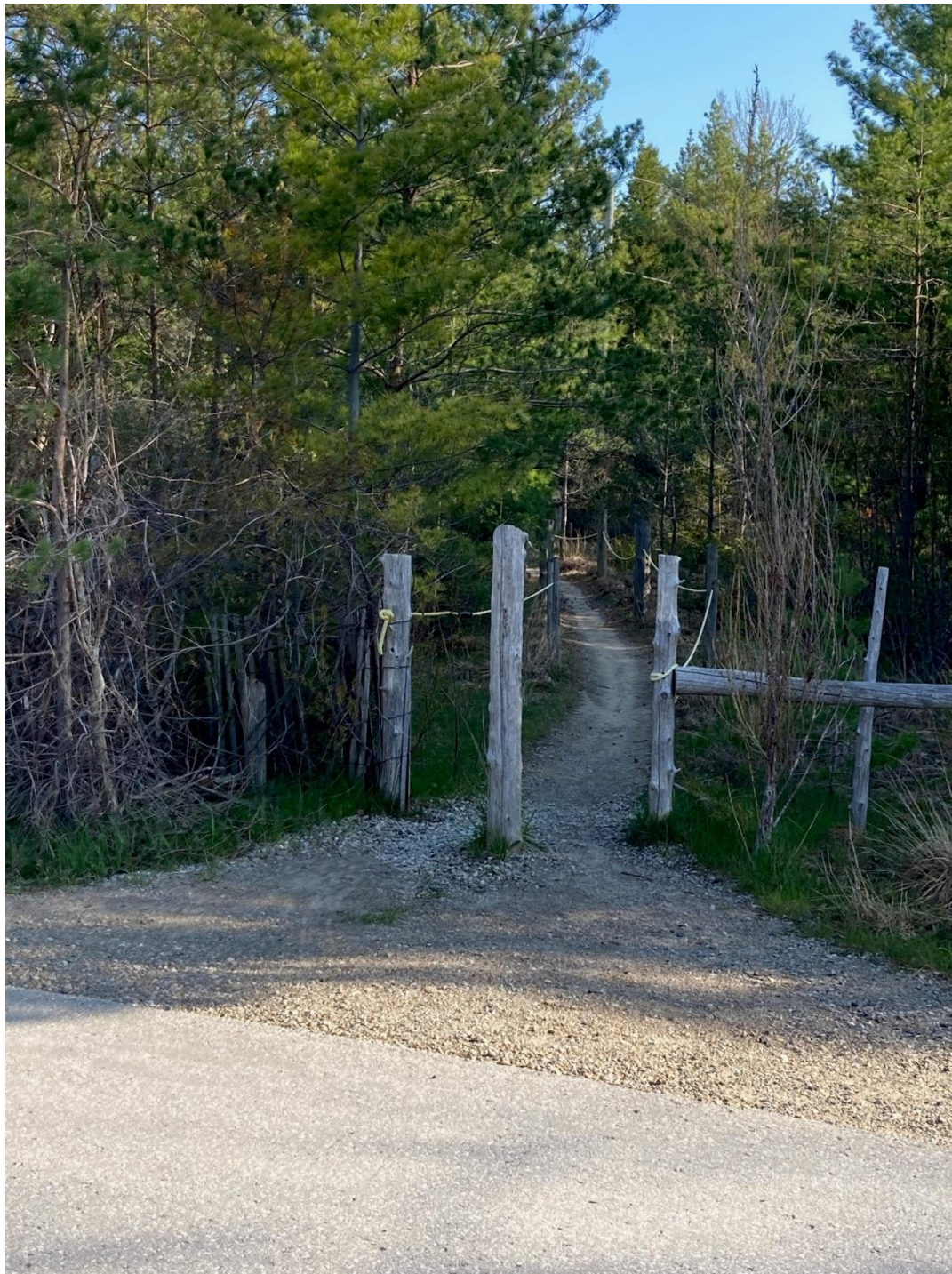
It is my fervent desire that this submission be included in the Planning report.

Thank you for your immediate attention on this matter.

I would request a prompt reply to confirm receipt of this submission.

Yours sincerely,

Lynne (nee Whitmore) Geddes  
the Rev. Robert Geddes  
133 Gordon Street North  
Huron-Kinloss



FYI

nd v d u s i who v e n t i e t e s a n d t h e n o m a t o n t o c o u n c i l a n d s c o r r e c t i n g s h o u d b e a w a r e t h a t a n y p e s o n a n i l o m a t o n c o n t a n e d w t h i n t h e c o r r e s p o n d e n c e m a y b e c o m e p a r t o f t h e p u b l i c r e c o r d a n d m a y b e m a d e a v a i l a b l e t h o u g h t h e a g e n d a p r o c e s s w h i c h i n v o l v e s p u b l i c a t i o n o n t h e c o u n t y ' s w e b s i t e i f y o u h a v e a c c e s s t o t h e c o m m u n i c a t i o n n e e d n o t p a y f o r t h e e n d e m u n e d a t e y a n d d e c e e a c o p y ( e x c e p t o n c o s t l e s s e ) T h a n k y o u f o r y o u r c o o p e r a t i o n

**From:** [Rob Parker](#)  
**To:** [Monica Walker Bolton](#)  
**Cc:** [David Wilson](#); [John Kennedy](#)  
**Subject:** Followup  
**Date:** Tuesday, May 2, 2023 4:07:59 PM

---

**\*\* [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.

Thanks again for meeting with us yesterday. It was very helpful. I will be dropping off our objection letter in the next day or so.

I wanted to let you know I had a meeting with Grant Collins and Jody Losch this morning to inform them of our objection and the reason why. We had a great meeting and we are all on the same page as to solving the access concerns we have as well as seeing their modified application proceed. They are also very willing to have a meeting between all parties including yourself to help solve the issue. We, and they, will be in touch with you soon.

Let us know when you would be able to make a site visit as we would welcome the opportunity to show you the way of the land in order to make things easier for you in moving forward on this issue.

Thanks again,

Rob Parker  
Secretary, McCosh Grove Limited

**From:** [David Wright](#)  
**To:** [Monica Walker Bolton](#)  
**Subject:** Subject: Development Application B-2023-012  
**Date:** Tuesday, May 2, 2023 11:01:41 PM

---

\*\* [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.

Dear Ms Walker-Bolton

My name is David Wright. I am the owner of cottage 12A Bruce Beach, which abuts with the former Schweitzer property in the severance proposal. I formally object to Development Application B-2023-012 in its current form. Access to my property is via a road that runs through McCosh Grove (of which I am a shareholder) and then onto land that is part of the proposal. If access to the road on the part of the property in the proposal were removed I would lose access to my cottage as well as my access to garbage, mail and other services provided via the road. It would essentially land-lock my cottage. I would like the lot access issue to be addressed prior to the severance being granted.

I am aware McCosh Grove Ltd has also registered an objection. I believe that a solution that is satisfactory to McCosh Grove Ltd would also be satisfactory to me, and if such a solution can be reached I would withdraw my objection at that time. I am currently traveling internationally, but I will be back in Canada in two weeks time and able to meet with you and/or the property owners to discuss a solution. In the meantime, I am happy to let David Wilson, Rob Parker and the other McCosh board members negotiate on my behalf.

I hope this email is sufficient to register my objection, if it is not please let me know what I need to do. Kindly forgive the strange timing of this email, I am working with a 13 hour time zone difference.

