



Planning Report

To: Council of the Municipality of Arran-Elderslie

From: Jenn Burnett, Senior Development Planner

Date: October 10, 2023

Re: Plan of Subdivision Application S-2023-08 Tom Siu

Recommendation:

That the planning report dated October 10, 2023, for the proposed subdivision development at Part of Park Lot 14, South of North Street, Paisley, further identified as the Ardent Subdivision S-2023-08, be received for information at this time.

Summary:

The proposed development is a 16-lot subdivision on full municipal services at North Street in Paisley. The subdivision would contain 32 semi-detached dwellings on lots that would be further subdivided once the dwellings were built.

Airphoto

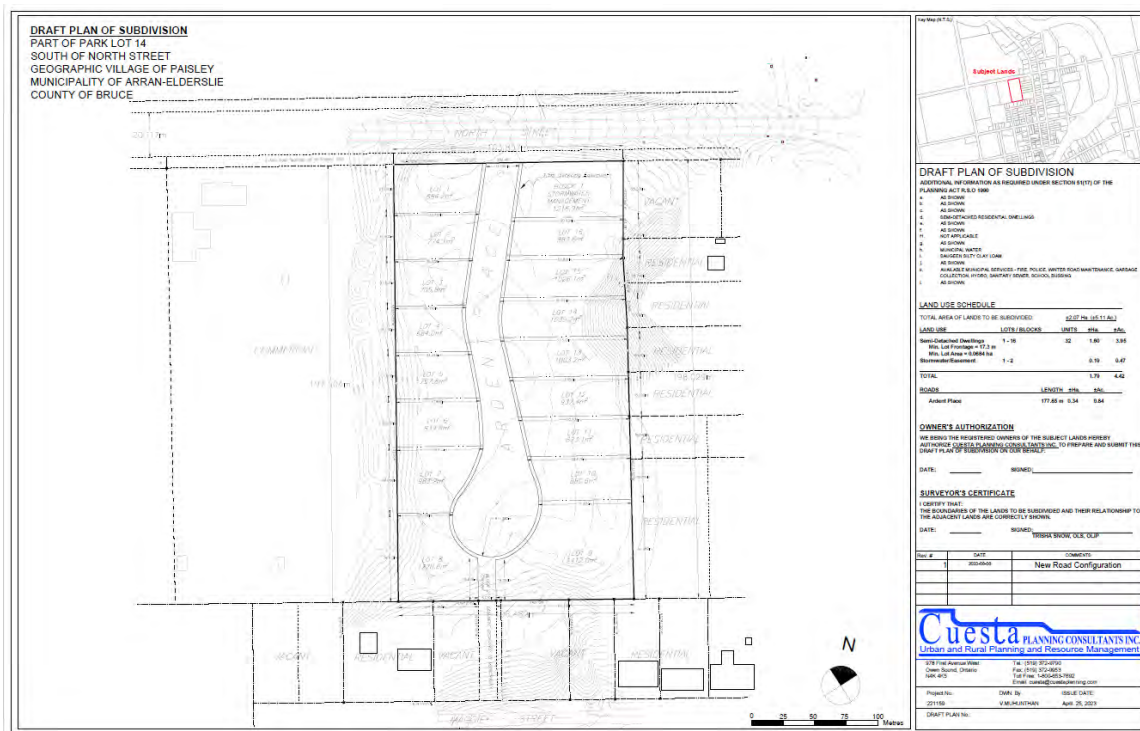


The application proposes:

- 16 residential lots on 2 hectares of land fronting onto North Street in Paisley.
- 16 semi-detached residential dwellings (32 units total) with the lands to be further divided once the dwellings have been built.
- One 1166.8 m² stormwater management block (Block 1) to be conveyed to the Town.
- One 177.88 m long road with a cul-de-sac named Ardent Place.
- The proposed lots will connect to the municipal water and sewer systems.

The proposed layout of the subdivision can be seen in the Site Plan below and is appended to the report.

Site Plan



Discussion

Through the review and comment phase it was identified that additional information is required by agencies in order to assess the application. The developer requested to proceed with a Public Meeting so that all comments can be brought forward and addressed prior to the proposal coming back to Council for approval. A full policy review is not being included at this time given the outstanding information. A policy review will be included in the recommendation report when this application is brought back to Council.

Appendices

- Agency Comments
- Public Comments
- Draft Proposed Plan of Subdivision
- Public Notice

Agency Comments

The applications were circulated to the required agencies. The following agency comments (attached) were received by the report submission deadline:

Bruce Telecom: in comments dated September 14, 2023, Bruce Telecom staff commented, "We are fine with this. We are going to be putting services in to accommodate this."

Hydro One: in comments dated September 19, 2023, Hydro One noted no comments or concerns with the proposal.

Historic Saugeen Metis (HSM): in comments dated September 25, 2023 the HSM noted no objection or opposition to the applications as presented.

Saugeen Valley Conservation Authority (SVCA): full comments attached.

Municipality of Arran-Elderslie Water Department: In email correspondence dated September 7, 2023 staff commented:

"I have a few comments on these plans. I would like to see the water main, and sewer main ran in a straight line in the new road allowance, regardless of the curves in the road. As well there is no mention in the planning files about manhole locations in the sanitary sewer. There would need to be a manhole at each direction change of the Sanitary sewer main, if it is laid out as proposed.

Also I would question if any hydraulic modeling for the water system has been conducted. This area is one of the higher elevation points in the town of Paisley. The distance to the tower combined with the elevation, I would like to confirm that adequate pressure and flow is available."

Municipality of Arran-Elderslie Public Works Department: In email correspondence dated September 19, 2023 staff commented that although they would "prefer that the road alignment be straight as possible, the current version is satisfactory. Public Works is still looking for a standard 20 m road allowance."

Saugeen Ojibway Nation (SON): In comments dated September 27, 2023 SON noted, "[t]he SON Environment Office accepts the recommendations of the Fischer Archaeological Consulting Report: PIF 359 129 22 -0 -20, 9 Feb 2023."

Bruce County Transportation Services: T&ES Request a traffic impact study and confirmation that there is no increase of storm water to Bruce County Road 3.

Resident Comments

The applications were circulated to all properties within 120 m of the subject lands. Comments received as of writing this report are attached.

Jesse Graham: full comments attached.

