



Staff Report to Council - Planning Application

Title: County Official Plan Amendment C-2025-004 Poste c/o Shankar

From: Jack Van Dorp, Director of Planning and Development

Date: June 19, 2025

Report Number: PD-2025-013

Staff Recommendation:

Subject to a review of submissions arising from the public meeting:

That Application C-2025-004 - Poste c/o Shankar Law be approved.

Report Summary:

The purpose of this application is to sever a 6.3 ha lot with 25 m of frontage on Pierce Street South, Town of South Bruce Peninsula. The retained lot will be 8.8 ha with a frontage of 500 m on Sauble Falls Parkway. These parcels were inadvertently merged when registered in the same name. An associated Zoning By-Law Amendment and a Bruce County Official Plan Amendment are required to facilitate this severance. The Zoning By-Law Amendment will recognize the reduced frontage, the reduced lot size and place a Holding zone for an archaeological assessment. The Bruce County Official Plan Amendment will provide an exemption for the requirement that new lots must be within 1km of a shoreline access point. Staff can exercise delegated approval authority for the related consent application.

Alignment with Guiding Principles:

On balance, this proposal is aligned with the Good Growth Guiding Principles and the Vision of a healthy, diverse and thriving future.

Aerial photo:



20 Pierce Street South
RANGE S OTP PT LOT 7
RP;3R3667 PARTS 2 & 6 (Amabel)
Town of South Bruce Peninsula
Roll Number 410254001805950
1580 Sauble Falls Parkway
PLAN OLIPHANT PT PARK LOT
8; SOUTH RANGE (Amabel)
Town of South Bruce Peninsula
Roll Number 410254001805700

Planning Analysis:

Background

The applicant owns two properties as indicated on the County GIS Mapping. The properties currently have separate roll numbers and addresses. Recently, it was determined that the properties were placed in the same names, which caused the inadvertent merging of the parcels on title. The applicant and their lawyer wish to rectify the mistake which must be completed through a severance application. The application seeks to re-establish each parcel exactly as it existed prior to merging. A zoning by-law amendment was brought to local council to acknowledge the reduced frontage and lot area. A County Official Plan Amendment is required to permit the creation of lots within the Rural Recreation designation which are not within 1 kilometre of the shoreline.

County Official Plan

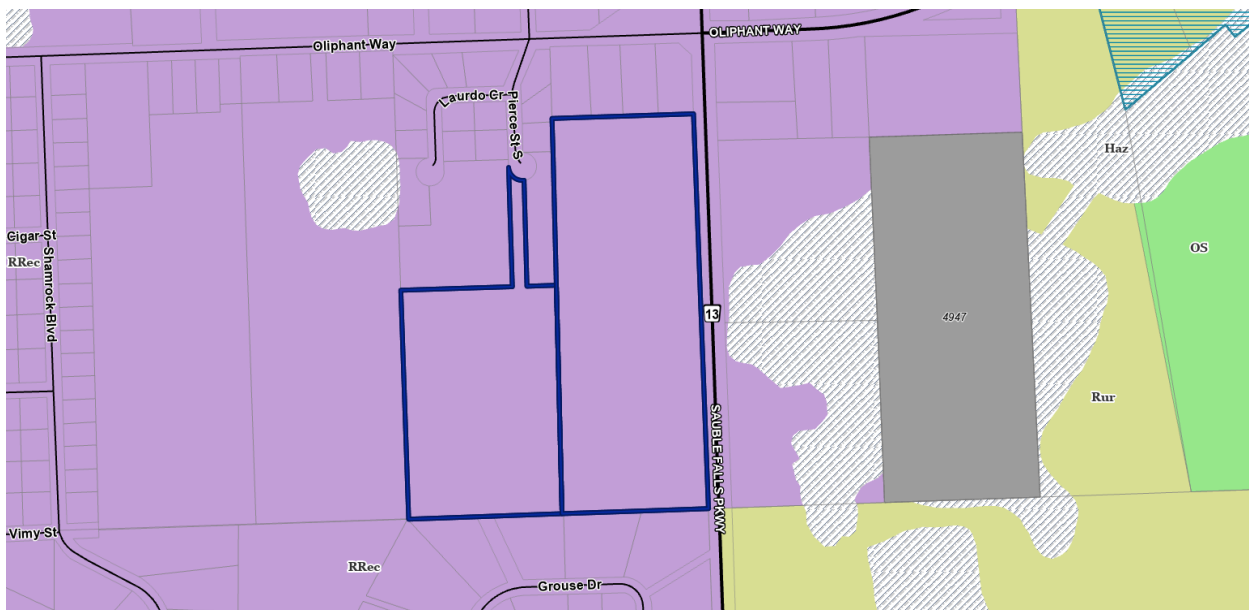
The County Official Plan designates the property as Rural Recreational. The Rural Recreational policies permit the creation of new lots provided the lot is within 1 kilometre of a public access to a shoreline. The subject parcels are approximately 1.3 km from the shorelines and so a County Official Plan Amendment is required to support this consent application.

