



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

Response to Request for Agency Comment

Application File Number: Z-2024-017, C-2024-002, L-2024-004

Applicant Name: Naves

Municipal Address: 274 Spry Lake Rd

Roll Number: 540-018-01100

Proposed Use:

The purpose of the application is to establish a home industry use, specifically an automobile repair and service shop on the lands, in addition to the commercial trailer park and the accessory residential dwelling. The new use would occupy the existing administrative office building and would employ a maximum of two employees. The proposed new home industry use requires amendments to the County Official Plan, the Town of South Bruce Peninsula Official Plan, and the Town's Zoning By-law.

The following comments were received:

Legislative Services Department:

No comments/concerns

Building Division

The definition for a home industry refers to an occupation or business as a secondary use to an agricultural, rural, or rural residential use(s). The property is zoned as campground commercial. If a home industry will be a permitted use, it should have its own site-specific definition including a definition for an automobile repair and service shop. The home industry should also obtain relief from Section 6.19 (Home Industry) b) if an automobile repair and service shop will be permitted.

Financial Services Department:

No comments/concerns

Emergency Services Department:

Our department has no objection to the proposed application if the applicant consults with the building department towards the potential requirement of obtaining a "Change of use" permit, or an "Application for a Permit to Construct or Demolish".

The applicant should also be informed that with a limited description of the business provided, the business may be subject to requirements found within Part 3, 4, 5 and 6 of the Ontario Fire Code.

Public Works Department:

No comments/concerns

Economic Development Division:

No comments/concerns



Angie Cathrae
Director of Legislative Services/Clerk

Date: June 5, 2024