From: [Sherry Anstett](#)
To: [Lori Mansfield](#)
Subject: RE: Request for Agency Comments S-2023-008
Date: Thursday, September 14, 2023 12:51:30 PM
Attachments: [image001.png](#)

You don't often get email from sherry.anstett@brucetelecom.com. [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.**

Hi Lori

We are fine with this

We are going to be putting services in to accommodate this

sherry



Sherry Anstett
Records & Facilities Clerk
sherry.anstett@brucetelecom.com

Tel: 519-368-1246

From: Lori Mansfield <LMansfield@brucecounty.on.ca>
Sent: September 6, 2023 3:00 PM
To: Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>
Cc: Jennifer Burnett <JBurnett@brucecounty.on.ca>
Subject: Request for Agency Comments S-2023-008

Good Afternoon:

Attached please find a Request for Agency Comments with respect to Draft Plan of Subdivision File No. S-2022-008, Ardent.

SVCA – please note, \$2,280.00 has been requested from the applicant, on behalf of the SVCA, for the review of this Application.

The following documents were submitted as part of the application, and you can use the link below to download the files. **Please note, this link will expire in 14 days.**

- Subdivision Application;
- Draft Plan of Subdivision;
- Planning Justification Report;
- Archaeological Assessment;

- Functional Servicing and Stormwater Management Report; and
- Geotechnical Investigation.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sendthisfile.com%2F5wCPbxnZrglEH60uMXMTE1m7&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata= ZuQGKqX%2F%2FfdzdsBjzdOJxYynGc2ZmvN8C%2Frf%2FOWndU8%3D&reserved=0>

Secured by <https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FftJ7uD9R418s4VNNS9sQbnH6E7PR20Wc3dBhpxpoDs%3D&reserved=0>

Copyright 2003-2015 - SendThisFile, Inc.

Yours truly,
Lori Mansfield

Lori Mansfield
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 519-534-2092
Direct: 1-226-909-5987
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.

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.

From: [ARABIA, Gabriel](mailto:ARABIA.Gabriel@hydroone.com)
To: [Bruce County Planning - Peninsula Hub](mailto:Bruce.County.Planning@hydroone.com)
Subject: County of Bruce - PAISLEY PT PARK LOT 14'S NORTH ST - S-2023-008
Date: Tuesday, September 19, 2023 8:34:51 AM
Attachments: [image001.png](#)

You don't often get email from gabriel.arabia@hydroone.com. [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,

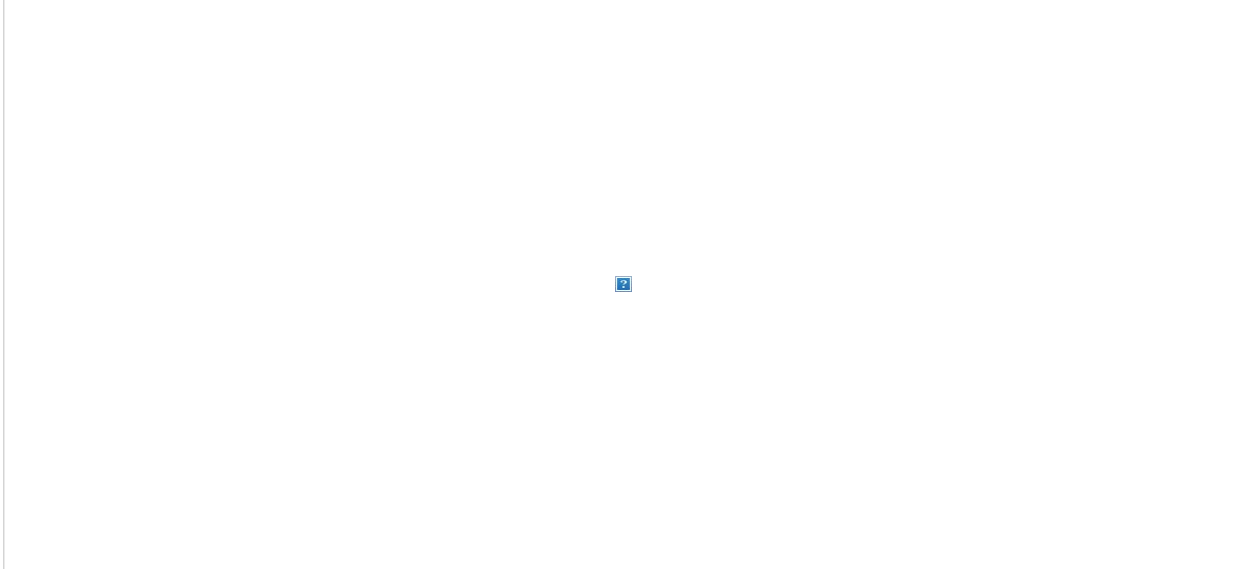
We are in receipt of your Plan of Subdivision application, S-2023-008 dated September 7th, 2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:

[HydroOne Map](#)

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre
If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email

From: [Coordinator LRC HSM](#)
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Request for Comments - Arran-Elderslie (Ardent) - Proposed Plan of Subdivision
Date: Monday, September 25, 2023 10:26:55 AM
Attachments: [PastedGraphic-5.png](#)

**** [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.

Arran-Elderslie Municipality

RE: S-2023-008

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Plan of Subdivision as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
204 High Street
Southampton, ON
saugeenmetis.com
519.483.4000



This message is intended for the addressees only. It may contain confidential or privileged information. No rights to privilege have been waived. Any copying, retransmittal, taking of action in reliance on, or other use of the information in this communication by persons other than the intended recipients(s) is prohibited. If you have received this message in error, please reply to the sender by e-mail and delete or destroy all copies of this message. Regards,
Regards,

SENT ELECTRONICALLY (jburnett@brucecounty.on.ca)

September 28, 2023

Planning & Development Department
268 Berford Street, PO Box 129
Warton, ON N0H 2T0

ATTENTION: Jenn Burnett, Planner

Dear Jenn Burnett;

RE: Application for Plan of Subdivision: S-2023-008
Roll No. 410341000200701
PLAN PAISLEY PT PARK LOT 14 S NORTH ST
Geographic Village of Paisley
Municipality of Arran-Elderslie

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). Staff have also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards. The application has also been reviewed through our role as a public body under the Planning Act as per SVCA's Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the application to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

The purpose of the application is to create a 16-lot subdivision with 32 semi-detached dwellings on full municipal services.

Staff have received and reviewed the following documents submitted with this application:

- 1) Request for Agency Comments and associated application, received September 6, 2023,
- 2) Functional Servicing Report, Cobide Engineering, February 2023,
- 3) Geotechnical Investigation, CMT Engineering, November 29, 2022,
- 4) Planning Justification Report, Cuesta Planning, April 2023; and,

5) Draft Plan of Subdivision, Cuesta Planning, April 25, 2023.

SVCA provided pre-submission consultation on the proposed development, January 8, 2022.

Recommendation

SVCA staff find the application acceptable, provided the recommendations outlined in the report below are implemented, including proposed conditions for draft plan approval.