One of the objectives of the Rural Recreational area is to “increase and improve the amount of public access to waterways”, with the proximity to shorelines and the lake, being the foundation for this designation.

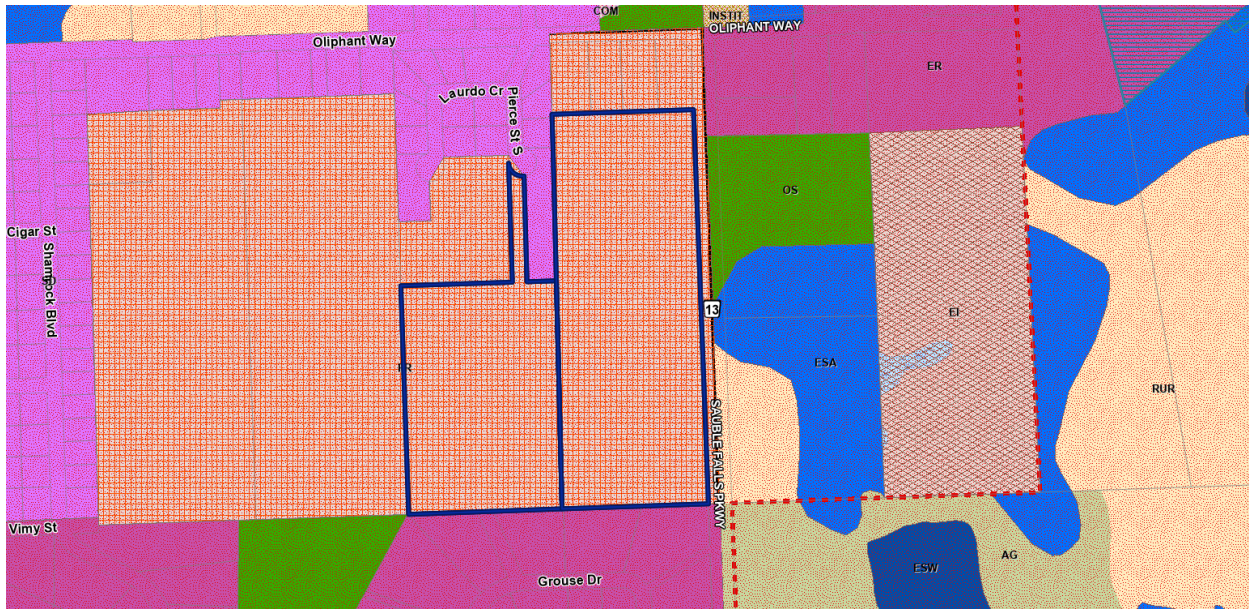
According to the County Official Plan, where the local official plan policies apply, the Rural Recreational designation policies are intended to function as parent policies. The lots are within a Future Residential designation, within a settlement area as outlined in the Local Official Plan. The Rural Recreational policies permit the consent, except that it requires shoreline access within 1 km of the proposed new lots. The local policies acknowledge and encourage the use of lands for future development purposes. The proposed new lots are approximately 1.3 km from the shoreline, and very close to a public park on the east side of Bruce Road 13. The lots are still reasonably close to shoreline access, providing sufficient access to recreational amenities in the vicinity. The community of Oliphant is intended to be an area of growth and the severance of these lots, and granting of this amendment maintains the intent of both the County and Local Official Plans.

