



County of Bruce
Planning & Development Department
Box 129 Wiarton ON N0H 2T0
brucecounty.on.ca
226-909-5515



October 14, 2020

File Number(s): L-2020-013, Z-2020-055

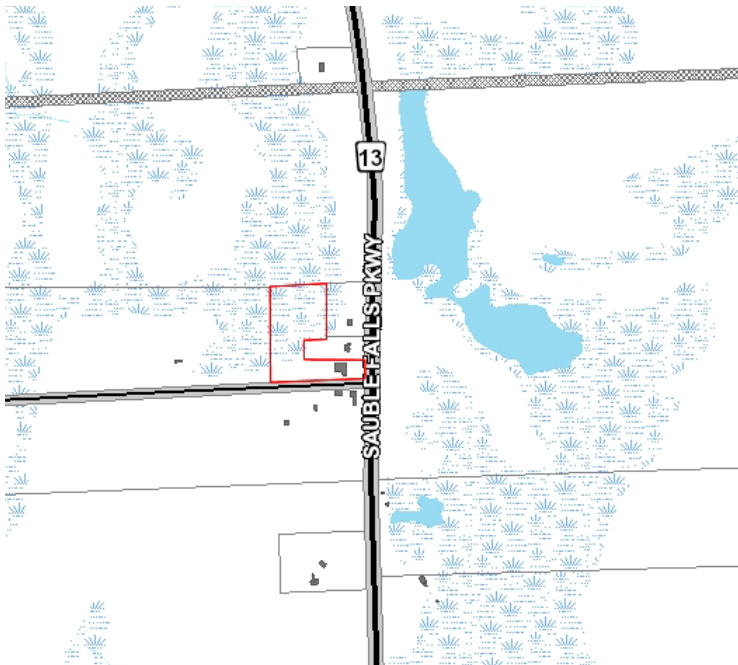
Request for Agency Comments

A change is proposed, and we're asking for your input. The application proposes to redesignate a portion of the subject lands from 'Commercial' to 'Residential' to permit three residential units within an existing building. The related zoning by-law amendment would change the zoning from a site-specific C6 Highway Commercial zone to a site-specific R4 Medium Density Multi Family Residential Zone which would permit a one-storey triplex and accessory uses, buildings, and structures.

The related files are:

- Local Official Plan Amendment L-2020-013
- Zoning By-law Amendment Z-2020-055

Your comments and/or conditions of approval will be used to prepare a Planning Report. Please provide your feedback by emailing bcplwi@brucecounty.on.ca by **November 4, 2020**. If you require more time to provide comments, please let us know.



1102 Sauble Falls Pkwy
CON D PT LOT 40 Amabel
South Bruce Peninsula,
Roll Number 410254001704100

COVID-19 Notice: All Bruce County offices are open by appointment only. Municipal offices are closed to the public until further notice. Our staff would be pleased to connect with you by email or phone.

Learn more

Included with the application were supporting studies including:

- Planning Policy Review Report, June 2020
- Sewage System Assessment, July 2020

You can view more information about the applications at <https://brucecounty.on.ca/living/land-use>. Once our offices re-open, information about the application will be available in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is Jakob Van Dorp.

The details

Related Files	Local Official Plan Amendment L-2020-013 Zoning By-law Amendment Z-2020-055
Owner / Applicant	Rodney J Holmes
Agent	Bev Nicolson, B.A. Nicolson Services
Legal Description	CON D PT LOT 40 Amabel
Municipal Address	1102 Sauble Falls Pkwy
Lot Dimensions	Entire Lot
Frontage	+/- 37.2 m
Depth	+/- 197 m irregular
Area	+/- 2.46 ha
Uses Existing	Residential
Uses Proposed	Multi-family residential
Structures Existing	Single Family Detached, 3 sheds
Structures Proposed	Alteration of existing dwelling
Servicing Existing	Private on-site well and septic
Servicing Proposed	No change
Access	Open and maintained municipal road (Sauble Falls Pkwy)

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County Official Plan	Hazard, Rural Recreational, ANSI Constraint, Evaluated Wetland Constraint
Proposed Official Plan	No Change
Local Official Plan	Environmental Sensitive Area, Environmental Wetlands, Commercial
Proposed Official Plan	Change 'Commercial' lands to 'Residential'
Zoning By-law	C6-2145 - Highway Commercial Special, EH - Environmental Hazard, EH-1 - Environmental Hazard, RU2 - Restricted Rural
Proposed Zoning By-law	Change C6-2145 Highway Commercial Special lands to R4-Medium Density Multi Family Residential Special Zone to permit one-storey triplex and accessory uses, buildings, and structures.
Surrounding Land Uses	N: Residential, S: Campground E & W: Forest