Site Characteristics

The subject property is currently vacant, cleared, and culturally disturbed land. Located along the east and south property boundaries is a slope reminiscent of historical river valley. The property is surrounded to the north by industrial lands and to the south-east and west with residential properties.

Delegated Responsibility and Advisory Comments

Natural Hazards

Hazard mapping for the County of Bruce and the Municipality of Arran-Elderslie do not show the subject property to be affected by natural hazards. However, the property is affected by slope instability associated with the valley slope on the east and south portions of the property and is confirmed by the above-noted geotechnical investigation. County and Municipal hazard mapping do not designate the portion of property that features the erosion hazard/unstable slope as Natural Environment/Hazard Land, which could be a result of a mapping error.

The geotechnical investigation has demonstrated there is sufficient room on the property for the development outside the erosion hazard limit associated with the slope. However, it is staff's understanding sewer, water, and stormwater infrastructure from the development is proposed to be constructed via municipal easement south to Maggie Street, through the river valley slope. The geotechnical investigation did not address the impact on slope stability from proposed construction of the sewer water infrastructure, which must be addressed.

Provincial Policy Statement (PPS, 2020) Natural Hazard Policies– Section 3.1

Section 3.1.1 of the PPS, 2020 states, in general, that development shall be directed to areas outside of hazardous lands (flooding hazards, erosion hazards, dynamic beach hazards), and hazardous sites (organic soils, leda clay, unstable bedrock.).

County of Bruce Official Plan (OP) Policies

It is SVCA staff's opinion, Sections 5.8.5.1 and 5.8.8.2 of the County OP do not support new development within lands affected by natural hazards in addition to Section 3.1 of the Provincial Policy Statement concerning development and site alterations in hazardous lands and sites.

Municipality of Arran-Elderslie Official Plan (OP) Policies

In general, Section 3.6 of the Municipality's Natural Environment and Hazard land policies, as interpreted by SVCA staff, does not support new development on lands with the potential for flooding and/or erosion, poor drainage, steep slopes, unstable soils, or other physical limitations which could endanger human life, cause property damage and/or social disruption. Section 3.6.5 of the OP specifically prohibits new development within the Natural Environment & Hazard designation.

As per the geotechnical investigation, proposed residential development can safely be constructed outside the erosion hazard limits of the adjacent river valley slope. However, proposed infrastructure construction through the slope to Maggie Street can aggravate existing slope instability, thereby impacting adjacent residential lands, without review of a geotechnical engineer.

In addition to the above, it is SVCA staff's opinion, the slope erosion hazard should be designated and zoned appropriately in accordance with the natural hazard policies of the County and Municipality of Arran-Elderslie.

Given the above comments, it is SVCA staff's opinion, the proposed application, in general, is in conformance with the natural hazard policies of the Province, County, and Municipality. However, the below recommendations must be implemented to ensure the existing slope erosion hazard is not aggravated from the development and associated servicing.

1. That a geotechnical engineer review plans for construction of servicing infrastructure through the valley slope to Maggie Street and provide recommendations to mitigate impact to slope instability. Furthermore, that the geotechnical engineer is available during excavation through the slope to ensure unforeseen circumstances are appropriately and immediately addressed. SVCA staff must be satisfied with the geotechnical assessment and mitigation measures prior to construction.
2. The river valley erosion hazard should be designated and zoned appropriately.

Stormwater Management:

Stormwater is proposed to outlet to existing stormwater infrastructure on Maggie Street and therefore, does not require SVCA staff technical clearance. However, we note the Functional Servicing Report did not indicate the level of stormwater treatment proposed. Given stormwater ultimately outlets to the Saugeen/Teeswater River systems, stormwater should be treated to an enhanced level. We have also attached SVCA's stormwater management guidelines the applicant should consider when drafting the final stormwater management plan and engineered designs.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Risk Management Official (RMO) at rmo@greysauble.on.ca.

SVCA Regulation 169/06

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the Conservation Authorities Act, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the Conservation Authorities Act (CAA), development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Portions of the subject property are within the SVCA 'Approximate Regulated Area' associated with Ontario Regulation 169/06. The regulated feature affecting the property is the valley slope plus 15 metres from the erosion hazard limit. As such, development and/or site alteration within this area requires permission from SVCA, prior to carrying out the work.

"Development" as defined under the Conservation Authorities Act means:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind;
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- c) site grading; or,
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

And;

"Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA Approximate Regulated Area on the property, please refer to map. Should you require assistance, please contact our office directly.

SVCA Permission for Development or Alteration

A SVCA permit will be required prior to construction, site grading, and filling on the east and south portions of the property, including construction of the servicing infrastructure through the valley slope. SVCA staff review under O. Regulation 169/06 will parallel our review of the Planning Act application. SVCA permit application requirements are similar to our recommendations made under the Planning Act application for natural hazards.

We recommend that a SVCA permit be applied for once staff review under the Planning Act process is complete.

Conditions for Draft Approval

SVCA staff recommend the following conditions for draft approval, to ensure that existing erosion hazards are not further aggravated as a result of the development and construction process:

1. That prior to any site alteration/grading or construction on site, and prior to Final Approval of the subdivision by the County, the owner shall prepare the following reports/plans, completed to the satisfaction of the Saugeen Valley Conservation Authority.
 - (a) Final Geotechnical Investigation, Final Site Plan and Grading Plan, Final Sediment and Erosion Control Plan, and Final Landscaping Plan.
2. That the Subdivision Agreement between the Owner and the Municipality of Arran-Elderslie contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Final Geotechnical Investigation, Final Site Plan and Grading Plan, Final Sediment and Erosion Control Plan, and Final Landscaping Plan.

Summary

SVCA staff has reviewed this application in accordance with our MOA with the County of Bruce, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the Conservation Authorities Act. Additionally, we have screened the proposed to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

It is SVCA staff's opinion the application is acceptable provided the above recommended conditions for draft approval and the following are implemented:

- 1) The river valley erosion hazard is designated and zoned appropriately in accordance with the natural hazard policies of the County of Bruce and Municipality of Arran-Elderslie.

Given the above comments, and provided staff's recommendations are implemented, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS will be demonstrated.
- 2) Consistency with local planning policies for natural hazards will be demonstrated.

Please inform this office of any decision made by County with regard to this application. We respectfully request a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned at b.walter@svca.on.ca.

Sincerely,



Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation
BW/

Encl: SVCA Hazard / Regulation Map, SVCA Stormwater Management Guidelines

cc: Moiken Penner, SVCA Board Member (via email)
Christine Fraser-McDonald, Clerk, Municipality of Arran-Elderslie (via email)
Patrick Johnston, CBO, Municipality of Arran-Elderslie (via email)



The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

Produced by SVCA and includes material ©[2021] of the Queen's Printer for Ontario. All Rights Reserved. [2021] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.