Sincerely,  
David Wright  
12A Tout's Grove Hill

**From:** [Maria Zeinstra-Dye](#)  
**To:** [Monica Walker Bolton](#)  
**Subject:** Consent to sever  
**Date:** Thursday, May 4, 2023 9:12:58 AM

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Maria Zeinstra-Dye  
Sent from my iPhone

Begin forwarded message:

**From:** Maria Zeinstra-Dye [REDACTED]  
**Date:** May 3, 2023 at 8:00:30 PM EDT  
**To:** m.walkerbolton@brucecounty.on.ca  
**Subject:** Consent to sever

May 3 2023  
Monica Walker-Bolton, County of Bruce Planning & Development Department  
30 Park Street, Box 848  
Walkerton, ON N0G 2V0

Dear Monica, Re: B- 2023-012 Severance

Thank you for speaking with me candidly last week about this severance application.

I wish to add my voice to the concerns we have regarding the walkway that is used between Tout's Grove road and Concession 6. There are many factors to consider. The use of the path clearly encourages active transportation and living. The Bruce Beach Association spans the space connected by this pathway as well. The path is used by many residents as well as cottage owners to access many of the activities that keep people engaged, active and healthy. There is simply not enough parking space if people have to drive to these activities, which also contributes negatively.

I do not wish to stand in the way of the severance, but hope that it can be done while accommodating the pathway as well.

Please add my name to the list of people who wish to continue with access to the pathway.

Please also keep us apprised of next steps.

Thank you,

Maria Zeinstra-Dye  
Mike Dye



April 27, 2023

Monica Walker-Bolton, County of Bruce Planning & Development Department  
30 Park Street, Box 848  
Walkerton, ON N0G 2V0

Dear Monica,

Re: B- 2023-012 Severance

Thank you for taking the time to speak with me regarding the application for Consent of Severance of the Schweitzer Property.

As indicated in our conversation, the South Bruce Beach Cottage Association is one of 11 districts that comprise the Bruce Beach Cottagers' Association. Given the Huron-Kinloss Official Plan policies governing consent applications, and your evaluation of the application against these policies, it is important to understand possible adverse implications to the application.

The centre of our Bruce Beach community is located at the base of McCosh Hill along Touts Grove. In 1894 the first cottages were built in Tout's Grove. In 1900 the area was named Bruce Beach by the Anderson family and the Association founded. In 1907 the McCosh Hill golf course was officially formed. Later a Club House was built. Church services were held, and a park area developed. In 1914 two tennis courts were built (source: *MacEachern - A History of Bruce Beach p.8-13*). Over the years, ball diamonds, playground equipment and trails were developed.

It's important to understand this history as families from each of the 11 areas primarily walk and bike along the interconnected pathways and private segments of road to participate in meetings, gatherings and recreation events. The South Bruce Beach area uses the water-line easement as our narrow pathway to recreational amenities noted above. We have done so with the understanding and acceptance of the Schweitzer family. Our cottage and neighbour families have been using this pathway for 73 years. If it is inaccessible, walkers, strollers, and cyclists will be disinclined to bike/push through sand to a public beach access, or navigate the steep incline of concession 6 and/or McCosh Hill, along the heavy traffic of lake range road, increasing the risk to individuals. The recreation areas do not have space along the narrow roads for vehicle parking to accommodate those forced to drive to events, lessons, meetings etc.

The Provincial Policy Statements, the Official Plan and Zoning by-law policies reflect planning principles that speak to walkable, livable, interconnected, complete communities; moving people in ways that are not auto centric. Ensuring the continued use of the water-easement as a pathway reflects these policies. Planning authorities often add conditions to applications for Consent of Severance for a variety of reasons as outlined in policy. If the County and Township Planning Departments value the council sanctioned policies and planning principles articulated, then we would encourage the planning and legal divisions to work with the applicant to reach an amicable agreement with the municipality and Association for the continued use of the water-easement by Bruce Beach Association members prior to a decision on the severance application.

Warm regards,

Joni and Kim Baechler

**MCCOSH GROVE LIMITED**  
(EST. 1926)

Rob Parker  
Secretary  
[REDACTED]

May 2, 2023

Ms. Monica Walker-Bolton  
Senior Policy Planner  
Corporation of the County of Bruce

Dear Ms. Walker-Bolton

Subject: Development Application B-2023-012

Thank you for meeting with us yesterday. As discussed, McCosh Grove Limited hereby formally objects to the above noted development application in its present form. McCosh Grove Limited is the owner of the property abutting the north boundary of the parcel to be severed. The McCosh property is jointly owned by the owners of the abutting cottage lots and provides access to those lots. However two cottage lots (Parts 2 and 3 Plan 3R-2687), commonly known as Cottages 12A and 13A, Bruce Beach gain their access through the 'Schweitzer' property. Many years ago and with the consent of Mr. Schweitzer, McCosh Grove constructed a road and turning circle to provide access to the two lots and to create a turning area for the garbage truck and other service vehicles. Further, this area was part of an easement granted to McCosh Grove by Mr. Schweitzer in 1998 that ran for 20 years for the purpose of providing access to the two lots. This proposed severance will land lock the two lots, particularly if it is further subdivided into a number of residential lots as alluded to in the Cuesta planning report. We believe that the lot access issue must be addressed prior to the severance being granted.

We believe that there is a simple, technical solution to this situation which would ensure access to the two lots and permit the severance application to proceed in an expeditious manner. If a satisfactory solution can be reached, McCosh Grove will withdraw its objection to the application. McCosh Grove representatives are prepared to meet with you, the owners and others, as necessary at the earliest possible date to work out the details and to ensure that the severance process is not unduly delayed.

Yours truly



David Wilson,  
President, McCosh Grove Limited



## Amy Rogers

---

**From:** Anne Alton [REDACTED]  
**Sent:** Tuesday, May 9, 2023 3:17 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Schweitzer Property Road Severance

You don't often get email from [REDACTED]. [Learn why this is important](#)

**\*\* [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.**

To whom it may concern:

As long time cottage resident I'm writing to ask you to reconsider giving extended time for residents to give input re the Schweitzer Property road severance and sufficient time to review the proposal and discuss other options. I am very disappointed that the residents of Bruce Beach and South Bruce Beach had less than one full day to respond with their concerns., especially since these are the residents in Huron Kinloss who would be most affected by this road severance.

As a lifelong summer resident of Bruce Beach, my family and I and all my friends have been used to being able to walk or bike ride and connect from Bruce Beach to South Bruce Beach safely. The alternative along Lake Range Road does not seem like a viable of safe alternative, especially for children.

I look forward to hearing from you.

Your sincerely,  
Anne Alton  
Lifelong cottage resident  
Cottage 87 Bruce Beach

## Amy Rogers

---

**From:** Debi Riekenbrauck <[REDACTED]>  
**Sent:** Tuesday, May 9, 2023 3:00 PM  
**To:** Bruce County Planning - Inland Hub  
**Subject:** Severance - Schweitzer Property 2023

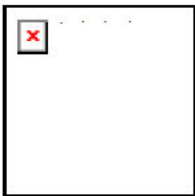
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To Whom it May Concern,

We have been using this access by both foot and bicycle for several decades and are very much taken back by this Notice of Severance that was not provided by the township well in advance which would allow us to petition.

