To: Members of Bruce County Council

Re: Bruce County Planning Proposed Amendments BCOPA 250-19

I am writing in support of the amendments proposed by your planning department. As owner of an "undersized" rural residential lot wishing to increase our lot size, we feel that these changes would decrease unnecessary red tape. It would also reduce restrictions on future uses for the surrounding landowner which is something we agree with.

Thank you for considering these proposals and we look forward to hearing that they are being adopted in a timely manner.

Sincerely,

Bob Reid

Municipality of Arran-Elderslie
Hi Jack,

Your draft amendment seems appropriate. The imposition of a development agreement as a condition of consent is reasonable. A holding provision on the rezoning would achieve the same result and may be easier to track.

The requirements that the second dwelling on the lot must result from merging is generally appropriate however a second dwelling resulting from receiving a municipal building permit may also need to be considered favourably. The examples cited that should not be eligible for consent when appropriate, however, as the municipality creates the zoning conflict, consideration for a consent should be considered favourably.

Based on the acceptance of County Council, I assume the Taylor and McClure applications can be filed by the end of the year.

Regards,
Don Scott
To Whom it may concern:

This letter is in regards to a desired property severance, jointly owned by David W. and Barbara Hoover being Lot 1 Con 12 of the former Huron Twp. The property is zoned agricultural (A61) Total acreage being 152.5 acres.

Historically it was 2 separate lots, we would prefer getting it back to a 100 acre and a 50 acre parcels.

Being part of a mennonite community, smaller acreage would be preferred to accommodate our lifestyle with agriculture still remaining our main goal.

It is our understanding that provincial policies are in amendment. We would desire consideration in these matters and/or further direction on how to proceed with this possibility.

We would favour and support any positive moves from County or Province regarding these matters.

Regards:

[Signature]

[Stamp: Received
Nov 27 2019]
To County of Bruce

RE: Proposed County Official Plan Amendment

We understand there is a new Provincial Policy being considered or drawn up and this has to do with small or under-size lots.

Larger farms (100 acres) have become so expensive that it is hard to make it work with our way of farming with horses, therefore we might have to look for smaller properties and do intensive vegetable farming etc.

Small - 10-20 acre properties are hard to find.

We own a few small properties which were severed from 100 acre farms in the past. One is about 2½ acres, another 2½ acres. It would be very beneficial for our community if it would be possible to add 10-20 acres to these small lots (if abutting land owner is in favour.) This would create small family farms for intensive vegetable growing etc. and hay & pasture for horses which is our means of transportation.

Thanks for your consideration.

Amos Knorr

Amos Knorr
25 Huron Kincardine E
RR 3 Ripley ON
NOG 2RD
From: Edward Knorr
843 Huron-Kinloss Townline
Ripley, ON Canada  N0G 2R0

To: Jakob Van Doep
E County of Bruce

Date 28/11/2019

Greetings,

I understand there are a few policies on the County level open for discussion at this time with a possibility of some changes being adopted eventually including creating smaller parcels of land in some cases or areas. So I'll share some thoughts I have regarding smaller parcels.

We own this property (address above) as well as Lot 1, Conc. 10 adjacent to this. So in the future I will ask to have that property separated into 2 parcels, 1 being a small lot of approx. 15 acres with severance along the natural waterway. A map might show my guess on acres out a bit. With this in mind to have another set of buildings, esp. a house for a family to live in with an operation at home consisting of for example vegetable growing along with an on farm business such as wood or metal working or sawmilling.

Also I may ask to split our 1100 ac. into 2 50 acres. And/or split the remainder of the conc. 10 after the approx. 15 ac. is off, into 2 parcels.

All for the purpose of keeping a more manageable debt load to start out for the next generation with our seemingly high land prices in this area.

Thank you,

Sincerely,

Edward Knorr