This mapping contains products of the South Western Ontario Orthophotography Project 2015 (SWOOP2015). These images were taken in 2015 at 20cm resolution by Fugro

January 5, 2022



UTM Zone 17N, NAD 83

1:2000

Legend

-  SVCA Regulated Area
-  Regulatory Flood Line
-  SVCA Hazard Lands
-  Municipal Drain
-  Watercourse

No civic address, North St
 PARK PT LOT 14 NORTH S/S
 Roll No.410341000200701
 Paisley
 Arran Elderslie



Stormwater Management

The following outlines the SVCA staff criteria for the preparation of a stormwater management design:

1. Post development peak runoff should not exceed pre-development peak runoff for the 2, 5, 25, 50 and 100 year storm events. Detention facilities may be needed to achieve this requirement.
2. 100 year storm runoff (surface flow) should be directed so that no existing or proposed buildings are flooded on or off site.
3. Existing drainage outlets from the property should be used as much as possible, rather than creating new outlets.
4. If drainage will be re-directed from its original catchment to a different catchment, justification will be needed and the possible effects on other lands should be described.
5. Storm model input variables:
 - Goderich IDF curves, 6 hour, SCS Type II distribution.
 - Other distributions may be used, such as the Chicago 2 hour or 4 hour storm, but only as a comparison. The SCS 6 hour should still be modeled regardless and the storm with the greater peak flow then used.
6. Any appropriate computer model may be used.
7. The minor storm system should be designed using the local municipal standards.
8. The MOECC "Stormwater Management Planning and Design Manual", March 2003 should be used.
9. Sediment and erosion control must be addressed. If construction is proposed during the winter or spring seasons, conventional silt fencing alone may be inadequate, and more robust methods may be required.
10. SVCA staff recommend that stormwater quality treatment for runoff from the site should be at the "Enhanced" Level 1 protection level (80% TSS removal), unless recommendations from an ecologist suggest a lesser level of treatment is appropriate for the site.
11. If there is an existing municipal drainage plan for the area, then the stormwater report for the development should identify and refer to the municipal plan.
12. SVCA hazardous lands must not be used for locating stormwater detention facilities (e.g. detention pond, or underground tanks). The outlet from a detention facility can be directed to the watercourse if that is the original catchment.

From: [Christine Fraser-McDonald](#)
To: [Lori Mansfield](#)
Cc: [Chris Legge](#); [Scott McLeod](#); [Sylvia Kirkwood](#)
Subject: FW: Request for Agency Comments S-2023-008
Date: Thursday, September 7, 2023 2:38:43 PM
Attachments: [image001.png](#)

**** [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.

Hi Lori:

Please see Chris' comments below.

Christine Fraser-McDonald
Clerk
Municipality of Arran-Elderslie
1925 Bruce Road 10
P.O. Box 70
Chesley, ON N0G 1L0
Ph: 519.363.3039 x 101
Cell: 519.270.4922
cfraser@arran-elderslie.ca

Did you know? Maintenance requests, general inquiries, bylaw concerns and more can be submitted directly to the Municipality via the new [Citizen Request Portal](#).



From: Chris Legge <CLegge@arran-elderslie.ca>
Sent: September 7, 2023 2:28 PM
To: Christine Fraser-McDonald <CFraser@arran-elderslie.ca>; Scott McLeod <SMcLeod@arran-elderslie.ca>; Sylvia Kirkwood <SKirkwood@arran-elderslie.ca>; Pat Johnston <PJohnston@arran-elderslie.ca>
Subject: RE: Request for Agency Comments S-2023-008

I have a few comments on these plans.

I would like to see the water main, and sewer main ran in a straight line in the new road allowance, regardless of the curves in the road. As well there is no mention in the planning files about manhole

locations in the sanitary sewer. There would need to be a manhole at each direction change of the Sanitary sewer main, if it is laid out as proposed.

Also I would question if any hydraulic modeling for the water system has been conducted. This area is one of the higher elevation points in the town of Paisley. The distance to the tower combined with the elevation, I would like to confirm that adequate pressure and flow is available.

Chris Legge

From: Christine Fraser-McDonald <CFraser@arran-elderslie.ca>
Sent: September 6, 2023 3:17 PM
To: Scott McLeod <SMcLeod@arran-elderslie.ca>; Sylvia Kirkwood <SKirkwood@arran-elderslie.ca>; Pat Johnston <PJohnston@arran-elderslie.ca>; Chris Legge <CLegge@arran-elderslie.ca>
Subject: FW: Request for Agency Comments S-2023-008

Please provide comments.

Thanks so much.

Christine Fraser-McDonald
Clerk
Municipality of Arran-Elderslie
1925 Bruce Road 10
P.O. Box 70
Chesley, ON N0G 1L0
Ph: 519.363.3039 x 101
Cell: 519.270.4922
cfraser@arran-elderslie.ca

Did you know? Maintenance requests, general inquiries, bylaw concerns and more can be submitted directly to the Municipality via the new [Citizen Request Portal](#).



From: Lori Mansfield <LMansfield@brucecounty.on.ca>
Sent: September 6, 2023 3:00 PM
To: Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>
Cc: Jennifer Burnett <JBurnett@brucecounty.on.ca>

Subject: Request for Agency Comments S-2023-008

Good Afternoon:

Attached please find a Request for Agency Comments with respect to Draft Plan of Subdivision File No. S-2022-008, Ardent.

SVCA – please note, \$2,280.00 has been requested from the applicant, on behalf of the SVCA, for the review of this Application.

The following documents were submitted as part of the application, and you can use the link below to download the files. **Please note, this link will expire in 14 days.**

- Subdivision Application;
- Draft Plan of Subdivision;
- Planning Justification Report;
- Archaeological Assessment;
- Functional Servicing and Stormwater Management Report; and
- Geotechnical Investigation.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sendthisfile.com%2F5wCPbxnZrgIEH60uMXMTE1m7&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=ZuQGKqX%2F%2FfdzdSBjzdOJxYynGc2ZmvN8C%2Frf%2FOWndU8%3D&reserved=0>

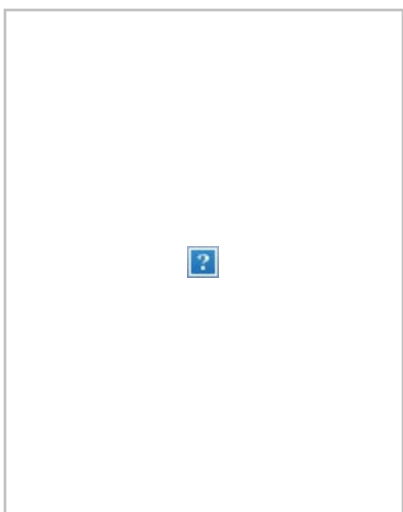
Secured by <https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FftJ7uD9R418s4VNNS9sQbnH6E7PR20Wc3dBhpxpoDs%3D&reserved=0>

Copyright 2003-2015 - SendThisFile, Inc.