Regards,  
From Cottage 84-2/permanent residence



**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Subject:** Access on bike and walking pathway  
**Date:** Tuesday, May 9, 2023 11:46:22 PM

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To whom it may concern.

One of the most special parts of cottaging at Bruce Beach is enjoying walking or biking on the beautiful bike trail that goes right through to the 6th concession. We love to bike and walk on this roadway and path. For us the loss of this would really impact our enjoyment of biking and walking. It also feels so much more safe than trying to bike on Lake Range road. We have family living beyond the 6th concession and often bike or walk for visits. We really hope this situation can be addressed.

Sincerely,

Paul and Heather Kueneman  
100 Cameron Lane Bruce Beach.

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Subject:** Notice of severance. Schweitzer property  
**Date:** Tuesday, May 9, 2023 10:23:06 PM

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I am a resident of Beach Beach and oppose this proposed severance  
63 Snowden Grove  
Bruce Beach

Winnie Doyle  
Sent from my iPad

**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Cc:** [Monica Walker Bolton](#)  
**Subject:** File Number(s): B-2023-012 Schweitzer  
**Date:** Tuesday, May 9, 2023 10:00:45 PM

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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

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To whom it may concern:

My name is John Sedgewick and I am the landowner of cottage 13a, the abutting property to the applicant property. I would like object to the proposed severance application. The current proposal would prevent me having road access to my property.

Let me say that cottage 13a has always been in my family and we have always had a very good relationship with the Schweitzer's. Our original vacant lot was purchased from Mr. Schweitzer in the early 1950's and when my father decided to build a cottage, Mr. Schweitzer sold his interest in cottage 12a and subsequently decided to share the same plans and contractor as my father.

The parking area for cottages 12a and 13a as well as drive access via Tout's Grove Hill (private) Road has remained essentially unchanged in the 70+ years that have ensued.

Furthermore, Mr. Schweitzer was a very supportive neighbour. I purchased the cottage in 1998, from my mother. At that time, I was having difficulty securing financing from Hepcoe (now Meridian) Credit Union. The lender would only advance financing if I were to have "public access". (They did not want to provide mortgage financing that required crossing the private lands of McCosh Corporation)

Mr. Schweitzer at the time agreed to grant me a 6' corridor right-of-way access from the south east corner of my property through the applicant property to the Huron Concession 6 West. This act of generosity fulfilled the lender requirement and allowed me to secure First Mortgage financing with Hepcoe Credit Union.

For 70+ years our family has benefitted from this peaceful oasis and its spirit of cooperation and community.

I would like to state that should the access issue of my cottage be resolved, then I would be happy to rescind my objection to the requested severance of land.

Thank you for your consideration in this matter of great importance to our family history.

Sincerely,

John Sedgewick  
13a Tout's Grove Hill,  
Kincardine, ON, N2Z0B3

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**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Subject:** Severance Schweitzer Property  
**Date:** Tuesday, May 9, 2023 5:59:53 PM

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**\*\* [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.

I am a long time resident of Huron Kinloss and a property owner at #19 McCosh Hill

I would like to make the following points known:

- 1) The lake shore community and our township has enjoyed an uncontested access along the lake and through this property for over a hundred years. The original road allowance from Goderich to Kincardine established this easement and it has continued to the present day.
- 2) The severance of this property should be approved with and including a 10 foot right of way allowing pedestrian and bike traffic unfettered access.

Yours sincerely

Bruce Corneil

19 McCosh Hill

[REDACTED]

**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Subject:** 668 Lake Range Drive and 378 CONCESSION 6 W CON A PT LOT 31 PT LOT 32 RP;3R835 PART 2 and CON A PT MARINE ALLOW RP;3R2687 PART 1 (Geographic Huron) Municipality of Huron-Kinloss 410716000819400 and 410716000800100  
**Date:** Tuesday, May 9, 2023 5:35:39 PM

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I am a third-generation owner of a family cottage. 87 Martyn Lane, Bruce Beach, was first built by my grandfather in 1915. I have been coming to this area every year for over 80 years .

The proposed subdivision needs to retain the common right of way. It has existed for over seven decades as a foot path to connect to Concession 6 along the coastal side on the subject property. This trail is heavily used by cottage owners walking and biking unrestricted between Pine River and Concession 10.

Historically this land was used by native peoples for centuries as a coastal trail along Lake Huron. Later it was used by early settlers when they arrived to take up Crown land in Huron and Bruce Counties. In those early days it was the major transportation route. Farmers walked with their sacks of grain from the Kincardine area to Goderich to have it milled into flour.

Closing this historic north-south access removes it forever from public use. It is detrimental to the functioning of the community and the wellbeing of the coastal residents.

Maintaining this right of way is in the best interest of the residents of Huron-Kinloss .

Respectfully submitted.

Tom Alton

349 Sheddon Ave  
Oakville ON  
L6J 1X9

[REDACTED]

Sent from my iPhone



**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Subject:** Severance of 668 Lake Range Dr  
**Date:** Tuesday, May 9, 2023 5:01:21 PM

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**\*\* [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.

Hello

I would like to present my objection to the severance of 668 Lake Range Drive and 378 CONCESSION 6 W  
CON A PT LOT 31 PT LOT 32 RP;3R835 PART 2 and CON A PT MARINE ALLOW  
RP;3R2687 PART 1

(Geographic Huron) Municipality of Huron-Kinloss  
410716000819400 and 410716000800100

Our family uses this path frequently for bike rides as well as walks and have done so since the 1960's. This would be a tremendous recreational loss for our family which have been on Bruce Beach since the 1950's.

Carolynn Ann Selley. 75-2 Oatman Lane Bruce Beach

--

Ann

**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Subject:** File Number(s): B-2023-012  
**Date:** Tuesday, May 9, 2023 4:37:58 PM

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**\*\* [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.

Hello,

I received this information on this consent application yesterday evening – so like many folks have not had a lot of time to reflect and respond.

It seems obvious that this landowner is creating this severed parcel to then further sever it into building lots. I'm not familiar with planning steps, but full transparency would suggest this info is advanced early in the process.

The footpath joining the 6<sup>th</sup> and the private lands to the north has been available to the community for many years. I'm hopeful that this footpath (and it need only be that; walk bicycles, and no motorized anythings) can be incorporated into the picture by the parties involved.

-----  
Robert Yarnell  
52 Ball Park Lane  
Bruce Beach  
[REDACTED]

and

95 Mayapple Crescent  
Ilderton, ON N0M 2A0

**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Subject:** Severance of property - Schweitzer  
**Date:** Tuesday, May 9, 2023 4:41:46 PM

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What is the ultimate goal of this request for severance?

Severance of this property will ultimately ruin the entire beach community currently located on Lake Huron.

I hope the planning department gives very careful thought to approving the severance request. The area in question provides habitat for any number of animals. It also provides flood control from Lake range road.

Please think twice before approving.

Thank you. Walli Crysler

**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Cc:** [REDACTED]  
**Subject:** Severance of Schweitzer property at Concession 6 on Bruce Beach  
**Date:** Wednesday, May 10, 2023 2:34:55 PM

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To whom it may concern.

We strongly object to the proposed severance of the Schweitzer property at Concession 6. This will affect our access to biking along the back cottage lanes and having clear access for other activities.