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Agency: _____

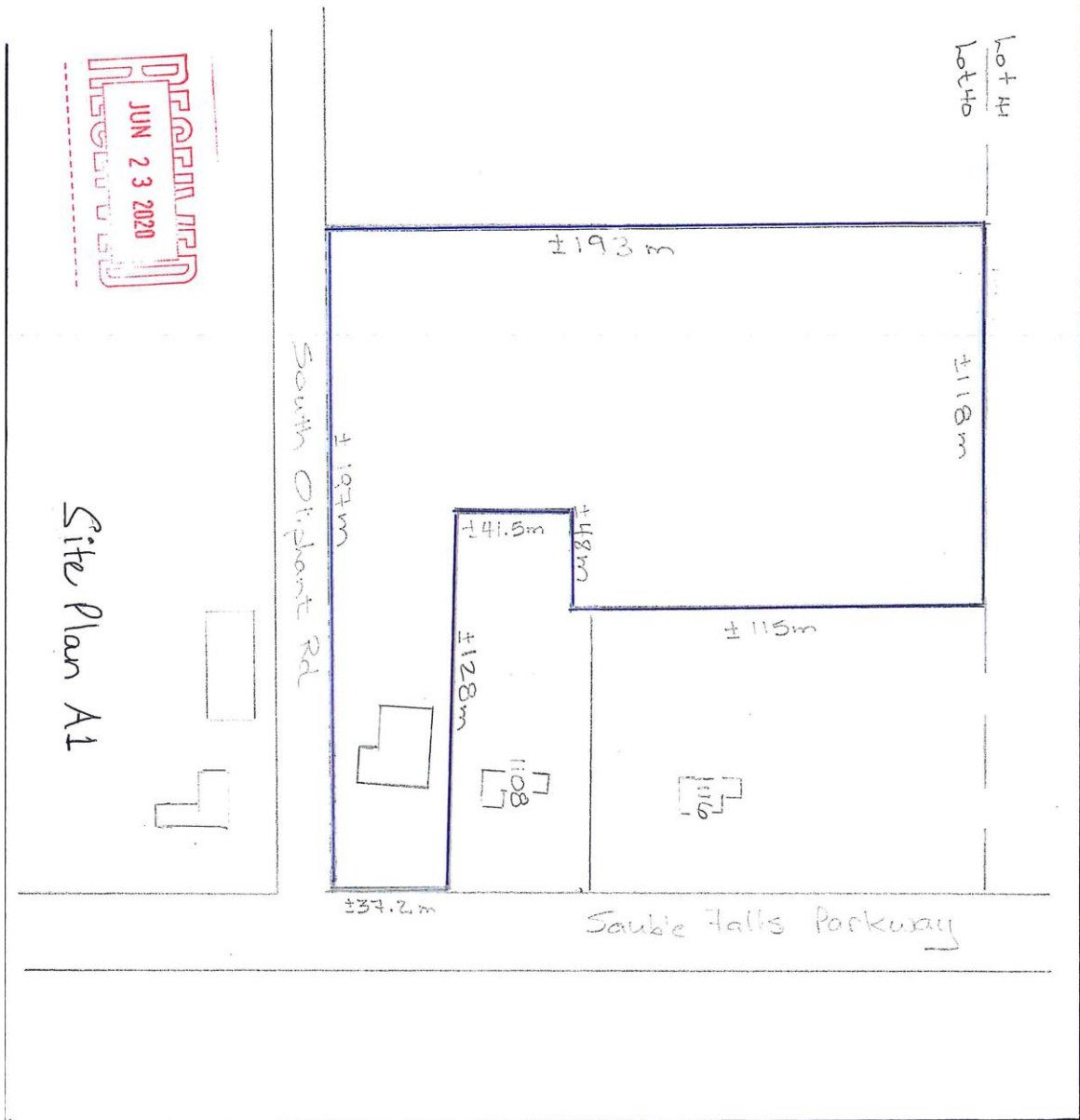
No Comment: _____ Title: _____ Signature: _____

Comments:

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Site plan - entire lot

L-2020-013, Z-2020-055 / 410254001704100



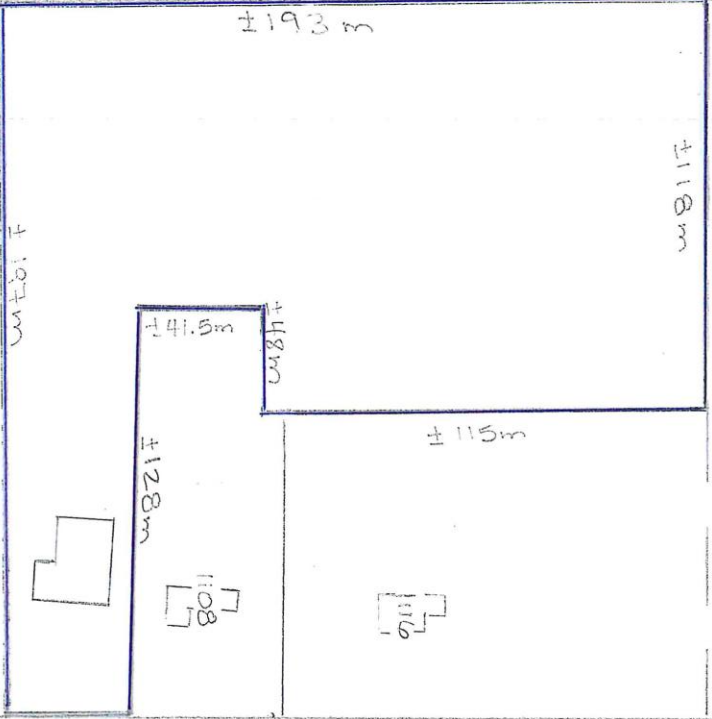
Lot 41
Lot 40

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Site Plan A1

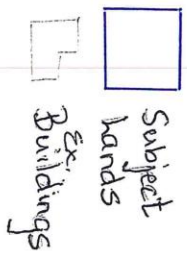
South Oriole Rd

Sauble Falls Parkway



Applicant: R. Holmes
File No: 103-2019

Subject lands:
1102 Sauble Falls Plan

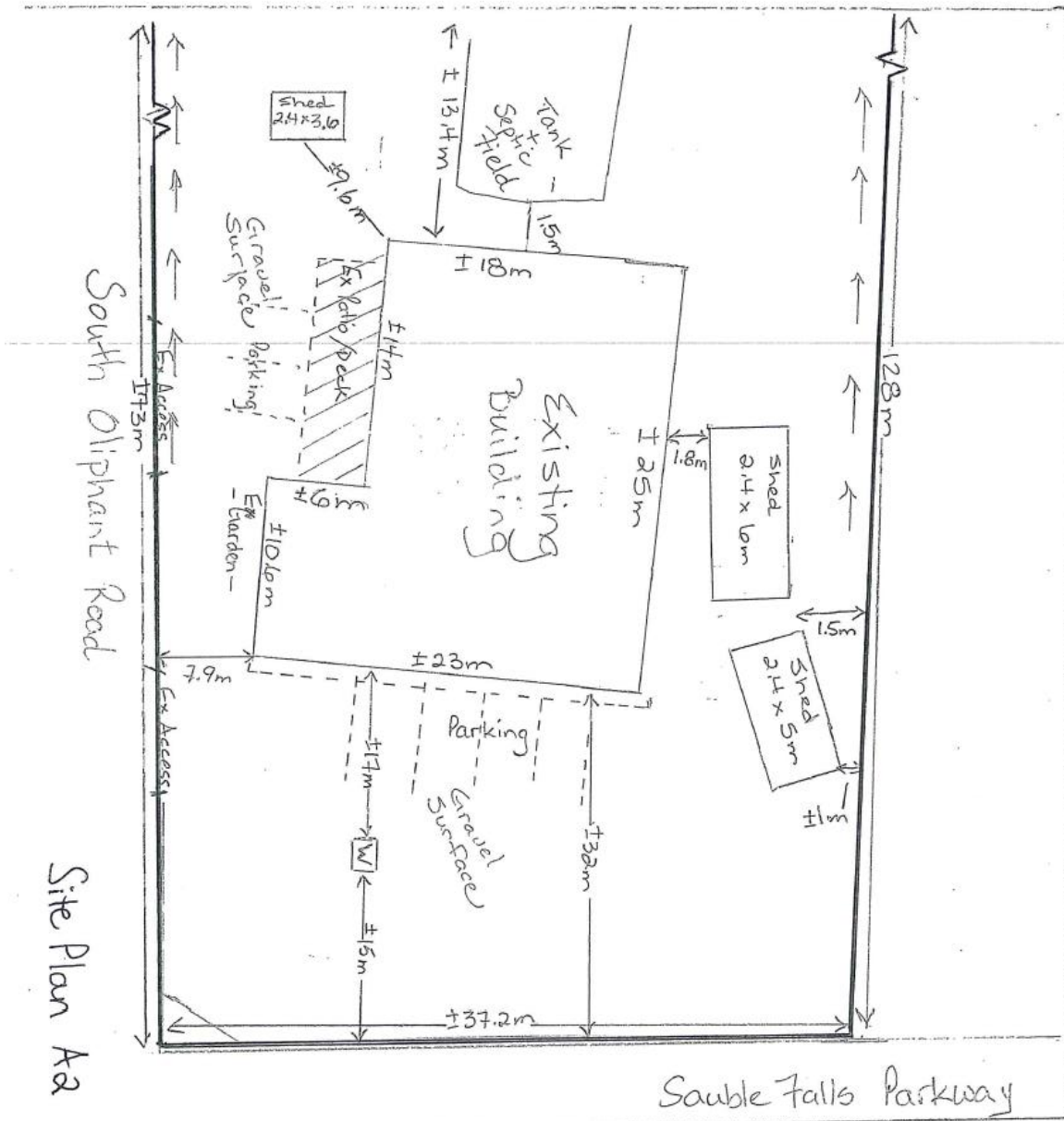


Nota survey
Not to Scale
Metric

Prepared by:
B.A. Alderson Svcs
June 3, 2020

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Site plan - developed area



Site Plan A2



Applicant: R. Holmes
File No: 103-2019

Subject lands:
1102 Sauble Falls Pkwy

Subject lands



Not a Survey
Not to Scale
Metric

Prepared by:
B. A. Nielson SWS
June 3, 2020