Yours truly,
Lori Mansfield

Lori Mansfield
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 519-534-2092
Direct: 1-226-909-5987
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 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.

From: [Jennifer Burnett](#)
To: [Sylvia Kirkwood](#); [Scott McLeod](#); [Lori Mansfield](#); [Christine Fraser-McDonald](#); [Pat Johnston](#); [Chris Legge](#)
Subject: RE: Ardent: Request for Agency Comments S-2023-008
Date: Tuesday, September 19, 2023 1:58:52 PM
Attachments: [image001.png](#)
[image002.jpg](#)

Thanks Sylvia,

I'll let Cuesta know so that they can revise their drawings.

Jenn

From: Sylvia Kirkwood <SKirkwood@arran-elderslie.ca>
Sent: Tuesday, September 19, 2023 12:54 PM
To: Scott McLeod <smcleod@arran-elderslie.ca>; Jennifer Burnett <JBurnett@brucecounty.on.ca>; Lori Mansfield <LMansfield@brucecounty.on.ca>; Christine Fraser-McDonald <CFraser@arran-elderslie.ca>; Pat Johnston <PJohnston@arran-elderslie.ca>; Chris Legge <clegge@arran-elderslie.ca>
Subject: RE: Ardent: Request for Agency Comments S-2023-008

**** [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.**

Hi Jenn, I just spoke with Scott although Public Works would prefer that the road alignment be straight as possible the current version is satisfactory. Public Works is still looking for a standard 20 m road allowance. Thanks, Sylvia

From: Scott McLeod <SMcLeod@arran-elderslie.ca>
Sent: September 19, 2023 12:13 PM
To: Jennifer Burnett <JBurnett@brucecounty.on.ca>; Lori Mansfield <LMansfield@brucecounty.on.ca>; Christine Fraser-McDonald <CFraser@arran-elderslie.ca>; Sylvia Kirkwood <SKirkwood@arran-elderslie.ca>; Pat Johnston <PJohnston@arran-elderslie.ca>; Chris Legge <CLegge@arran-elderslie.ca>
Subject: RE: Ardent: Request for Agency Comments S-2023-008

Jenn

Public Works Department would request a straighten road and 20 metre road allowance.

For the SWM becoming Municipal property. Can a one-time reserve amount be given to the Municipality before ownership is assumed?

Thanks,

Scott McLeod

Municipality of Arran-Elderslie

Manager of Public Works
1925 Bruce Road #10
Chesley, Ontario
N0G 1L0
519-363-3039 ext. 115
Cell 519-373-9781

From: Jennifer Burnett <JBurnett@brucecounty.on.ca>

Sent: September 19, 2023 11:52 AM

To: Lori Mansfield <LMansfield@brucecounty.on.ca>; Scott McLeod <SMcLeod@arran-elderslie.ca>; Christine Fraser-McDonald <CFraser@arran-elderslie.ca>; Sylvia Kirkwood <SKirkwood@arran-elderslie.ca>; Pat Johnston <PJohnston@arran-elderslie.ca>; Chris Legge <CLegge@arran-elderslie.ca>

Subject: RE: Ardent: Request for Agency Comments S-2023-008

Thanks for the comments Scott. Just to clarify, is the municipality requesting that the road be straightened, and a 20 m allowance dedicated?

For the SWM pond, it will be dedicated to the municipality to maintain. The only way it can be held in common ownership is through a common element condominium.

Thanks,
Jenn

From: Lori Mansfield <LMansfield@brucecounty.on.ca>

Sent: Tuesday, September 19, 2023 8:38 AM

To: Scott McLeod <smcleod@arran-elderslie.ca>; Christine Fraser-McDonald <CFraser@arran-elderslie.ca>; Sylvia Kirkwood <SKirkwood@arran-elderslie.ca>; Pat Johnston <PJohnston@arran-elderslie.ca>; Chris Legge <clegge@arran-elderslie.ca>

Cc: Jennifer Burnett <JBurnett@brucecounty.on.ca>

Subject: RE: Ardent: Request for Agency Comments S-2023-008

Good Morning Scott:

Thank you for your email providing your questions and comments. I have forwarded to Sr. Planner Jenn Burnett for review and response.

Yours truly,
Lori Mansfield

From: Scott McLeod <SMcLeod@arran-elderslie.ca>

Sent: Monday, September 18, 2023 5:25 PM

To: Christine Fraser-McDonald <CFraser@arran-elderslie.ca>; Sylvia Kirkwood <SKirkwood@arran-elderslie.ca>; Pat Johnston <PJohnston@arran-elderslie.ca>; Chris Legge <clegge@arran-elderslie.ca>

Cc: Lori Mansfield <LMansfield@brucecounty.on.ca>

Subject: Ardent: Request for Agency Comments S-2023-008

**** [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.**

Hi

Listed below are my comments and questions from Municipal Public Works on the Ardent Paisley Development.

- Application Form and Planning Justification Report note Bruce County Road 11 has direct access. This is no longer a Bruce County Road. Municipal Roadway, North St leading into Bruce-Saugeen Townline.
- Planning Justification (PJ) Report notes steep slope on Lot 14 to west side. Think it should refer to East side.
- Lot sizes and terrain limitations create an Ardent or Subdivision roadway shaped like a snake. Municipal services water, sanitary and storm piping no longer straight runs, having offsets and bends. Create future locate and maintenance issues.
- PJ Report notes a 15-metre road allowance with 1.5 servicing easement. Functioning Servicing and Stormwater Management Report note on Subdivision Cross-Section potential 3.6 metre easement.
Which is correct?
- Arran-Elderslie in the past have never accepted any thing less that a 20-metre road allowance without easements. With underground water, sewer, stormwater, electricity, streetlights, natural gas, and possibility three internet/cable/telephone providers you need all 20 metres. The effect of winter snowbanks from plowing snow. Who maintains and oversees the easement property?
- I presume the Stormwater Pond is considered a dry pond. I have listed some points below.
Is this pond manicured for grass cutting? Is this pond fenced? Lots 1,2 and 16 should have a covenant on title noting a neighbouring storm water pond. Is there going to be a reserve or contingency created for future maintenance needed on this pond by the subdivision owners?