We own a cottage between concessions 10 and 8, and have been cottagers for over 20 years on Bruce Beach.

Why is this decision being taken?

Please register our strong objection as concerned neighbors.

Regards.

Cindy Bowman  
Allan Levine  
142 Bruce Beach Road

**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Subject:** Schweitzer Property Servance  
**Date:** Wednesday, May 10, 2023 10:42:56 AM

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As I often walk through this right of way I am not in favour of severing the property and no longer allowing access to the entire of Bruce Beach. I feel it would particularly impact the far South Bruce Beach making it much more difficult to access the entire beach.

Regards,

Kelly Lawson  
63 Snowdon Lane



**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Cc:** [REDACTED]  
**Subject:** Schweitzer severance application.  
**Date:** Thursday, May 11, 2023 1:08:46 PM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

**\*\* [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.

Attention Ms Walker- Bolton -

I have recently been made aware of local concerns regarding the proposed severance of a portion of the Schweitzer property at Bruce Beach ( [4311\\_Notice\\_of\\_Consent\\_Application\\_B12\\_Schweitzer\\_file.pdf](#)).

I am not aware of the intent of the application, or the implications to participating owner(s). However, I understand the a concern raised by nearby residents is that the severance may affect/limit an historical footpath connection between Bruce Beach proper (along Tout's Grove Hill lane north of the 6<sup>th</sup> Concession) and the 'South Bruce Beach' community (along Gordon Street south of the 6<sup>th</sup> Concession).

While I see that as a potential change-in-access issue that needs to be addressed/resolved, I think there are some broader issues that should be part of the dialogue as the County considers any potential access change.

That little Schweitzer-property path (on the water main right-of-way?) has been used for a number of years (decades!) by a variety of users. That includes not only 'cottagers' traversing between the two Bruce Beach communities, but also a number of Township residents (including beachers) who walk, jog or ride bicycles along what has become an attractive lakeshore 'trail', extending from Kincardine through (via the Pine River bridge at Lurgan Beach) to Point Clark.

As you are aware, much of the lands between the Huron shoreline and the escarpment, between the 6<sup>th</sup> and 10<sup>th</sup> Concessions, are private lands, and in particular between the 6<sup>th</sup> and 8<sup>th</sup> Concession are owned by cottager "Grove" corporations. These grove lands are managed for community recreational use (as a golf course and tennis courts, playing fields, children's playgrounds, etc.) as well as to protect specific open-space and natural forest areas.

These characteristics are one of the things that make traversing the lakeshore "trail" by foot or bicycle so attractive. As Property Coordinator and sometime president of one of those Groves, Snow-Don Grove Ltd, I can state that we are aware of the public use of Snowdon Lane, and our 'footpath to ballpark', as part of that trail and, while retaining the right to control such

access, welcome beachers and other Township resident visitors who traverse our property safely and respectfully. While posting "Private Property; use at own risk" signs, we try to maintain our lane and pathway to ensure safe passage for those of all ages. It seems clear that the water-main path over the Schweitzer property is a crucial part of this unofficial lakeshore recreational route/trail, and the County/Township may wish to take that into consideration.

The other issue that I would reference is that I believe there is some unique terrain lying south of the golf course, between Tout's Grove Hill lane and the foot of the escarpment, within the Schweitzer property. I personally believe it would be a shame to see that now-rare ecosystem disappear into residential development in future. My casual observation (as a geographer and environmental planner) is that there are several relict raised dune lines in there with low areas in between that flood in the spring (and eventually drain into that little nearby beach gully), visually-striking carpets of Trilliums in spring, and a very old mixed (Great Lakes?) forest. It would be a shame to see that natural-area property bulldozed into estate or cottage lots, as occurred several decades ago with the development of the then-rare Blair's Grove property. Perhaps the County, Township, Conservation Authority, or the Lake Huron Coastal Centre could be alerted and encouraged to speak to the landowner about the value of a Conservation Easement on that section of the property.

I hope that these observations/comments are helpful.

Kenneth Taylor



1045 Varsity Estates Pl, Calgary, AB T3B3X5  
60 Snowdon Lane, Kincardine, ON N2Z2X7

c.c. Julie Jeffries, President, Bruce Beach Cottagers Association  
Doug Mackenzie, President, Snow-Don Grove Corporation  
Mike Fair, Township of Huron Kinloss

**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Subject:** Application for right to severance  
**Date:** Thursday, May 11, 2023 8:30:01 AM

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Hello,

I'm writing to voice my objection to the granting of the "right to severance" application being considered in South Bruce Beach.

I am an owner of Cottage 6a, and have used the path between Touts Grove Hill and Concession 6 my entire lifetime for access to that end of the beach. Without this point of access bike riders would be forced to utilize Lake Range Road which has no shoulders or bike lanes, providing hazards for cyclers, especially children. It is also unclear to me how walkers would gain access through the area without constantly crossing property owned by other cottager's.

One of the many things I have always loved about Bruce Beach is the ability to travel from one end to the other by use of the roads and many trails along the way. It saddens me greatly to think this ease of passage might come to an end. Please don't allow this to happen.

I appreciate your consideration to my appeal.

Sincerely,  
Honor Reed  
Cottage 6a

Sent from my iPhone



**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Subject:** Concern re Application for Severance-Schweitzer property  
**Date:** Thursday, May 11, 2023 10:48:21 AM

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Re: B-2023-012  
Notice of Consent Application

I am one of a family of owners of a summer property at 10a Tout's Grove Hill just to the north of the dirt path that currently runs across the property referred to in the application, linking the 6th Concession with Tout's Grove Hill. I have been a guest or an owner here for 37 years and I have seen the path be well-used by children and people of all ages to walk or cycle along the roads behind the cottages.

I am 67 years old now and I have a bad hip. I need and use the path to walk the paths and dirt roads behind the cottages to the south of us. It is a flat route and largely soft underfoot and therefore doesn't hurt my hip.

I hope that the new owners can agree to an easement to preserve the amicable and neighbourly legacy of the past allowing pedestrians and cyclists of all ages to continue to safely pass via the dirt path.

Please let me know the decision.

Thank you,

Karen Woolridge

[REDACTED]

**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Subject:** Notice of Consent Application B-2023-012 - Schweitzer Property  
**Date:** Friday, May 12, 2023 4:19:32 PM

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Dear Sirs/Mesdames:

Our family has enjoyed the privilege of owning a cottage on Bruce Beach since 1909. During the following decades, it is the community that makes being here such a unique and special place.

For well over 50 years, we have personally been using the "path" at the end of McCosh Hill Road to access the south part of our community along Gordon Street. The loss of this pathway would create a barrier of access between South Bruce Beach and the rest of the Bruce Beach community and vice versa. South Bruce Beach would lose access to our Church Grove and other amenities with no other good alternatives for walkers or cyclists. This is especially so for the safety of children, adolescents and seniors.

We object to the severance of the property in the application without the establishment of a permanent right of way easement that has been enjoyed for many years by so many.

Regards,  
Jim and Beverley Maxwell  
28 Touts Grove Hill

Sent from my iPad

**From:** [Monica Walker Bolton](#)  
**To:** [REDACTED]  
**Subject:** RE: Your Comment on Severance Application B-2023-012 has been received  
**Date:** Wednesday, May 17, 2023 10:40:00 AM

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Hi Robert,

This E-mail is to follow up from our conversation yesterday. To summarize our conversation: Although the proposed severance moves the property boundary between the two properties that have merged further east, this is regarded as lot enlargement rather than new lot creation. This is because prior to any new houses or cottages being built on the subject properties further severances or a plan of subdivision would be required. If a new severance or plan of subdivision was proposed further studies like an Archaeological Assessment or Environmental Impact Study would be required.