The proposed draft County Official Plan Amendment is attached which permits lot creation despite not being within 1 kilometre of shoreline access.

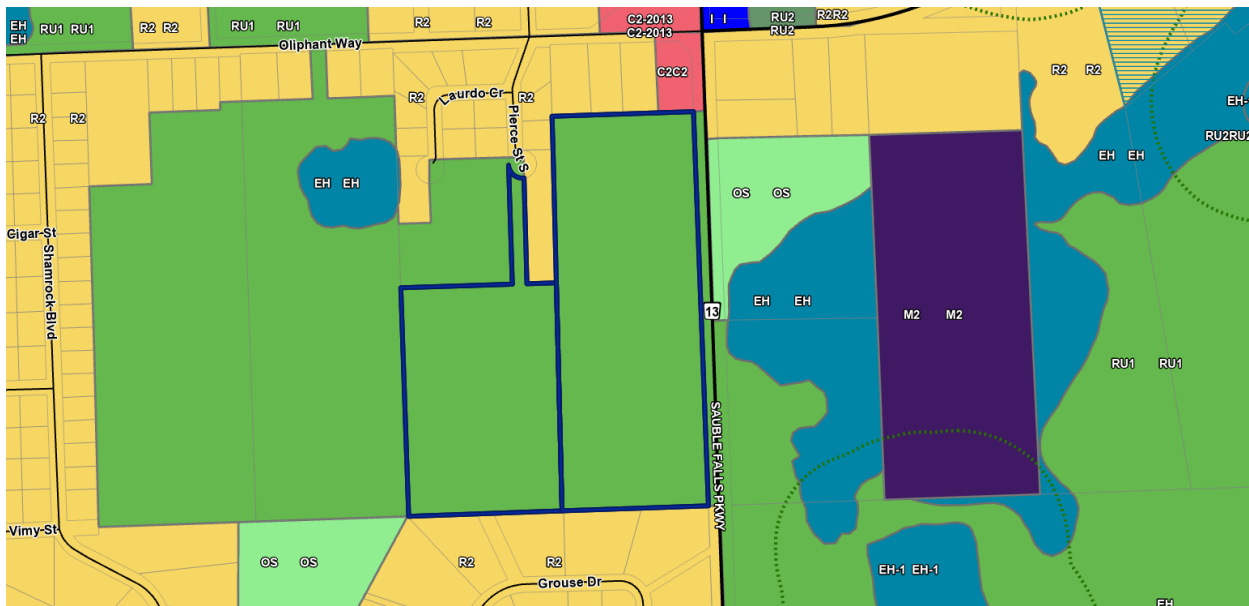
County Official Plan Map (Designated Rural Recreational)



Local Official Plan Map (Designated Future Residential)



Local Zoning Map (Zone RU1 - General Rural)



Agency Comments

Historic Saugeen Metis: No objections

County Transportation and Environmental Services: Any future development on the retained lot along Sauble Falls Parkway must meet Bruce County's setback by-law. Parcel will also be limited to one access onto Sauble Falls Parkway (Bruce Road 13)

Grey Sauble Conservation Authority: No natural hazards were identified, no objections to the proposal. Comments provided in full below.

Public Comments

No comments were received from the public at the time of writing this report.

Report Author:

Megan Stansfield, Planner

Departmental Approval:

Jack Van Dorp, Director of Planning and Development

Approved for Submission:

Claire Dodds, Commissioner of Community Development