Thanks,

Scott McLeod

Municipality of Arran-Elderslie
Manager of Public Works
1925 Bruce Road #10
Chesley, Ontario
N0G 1L0
519-363-3039 ext. 115
Cell 519-373-9781

From: Christine Fraser-McDonald <CFraser@arran-elderslie.ca>

Sent: September 6, 2023 3:17 PM

To: Scott McLeod <SMcLeod@arran-elderslie.ca>; Sylvia Kirkwood <SKirkwood@arran-elderslie.ca>; Pat Johnston <PJohnston@arran-elderslie.ca>; Chris Legge <CLegge@arran-elderslie.ca>

Subject: FW: Request for Agency Comments S-2023-008

Please provide comments.

Thanks so much.

Christine Fraser-McDonald

Clerk

Municipality of Arran-Elderslie

1925 Bruce Road 10

P.O. Box 70

Chesley, ON N0G 1L0

Ph: 519.363.3039 x 101

Cell: 519.270.4922

cfraser@arran-elderslie.ca

Did you know? Maintenance requests, general inquiries, bylaw concerns and more can be submitted directly to the Municipality via the new [Citizen Request Portal](#).



From: Lori Mansfield <LMansfield@brucecounty.on.ca>

Sent: September 6, 2023 3:00 PM

To: Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>

Cc: Jennifer Burnett <JBurnett@brucecounty.on.ca>

Subject: Request for Agency Comments S-2023-008

Good Afternoon:

Attached please find a Request for Agency Comments with respect to Draft Plan of Subdivision File No. S-2022-008, Ardent.

SVCA – please note, \$2,280.00 has been requested from the applicant, on behalf of the SVCA, for the review of this Application.

The following documents were submitted as part of the application, and you can use the link below to download the files. **Please note, this link will expire in 14 days.**

- Subdivision Application;

- Draft Plan of Subdivision;
- Planning Justification Report;
 - Archaeological Assessment;
 - Functional Servicing and Stormwater Management Report; and
 - Geotechnical Investigation.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sendthisfile.com%2F5wCPbxnZrgIEH60uMXMTE1m7&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata= ZuQGKqX%2F%2FfdzdSBjzdOJxYynGc2ZmvN8C%2Frf%2FOWndU8%3D&reserved=0>

Secured by <https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FftJ7uD9R418s4VNNS9sQbnH6E7PR20Wc3dBhpxpoDs%3D&reserved=0>

Copyright 2003-2015 - SendThisFile, Inc.

Yours truly,
Lori Mansfield

Lori Mansfield
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 519-534-2092
Direct: 1-226-909-5987
www.brucecounty.on.ca



Image removed by sender.



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.

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.

Lori Mansfield
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 519-534-2092
Direct: 1-226-909-5987
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 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.

Jennifer Burnett
Senior Planner
Planning and Development
Corporation of the County of Bruce

Office: 519-881-1782

www.brucecounty.on.ca





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.

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.

Jennifer Burnett
Senior Planner
Planning and Development
Corporation of the County of Bruce

Office: 519-881-1782

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.

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.

From: [Karen Heisler](#)
To: [Jennifer Burnett](#)
Cc: [SON - Archaeology Coordinator \(archaeology@saugeenojibwaynation.ca\)](mailto:archaeology@saugeenojibwaynation.ca); [Robert Martin](#)
Subject: Re: FW: Request for Agency Comments S-2023-008 Ardent - Paisley
Date: Wednesday, September 27, 2023 11:43:38 AM

**** [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.**

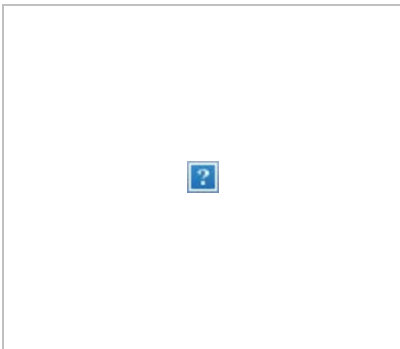
Hello Jennifer,

The SON Environment Office accepts the recommendations of the Fischer Archaeological Consulting Report: PIF 359 129 22 -0 -20, 9 Feb 2023

Thank you,

Karen

Karen Heisler, Ph.D.
Resources & Infrastructure Associate
Direct T: (705) 798-3312



10129 Hwy 6 Georgian Bluffs, ON
N0H 2T0
saugeenojibwaynation.ca

I am grateful to live, work, and benefit from the Lands and Waters of the Saugeen Ojibway Nation.

On Wed, Sep 27, 2023 at 10:52 AM Jennifer Burnett <JBurnett@brucecounty.on.ca> wrote:

Hi Karen and Rob,

Following up on this email to make sure SON is accepting of the Arch Assessment and there

are no outstanding concerns.

Hope you are having a great week!

Jenn

From: Lori Mansfield <LMansfield@brucecounty.on.ca>
Sent: Wednesday, September 6, 2023 3:00 PM
To: Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>
Cc: Jennifer Burnett <JBurnett@brucecounty.on.ca>
Subject: Request for Agency Comments S-2023-008

Good Afternoon:

Attached please find a Request for Agency Comments with respect to Draft Plan of Subdivision File No. S-2022-008, Ardent.

SVCA – please note, \$2,280.00 has been requested from the applicant, on behalf of the SVCA, for the review of this Application.

The following documents were submitted as part of the application, and you can use the link below to download the files. **Please note, this link will expire in 14 days.**

- Subdivision Application;
- Draft Plan of Subdivision;
- Planning Justification Report;
- Archaeological Assessment;
- Functional Servicing and Stormwater Management Report; and
- Geotechnical Investigation.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sendthisfile.com%2F5wCPbxnZrgIEH60uMXMTE1m7&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592>

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=ZuQGKqX%2F%2FfdzdSBjzdOJxYynGc2ZmvN8C%2Frf%2FOWndU8%3D&reserved=0>

Secured by <https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sendthisfile.com%2F&data=05%7C01%7CImansfield%40brucecounty.on.ca%7C60fdadfd38484a05a8df08dbaf0b2592%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638296234635271471%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FftJ7uD9R418s4VNNS9sQbnH6E7PR20Wc3dBhpxpoDs%3D&reserved=0>

Copyright 2003-2015 - SendThisFile, Inc.

Yours truly,

Lori Mansfield

Lori Mansfield
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 519-534-2092
Direct: 1-226-909-5987
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.

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.

Jennifer Burnett
Senior Planner
Planning and Development
Corporation of the County of Bruce

Office: 519-881-1782

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.

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.

Access	Year-Round Municipal Road
Surrounding Land Uses	North - Residential and Commercial; East – Residential; South – Residential; and West - Construction Operation
Designations and Zones	Existing
County Official Plan	Primary Urban Communities
Local Official Plan	Residential
Zoning By-law	R1 – Residential: Low Density Single
Designations and Zones	Proposed
County Official Plan	No change
Local Official Plan	No change
Zoning By-law	No change

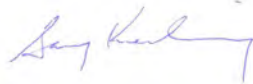
File Number: S-2023-008

Agency: Bruce County Transportation Services

No Comment:

Title: Eng. Technician

Signature:



Comments: T&ES Request a traffic impact study and confirmation that there is no increase of storm water to Bruce County Road 3.