The proposed severance does not circumvent any of the required studies or justifications that would be required for new lot creation.

I hope this information is helpful. Please let me know if you have any further questions.

-Monica

---

**From:** Robert Yarnell [REDACTED]  
**Sent:** Wednesday, May 10, 2023 4:27 PM  
**To:** Monica Walker Bolton <[MWalkerBolton@brucecounty.on.ca](mailto:MWalkerBolton@brucecounty.on.ca)>  
**Subject:** RE: Your Comment on Severance Application B-2023-012 has been received

You don't often get email from [REDACTED]. [Learn why this is important](#)

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OK – so what triggers a “plan of subdivision” vs severances? There must be rules to prevent incremental “creep”... the landowner didn’t buy this property to increase his acreage – it would be nice to know the whole plan/picture...

ry

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**From:** Monica Walker Bolton <[MWalkerBolton@brucecounty.on.ca](mailto:MWalkerBolton@brucecounty.on.ca)>  
**Sent:** Wednesday, May 10, 2023 3:54 PM  
**To:** Robert Yarnell <[REDACTED]>  
**Subject:** RE: Your Comment on Severance Application B-2023-012 has been received

Hi Robert,

Thanks for your question. The current application is to separate two lots that have merged. Both lots are developed with houses on them. This application moves the boundary line between the two properties further east than it was previously.

If either of the properties were proposed to be further sub-divided, **either through severance or a plan of subdivision**, further studies and justification would be required. Studies might include an archaeological assessment or an environmental impact study.



Further planning application(s) with opportunity for public input would also be required.  
I hope this answer is helpful. Please let me know if you have further questions.  
-Monica

---

**From:** Robert Yarnell [REDACTED]  
**Sent:** Wednesday, May 10, 2023 3:49 PM  
**To:** Monica Walker Bolton <[MWalkerBolton@brucecounty.on.ca](mailto:MWalkerBolton@brucecounty.on.ca)>  
**Cc:** Amy Rogers <[AmRogers@brucecounty.on.ca](mailto:AmRogers@brucecounty.on.ca)>  
**Subject:** Re: Your Comment on Severance Application B-2023-012 has been received

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Thank you.

In my email that you received yesterday I mentioned that I think it is obvious the landowner is planning to further sever into development lots the parcel that is presently being severed. My question is there a limit to the number of severances that can occur to a property before Development rules and regulations require further planning input. I ask this because it's likely that eventually the land on lake range for the original parcel will be divided into building lots as well.

-----  
Robert Yarnell  
[REDACTED]

On May 10, 2023, at 3:32 PM, Monica Walker Bolton  
<[MWalkerBolton@brucecounty.on.ca](mailto:MWalkerBolton@brucecounty.on.ca)> wrote:

Dear 391 Concession 6 W neighbour or concerned citizen,

I am writing to let you know that I received your comment regarding the severance at 391 Concession 6 W in Huron Kinloss.

Since the beginning of this week we have received over 70 individual comment E-mails from neighbours and concerned citizens. Most of the concerns relate to the use of a walking path that connects Concession 6 W to Tout's Grove Hill (private road). Other comments have been received regarding cottage access from Tout's Grove Hill private road. Another comment was regarding possible ecological impacts of the severance and the effect on bat habitat.

All of the comments received as of yesterday afternoon have been shared with the applicant and their planner. Any further comments received will also be forwarded to

the applicant and their planner. Once the applicant and their planner have had a chance to discuss the concerns raised, I expect there will be some communication from them regarding their response to the concerns.

In the meantime, if you have any further questions or concerns, please feel free to reach out to me.

I will try to connect with each person who has provided comments personally, however please understand this may take some time due to the quantity of E-mails and phone calls that have been received, and that we continue to receive, on this matter.

Although the commenting deadline that was provided in the Notice of Consent Application of May 8<sup>th</sup> has passed, comments can be received up until the date of a decision. No date has yet been set for a decision.

Monica

**Monica Walker Bolton**  
**Senior Planner**  
Planning and Development  
Corporation of the County of Bruce

**Office: 519-881-1782**  
**Direct: 1-226-909-2857**  
**[www.brucecounty.on.ca](http://www.brucecounty.on.ca)**

<cob\_logo\_482ea6ae-463f-4d00-8147-f4e02eda1e3e.png>

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

**MCCOSH GROVE LIMITED**  
(EST. 1926)

Rob Parker  
Secretary  
[REDACTED]

May 2, 2023

Ms. Monica Walker-Bolton  
Senior Policy Planner  
Corporation of the County of Bruce

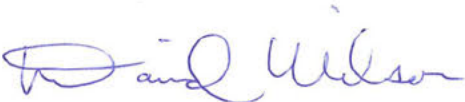
Dear Ms. Walker-Bolton

Subject: Development Application B-2023-012

Thank you for meeting with us yesterday. As discussed, McCosh Grove Limited hereby formally objects to the above noted development application in its present form. McCosh Grove Limited is the owner of the property abutting the north boundary of the parcel to be severed. The McCosh property is jointly owned by the owners of the abutting cottage lots and provides access to those lots. However two cottage lots (Parts 2 and 3 Plan 3R-2687), commonly known as Cottages 12A and 13A, Bruce Beach gain their access through the 'Schweitzer' property. Many years ago and with the consent of Mr. Schweitzer, McCosh Grove constructed a road and turning circle to provide access to the two lots and to create a turning area for the garbage truck and other service vehicles. Further, this area was part of an easement granted to McCosh Grove by Mr. Schweitzer in 1998 that ran for 20 years for the purpose of providing access to the two lots. This proposed severance will land lock the two lots, particularly if it is further subdivided into a number of residential lots as alluded to in the Cuesta planning report. We believe that the lot access issue must be addressed prior to the severance being granted.

We believe that there is a simple, technical solution to this situation which would ensure access to the two lots and permit the severance application to proceed in an expeditious manner. If a satisfactory solution can be reached, McCosh Grove will withdraw its objection to the application. McCosh Grove representatives are prepared to meet with you, the owners and others, as necessary at the earliest possible date to work out the details and to ensure that the severance process is not unduly delayed.

Yours truly



David Wilson,  
President, McCosh Grove Limited

**From:** [REDACTED]  
**To:** [Monica Walker Bolton](#)  
**Subject:** Consent to sever  
**Date:** Thursday, May 4, 2023 9:12:58 AM

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Maria Zeinstra-Dye  
Sent from my iPhone

Begin forwarded message:

**From:** Maria Zeinstra-Dye [REDACTED]  
**Date:** May 3, 2023 at 8:00:30 PM EDT  
**To:** m.walkerbolton@brucecounty.on.ca  
**Subject:** Consent to sever

May 3 2023  
Monica Walker-Bolton, County of Bruce Planning & Development Department  
30 Park Street, Box 848  
Walkerton, ON N0G 2V0

Dear Monica, Re: B- 2023-012 Severance

Thank you for speaking with me candidly last week about this severance application.