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Cc: [REDACTED]
Subject: File Number: S-2023-008
Date: Sunday, September 24, 2023 7:03:51 PM
Attachments: [REDACTED]

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:

I would like to submit the following comments regarding this proposed development:

I am concerned about the size and type of buildings being proposed for development. These lots are disproportionately small compared to the average size residential property in the vicinity. This will have a negative impact on the value of the surrounding properties, similar to the what had transpired in Port Elgin on Bricker street where, semi-detached homes are the low income home of the town and as such all the immediately surrounding homes are sold for less than homes even a couple blocks away. I propose that these homes be detached and the lot sizes approximately half acre in size (2000m²). This proposition would mitigate this issue that everyone surrounding this development would experience.

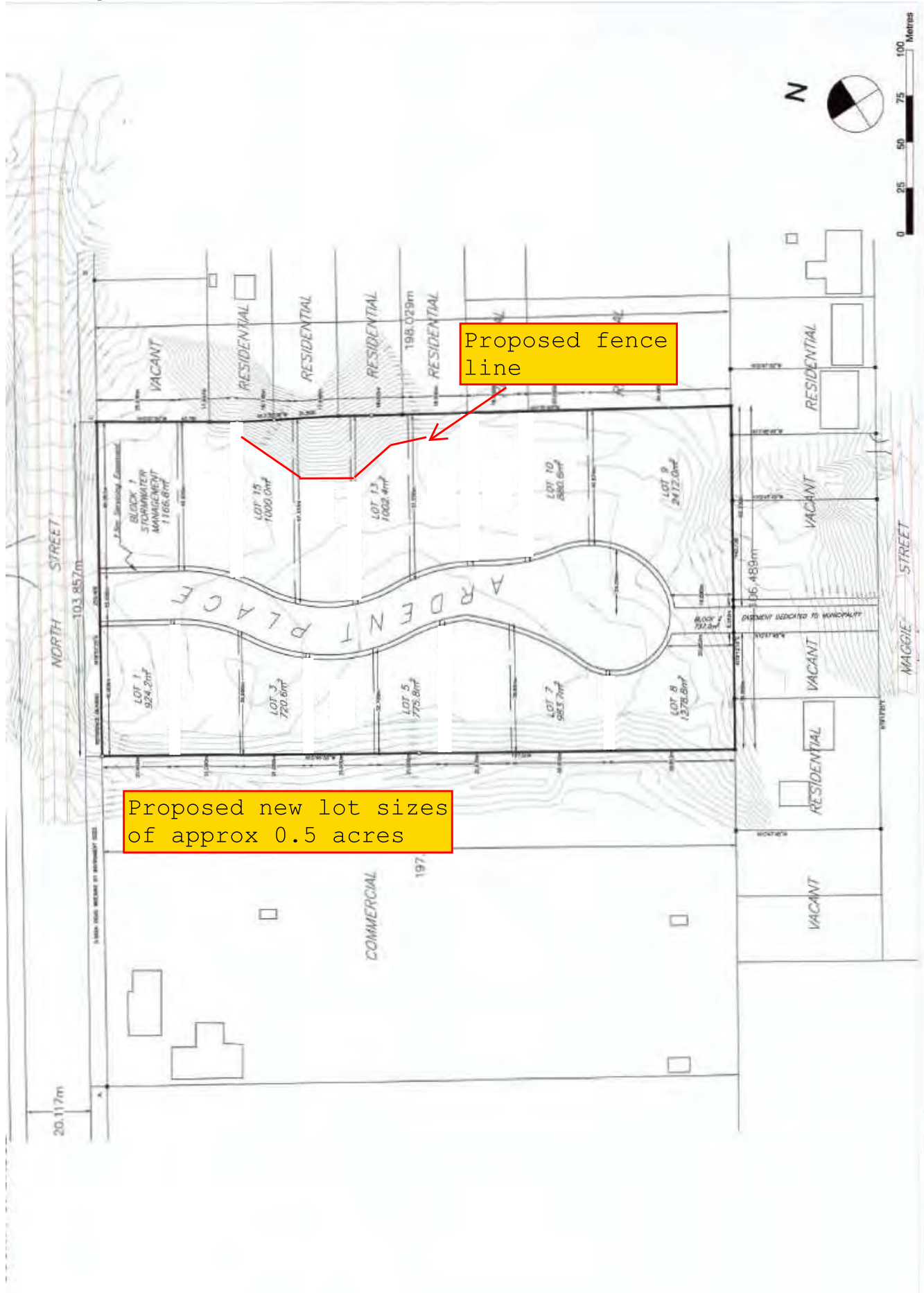
I am also concerned about the loss of privacy my lot would experience. I currently have a beautiful landscape and view. With the addition of buildings directly on top of the hill, I would lose my view, my lots quaintness and privacy, which would result in a loss of resale value of my property. I propose a tall fence (minimum 6 feet tall)be constructed around the drop off to help mitigate this. Also, I propose that homes being built near the drop off, specifically lot 13, 14 and 15 have a restriction in the construction height so that the buildings are not looking down on my property.

I would like to attend the October 10th meeting to discuss these issues. Please see the attached documents.