I wish to add my voice to the concerns we have regarding the walkway that is used between Tout's Grove road and Concession 6. There are many factors to consider. The use of the path clearly encourages active transportation and living. The Bruce Beach Association spans the space connected by this pathway as well. The path is used by many residents as well as cottage owners to access many of the activities that keep people engaged, active and healthy. There is simply not enough parking space if people have to drive to these activities, which also contributes negatively.

I do not wish to stand in the way of the severance, but hope that it can be done while accommodating the pathway as well.

Please add my name to the list of people who wish to continue with access to the pathway.

Please also keep us apprised of next steps.

Thank you,

Maria Zeinstra-Dye  
Mike Dye





**From:** [REDACTED]  
**To:** [Monica Walker Bolton](#)  
**Subject:** Subject: Development Application B-2023-012  
**Date:** Tuesday, May 2, 2023 11:01:41 PM

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Dear Ms Walker-Bolton

My name is David Wright. I am the owner of cottage 12A Bruce Beach, which abuts with the former Schweitzer property in the severance proposal. I formally object to Development Application B-2023-012 in its current form. Access to my property is via a road that runs through McCosh Grove (of which I am a shareholder) and then onto land that is part of the proposal. If access to the road on the part of the property in the proposal were removed I would lose access to my cottage as well as my access to garbage, mail and other services provided via the road. It would essentially land-lock my cottage. I would like the lot access issue to be addressed prior to the severance being granted.

I am aware McCosh Grove Ltd has also registered an objection. I believe that a solution that is satisfactory to McCosh Grove Ltd would also be satisfactory to me, and if such a solution can be reached I would withdraw my objection at that time. I am currently traveling internationally, but I will be back in Canada in two weeks time and able to meet with you and/or the property owners to discuss a solution. In the meantime, I am happy to let David Wilson, Rob Parker and the other McCosh board members negotiate on my behalf.

I hope this email is sufficient to register my objection, if it is not please let me know what I need to do. Kindly forgive the strange timing of this email, I am working with a 13 hour time zone difference.

Sincerely,  
David Wright  
12A Tout's Grove Hill

**From:** [REDACTED]  
**To:** [Monica Walker Bolton](#)  
**Cc:** [David Wilson](#); [John Kennedy](#)  
**Subject:** Followup  
**Date:** Tuesday, May 2, 2023 4:07:59 PM

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Thanks again for meeting with us yesterday. It was very helpful. I will be dropping off our objection letter in the next day or so.

I wanted to let you know I had a meeting with Grant Collins and Jody Losch this morning to inform them of our objection and the reason why. We had a great meeting and we are all on the same page as to solving the access concerns we have as well as seeing their modified application proceed. They are also very willing to have a meeting between all parties including yourself to help solve the issue. We, and they, will be in touch with you soon.

Let us know when you would be able to make a site visit as we would welcome the opportunity to show you the way of the land in order to make things easier for you in moving forward on this issue.

Thanks again,

Rob Parker  
Secretary, McCosh Grove Limited

FYI

[illegible]

**From:** [REDACTED]  
**To:** [Amy Rogers](#)  
**Subject:** Re: Request for Comments B61 B86 Schweitzer  
**Date:** Tuesday, September 26, 2023 4:10:04 PM

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Oh, ok, I forgot about that. I'll review and see if I have further comments. I think it was about closing off access to the property to walkers and cyclists who had been using a path through that property for many years.

On Tue, Sep 26, 2023 at 4:03 PM Amy Rogers <[AmRogers@brucecounty.on.ca](mailto:AmRogers@brucecounty.on.ca)> wrote:

Hi Cindy,

You provided comments regarding the original application (B-2023-012, Schweitzer). These additional files are a continuation of the original application. As is our practice, we keep individuals 'in the loop' with any notices or developments on files that they have provided comments on. This was sent to you in case you wanted to provide any additional comments.

Thank you,

Amy

---

**From:** Cindy Bowman [REDACTED]  
**Sent:** Tuesday, September 26, 2023 3:58 PM  
**To:** Amy Rogers <[AmRogers@brucecounty.on.ca](mailto:AmRogers@brucecounty.on.ca)>  
**Subject:** Re: Request for Comments B61 B86 Schweitzer

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I think this was sent to me in error!

Cindy Bowman

142 Bruce Beach Road

Kincardine

On Wed, Sep 20, 2023 at 4:31 PM Amy Rogers <[AmRogers@brucecounty.on.ca](mailto:AmRogers@brucecounty.on.ca)> wrote:

Good afternoon,

Please see the attached Request for Comments, Consent Application Notice, Site Plan, Planning Brief, and Application for consent application file numbers B-2023-061 and B-2023-086. Please note that this is the continuance of consent application B-2023-012, which has previously been circulated.

SVCA, please note that we have collected \$585.00 for the new applications on your behalf.

Grant, the development signs are being couriered to you. Please post the signs by September 27, 2023 and send a picture once complete to [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca).

Thank you,

Amy

**Amy Rogers**  
Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 226-909-3107  
Direct: 1-226-909-3107  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)

**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#); [Amy Rogers](#)  
**Cc:** [Monica Walker Bolton](#)  
**Subject:** Re: Request for Comments B61 B86 Schweitzer  
**Date:** Saturday, September 30, 2023 10:41:36 PM

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Hello Amy,

I'm afraid this e-mail caught me during a period of caring for day-old puppies who need some extra help, plus another new puppy around the block, and all kinds of other family crises. So, amidst all that, I looked at this information and could not figure it out.

In fact, I am not even sure you meant to send this to me. Because it says \$585 have been collected, and I have not paid anything.

Nor did I think any further staff were going to get actively involved in the next phase of review until/unless I could check with the neighbors, possibly through a friend, and get a feel for what they would think about our idea.

So, please enlighten me as to what this e-mail means, in laypersonese...

Thank you!  
Elise Ferrell

On Wednesday, September 20, 2023 at 01:31:23 PM PDT, Amy Rogers <[amrogers@brucecounty.on.ca](mailto:amrogers@brucecounty.on.ca)> wrote:

Good afternoon,

Please see the attached Request for Comments, Consent Application Notice, Site Plan, Planning Brief, and Application for consent application file numbers B-2023-061 and B-2023-086. Please note that this is the continuance of consent application B-2023-012, which has previously been circulated.

SVCA, please note that we have collected \$585.00 for the new applications on your behalf.

Grant, the development signs are being couriered to you. Please post the signs by September 27, 2023 and send a picture once complete to [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca).

Thank you,

Amy

**Amy Rogers**

**Applications Technician**

Planning and Development

Corporation of the County of Bruce

**Office: 226-909-3107**

**Direct: 1-226-909-3107**

**[www.brucecounty.on.ca](http://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 Orange Shirt Society - Creating Awareness ([orangeshirtday.org](http://orangeshirtday.org))

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

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If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

**Gary A. Moody**  
373 6<sup>th</sup> Concession West      621 E. 5<sup>th</sup> Street  
Huron-Kinloss Township      Royal Oak  
Ontario, Canada      Michigan, USA

October 10, 2023

Bruce County Planning Department  
Via email to: bcplwa@brucecounty.on.ca

Regarding: Files B-2023-012 B-2023-061, and B-2023-086 (Schweitzer Property)

Dear Bruce County Planning Department,

I am the owner of property located in Huron-Kinloss Township that will be directly and negatively impacted by the proposed severance. My property shares approximately 120 or the proposed 171.2 meters of the proposed new cottage lot along the 6<sup>th</sup> Concession West (directly across the street from the proposed lot). My children trace their heritage back seven generations in Bruce County and they will be the fourth generation to own our current cottage property which was acquired in 1945. This comment letter is submitted in opposition to the proposed severance of property in the above-referenced files and related applications.

It should be noted that I am not writing in opposition to the granting of any easements or other rights of way to property owners that allow for their access and use of their property – commonly known as lots 12A and 13A. Any easements will only be acknowledging good faith promises made by Eugene Schweitzer to these cottagers many years ago. Regardless of severance or future development these easements should be approved.

The supporting information submitted on behalf of the owners by Cuesta Planning Consultants indicates that the intent to sever is simply to correct an error in which two prior lots (cottage lot and farm lot) were mistakenly merged. If this is a true statement, then it begs the question as to the increase in size of the new cottage lot geographically to the North and East of the original cottage lot. Under the 2020 Provincial Policy Statement section 6.5.3.1 related to consent applications states *“The severed and retained lot(s) shall be of acceptable size and dimension for the intended use” (Section 6.5.3.1 (vii))*. The application and supporting materials repeatedly assert the intention for the severance is to correct an error and does not include proposed new development. Yet the proposed new lot is substantially larger than the original cottage lot that was mistakenly merged, and it is the exact dimensions of the original proposal for creation of five separate lots which is described as “more intensive.”

The assertions of lack of intent to further development are countered by additional commentary included in the application such as, *“the proposed consent is appropriate [for] growth in the settlement area,”* or *“the municipality is in a position to require that the necessary environmental studies be obtained prior to permitting and future development on the severed or retained lands,”* or *“The potential for the retained lands to be developed will not be negatively limited as a result of the proposal.”* If the intent which is the stated purpose for the application is to simply sever and revert back to pre-1980 lots with no additional development, then the addition of property to the North and East of the original lot by the applicants’ statements is not an acceptable size and dimension for the intended use. That is unless the intended use is future development.

While it is premature to oppose future development for which no application has been submitted, it is not premature to address material misstatements of fact contained in the application before Bruce County. Whether made in error or for more nefarious reasons, these misstatements are material to the application and cause for reconsideration of any consent to sever the property as they clearly violate the attestation that the statements in the application are a true and complete representation.



The application makes two factual assertions that are simply untrue. When read together these two misstatements give a misleading impression as to the nature of directly impacted properties as well as to any concerns or opposition regarding the severance. These misstatements are as follows:

- Item Number 8 Surrounding Land Uses indicates that land use to the South of the subject property is *"Agricultural, Woodlands."* This is a true statement regarding property to the South of the proposed retained farm lot along Lake Range Road. However, this statement is false regarding property to the South of the proposed severed cottage lot. Properties starting at the 6<sup>th</sup> Concession West and along Gordon Street are residential and a mix of primary residences, year-round and seasonal cottages. The omission of this information gives a false impression that property owners to the South would not be impacted by the proposed severance.
- Item Number 23 Public Consultation indicates that the applicants *"... have or intend to speak with my neighbours to clarify any concerns they may have."* At no point in time have the applicants or their representatives been in contact with me (or my wife who is a co-owner) in any form for any reason. It is only through cottage association communications, conversation with other property owners, and posting of a notice that I have been made aware of initial creation of five separate lots and now the current application for severance. My property is directly across the street from the proposed new cottage lot and shares approximately 120 of the proposed 171.2 meters along the 6<sup>th</sup> Concession. These are the only properties with 6<sup>th</sup> Concession addresses or driveways in the area.

The Consent Application has a stated intent to correct a prior merger of properties made in error. However, the application proposes to create a new severed lot that is substantially larger than the original lot that had been merged. This substantially larger lot is similar in dimensions and area to a former plan for severance and subdivision of the subject property into six sperate lots described as more intensive. The proposed larger lot is contrary to the stated purpose of correcting the error of merging the properties and is inconsistent with the referenced section of the 2020 Provincial Policy Statement. In addition, the application contains two material misstatements of fact which read together are misleading. They give the impression that there is no residential property to the South and that neighbours have been contacted to address concerns. Nothing could be further from the truth.

Should you require additional information or have questions regarding this comment letter, please contact me at 248-302-6280 or via email at [REDACTED]

Respectfully submitted,

Gary A Moody

**From:** [REDACTED]  
**To:** [Bruce County Planning - Inland Hub](#)  
**Subject:** File Numbers: B-2023-061 and B-2023-086 Consent Application Notice, Site Plan, Planning Brief, and Application for Consent Application  
**Date:** Saturday, October 7, 2023 5:33:27 PM

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Margaret Stewart

October 7, 2023

Amy Rogers

Applications Technician

Planning and Development

Corporation of the County of Bruce

30 Park Street, Box 848, Walkerton, ON N0G 2V0

**Re: File Numbers: B-2023-061 and B-2023-086 Consent Application Notice, Site Plan, Planning Brief, and Application for Consent Application**

Thank you for another opportunity to comment on the continuance of consent application B-2023-012. I see some welcome changes in the new proposal. It appears that this Notice accommodates the two cottage properties but nothing else. Regarding any right-of-way to the existing well-utilized pathway between South Bruce Beach/Concession 6/Gordon St. with McCosh Grove/Tout's Grove Hill, there's no mention.

What still is at stake is the loss of our ability to cross private land using this short, walking path that currently connects our Bruce Beach community from the northernmost end at the 10th Concession to the southernmost point on Gordon Street via roadways and connecting pathways. Without this pathway, particularly for those of us living in South Bruce Beach, we would lose ease of access to community amenities such as the Church Grove, Golf Course, Tennis Club and friends with no good alternatives like walking along Lake Range Dr. with an 80 km/h speed limit or along the beach in front of cottages.

Your current Notice is making progress, but you still need to provide public access to the pathway.

I would welcome the opportunity to further discuss this position with you. Please contact me by phone 416-606-9010 or by email [REDACTED]

Margaret Stewart, 128 Gordon St. N, Huron-Kinloss, ON N2Z 2X7

**From:** [REDACTED]  
**To:** [Monica Walker Bolton](mailto:Monica.Walker.Bolton@brucecounty.on.ca)  
**Subject:** Re: Request for Comments B61 B86 Schweitzer  
**Date:** Wednesday, September 27, 2023 10:02:00 PM

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Thank you. This answers the question, and solves my issue. ,regards brent

Sent from my iPad

On Sep 27, 2023, at 2:18 PM, Monica Walker Bolton  
<[MWalkerBolton@brucecounty.on.ca](mailto:MWalkerBolton@brucecounty.on.ca)> wrote:

Hi Brent,

I am the planner who is working on the Schweitzer file on behalf of the Bruce County Planning Department. I shared with the applicants the concerns that were raised from several neighbours that they would like to ensure that the walking path remains available for public use.

The applicant has no intent to change the status of the walking path through the proposed applications. This means that there is no plan to take away the walking path and there is no plan to formalize the path as a public right of way.

I hope this helps to clarify your question.

Please let me know if you have any further questions.

-Monica

---

**From:** Amy Rogers <[AmRogers@brucecounty.on.ca](mailto:AmRogers@brucecounty.on.ca)>  
**Sent:** Tuesday, September 26, 2023 11:31 AM  
**To:** Brent Stief [REDACTED]  
**Cc:** Monica Walker Bolton <[MWalkerBolton@brucecounty.on.ca](mailto:MWalkerBolton@brucecounty.on.ca)>  
**Subject:** RE: Request for Comments B61 B86 Schweitzer

Good morning Brent,

Thank you for your comments. I have copied the planner on file to answer your questions.

Thank you,  
Amy

---

**From:** Brent Stief [REDACTED]

**Sent:** Thursday, September 21, 2023 8:31 AM  
**To:** Amy Rogers <[AmRogers@brucecounty.on.ca](mailto:AmRogers@brucecounty.on.ca)>  
**Subject:** Re: Request for Comments B61 B86 Schweitzer

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Amy

I read all of the pdf's .. it is all very legal. What I can't determine, is whether they will create a walkway that will allow walkers or bikers to pass through to the 6th concession? This is a big concern to many. It may be a separate legal situation, but I think it need to be settled before you proceed.

Can you offer an opinion on whether the right of way path will exist , either in its current place or in a slightly different direction? But will an access still exist?

This is a big issue for many interested parties. And for many residents who seek exercise from kincardine to amberley.

Regards brent stief. 80 Cameron's lane , Bruce beach.

Sent from my iPad

On Sep 20, 2023, at 4:31 PM, Amy Rogers  
<[AmRogers@brucecounty.on.ca](mailto:AmRogers@brucecounty.on.ca)> wrote:

Good afternoon,

Please see the attached Request for Comments, Consent Application Notice, Site Plan, Planning Brief, and Application for consent application file numbers B-2023-061 and B-2023-086. Please note that this is the continuance of consent application B-2023-012, which has previously been circulated.

SVCA, please note that we have collected \$585.00 for the new applications on your behalf.

Grant, the development signs are being couriered to you. Please post the signs by September 27, 2023 and send a picture once complete to [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca).

Thank you,  
Amy

**Amy Rogers**  
Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 226-909-3107  
Direct: 1-226-909-3107  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)

|  
<image001.jpg>

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

|  
<image001.jpg>

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)

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

<Request for Agency Comments B61 B86 Schweitzer.pdf>

<Consent Application Notice B61 B86 Schweitzer.pdf>

<Site Plan V4 B12 Schweitzer.pdf>

**From:** [REDACTED]  
**To:** [Monica Walker Bolton](#)  
**Subject:** Re: Subject: Development Application B-2023-012  
**Date:** Thursday, September 7, 2023 1:32:38 PM  
**Attachments:** [Scan2023-09-07\\_131153.pdf](#)

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Hi,

Based on my discussions with you and John Sedgewick (owner 13A) and the Schweitzer Estate, we have agreed in principle to purchase a 4m strip along the back of the lots for 12A and 13A to provide us (12A and 13A) with access to McCosh Grove Property and the road. I believe you said your preference was for me, the owner of 12A, to purchase the entire strip and grant an easement across it for 13A to have access. The purchase would then be folded into my lot, if I understood correctly. I have a letter of intent from the Estate to sell the strip, and a letter of intent from me to buy the strip, and a letter of intent between me and 13A for the easement. My understanding is we can't have more formal agreements until after the application is approved and a land survey is completed.

With these letters of intent in place, I am satisfied that the access issue for me will be resolved upon completion of the severance and sale of the 4m access strip. Therefore I withdraw my objection to the amended severance application and am in favour of it being approved.

I've also attached the easement Letter of Intent, since that may be one of the documents you are missing since it isn't directly related to the Estate. If you would like copies of the other letters, let me know.

Thank you,  
David  
12A Tout's Grove Hill

On Tuesday, May 2, 2023 at 10:59:16 PM EDT, David Wright [REDACTED] wrote:

Dear Ms Walker-Bolton

My name is David Wright. I am the owner of cottage 12A Bruce Beach, which abuts with the former Schweitzer property in the severance proposal. I formally object to Development Application B-2023-012 in its current form. Access to my property is via a road that runs through McCosh Grove (of which I am a shareholder) and then onto land that is part of the proposal. If access to the road on the part of the property in the proposal were removed I would lose access to my cottage as well as my access to garbage, mail and other services provided via the road. It would essentially land-lock my cottage. I would like the lot access issue to be addressed prior to the severance being granted.

I am aware McCosh Grove Ltd has also registered an objection. I believe that a solution that is satisfactory to McCosh Grove Ltd would also be satisfactory to me, and if such a solution can be reached I would withdraw my objection at that time. I am currently traveling internationally, but I will be back in Canada in two weeks time and able to meet with you and/or the property owners to discuss a solution. In the meantime, I am happy to let David Wilson, Rob Parker and the other McCosh board members negotiate on my behalf.

I hope this email is sufficient to register my objection, if it is not please let me know what I need to do.

Kindly forgive the strange timing of this email, I am working with a 13 hour time zone difference.

Sincerely,  
David Wright  
12A Tout's Grove Hill



**MCCOSH GROVE LIMITED**  
(EST. 1926)

Rob Parker  
Secretary  
n

September 9, 2023

Ms. Monica Walker-Bolton  
Senior Policy Planner  
Corporation of the County of Bruce

**RECEIVED**

SEP 11 2023

**BRUCE COUNTY  
PLANNING**

Dear Ms. Walker-Bolton

Subject: Development Application B-2023-012

Further to our letter of May 2nd 2023 objecting to the above noted application and further to subsequent discussions with the applicant, the owners of cottage lots 12A and 13A Tout's Grove Hill and the County, McCosh Grove Limited hereby withdraws its objection to the original application, as circulated on April 17, 2023.

Our withdrawal is based on the following:

1. The applicant has undertaken to sell a 4 meter wide strip of land to the owner of cottage lot 12A.
2. The owners of cottage lots 12A and 13A have entered into an agreement whereby the owner of cottage lot 13A will be provided with legal access to 13A across the 4 meter wide strip by the owner of 12A.
3. McCosh Grove Limited has no objection to the owner of cottage lot 12A and indirectly the owner of cottage lot 13A gaining access to their lots from McCosh Grove Limited property.

We understand that a revised severance application showing the 4 meter strip of land will be formally circulated very shortly. When received, McCosh Grove Limited will promptly review the application and provide our formal response to the County at the earliest possible date.

Yours truly,



David Wilson,  
President, McCosh Grove Limited

**MCCOSH GROVE LIMITED**  
(EST. 1926)

Rob Parker  
Secretary  
[REDACTED]

RECEIVED

SEP 25 2023

BRUCE COUNTY  
PLANNING

September 23, 2023

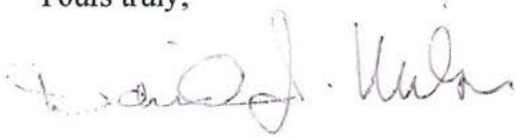
Ms. Monica Walker-Bolton  
Senior Policy Planner  
Corporation of the County of Bruce

Dear Ms. Walker-Bolton

Subject: Severance Applications B-2023-061 and B-2023-086

The Executive of McCosh Grove Limited has reviewed the revised severance applications B-2023-061 and B-2023-086, including the preliminary conditions of approval. McCosh Grove Limited supports the applications in their current form.

Yours truly,



David Wilson,  
President, McCosh Grove Limited