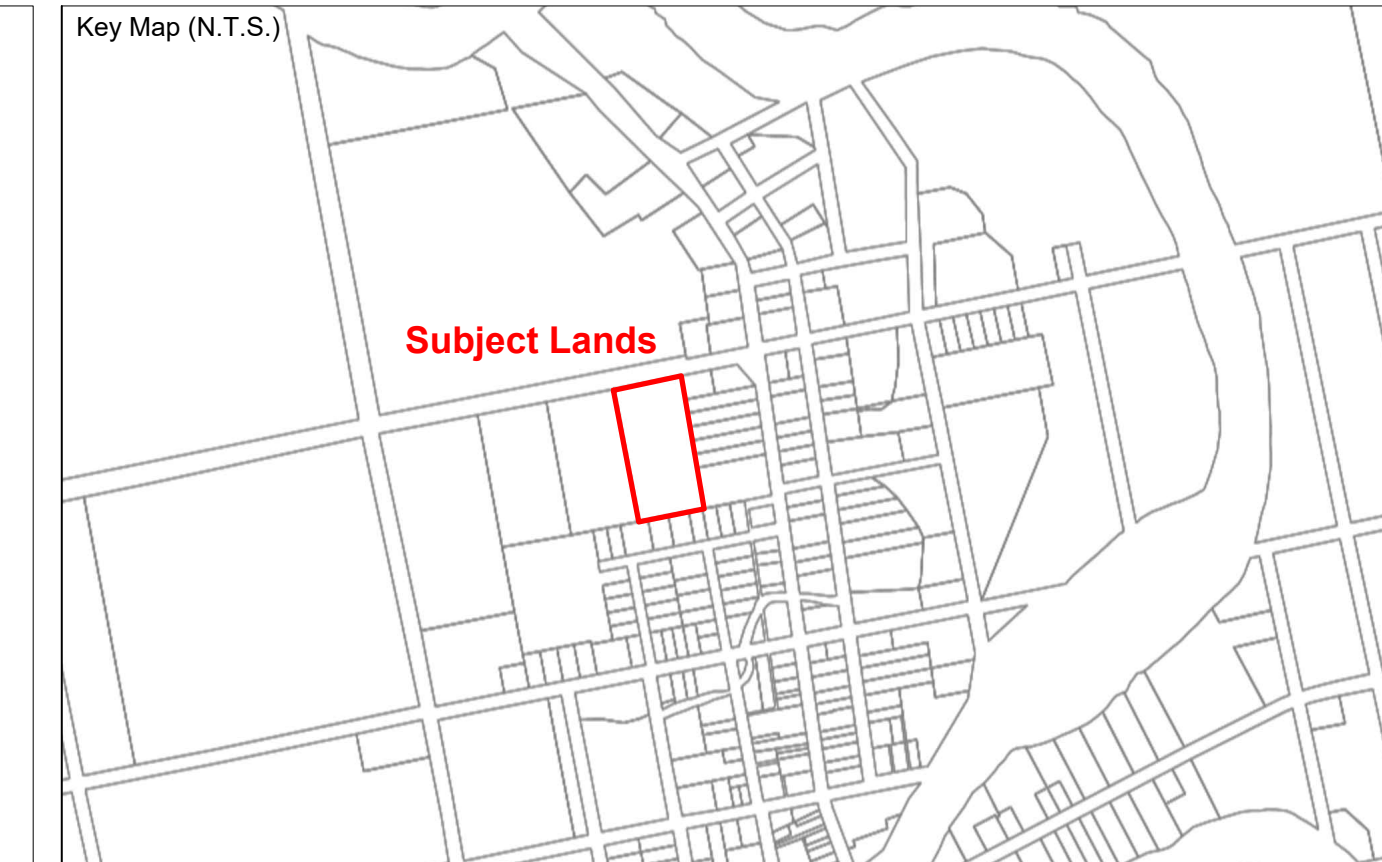
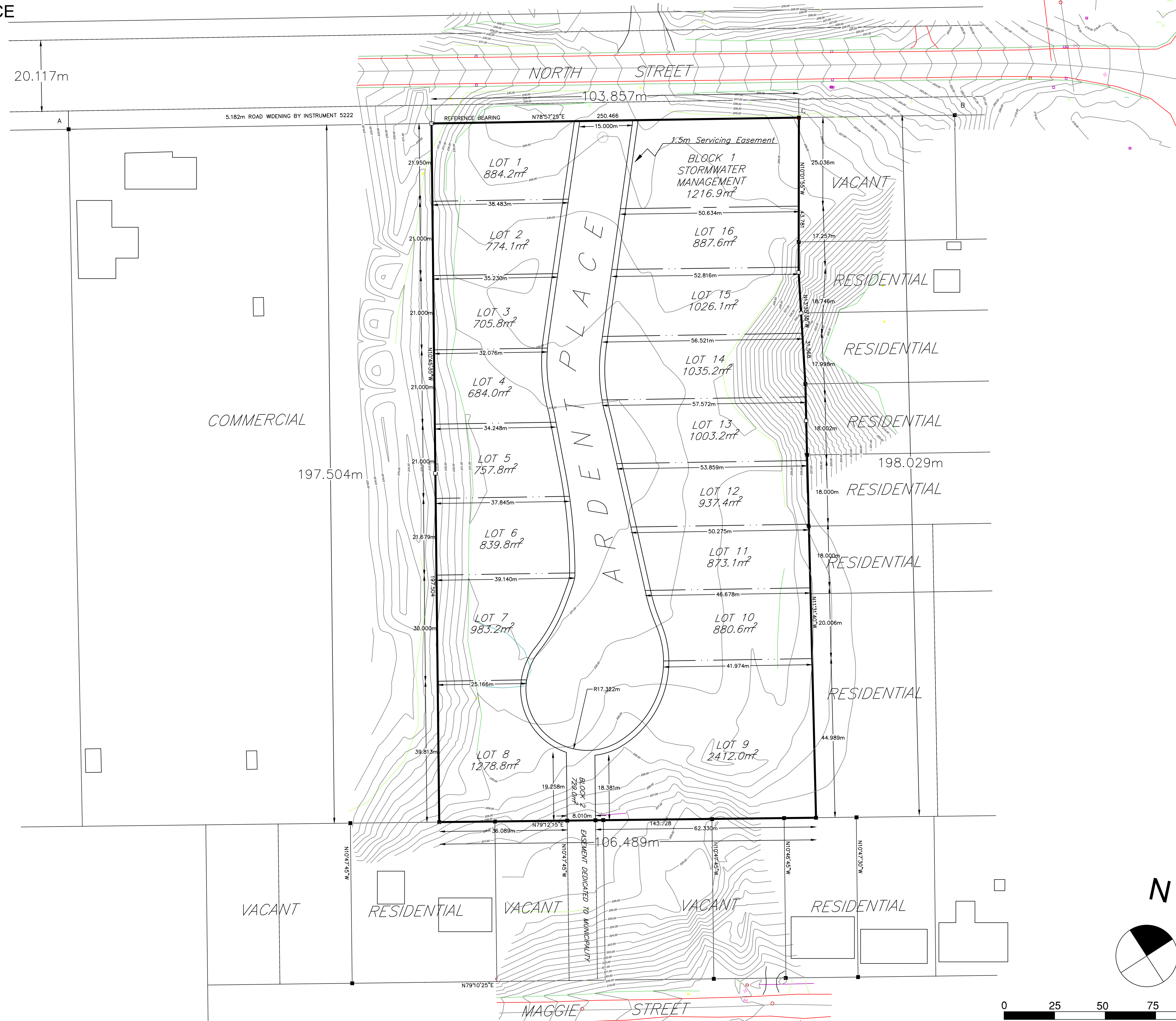
Thank you,

Jesse Graham

Site plan



DRAFT PLAN OF SUBDIVISION
 PART OF PARK LOT 14
 SOUTH OF NORTH STREET
 GEOGRAPHIC VILLAGE OF PAISLEY
 MUNICIPALITY OF ARRAN-ELDERSLIE
 COUNTY OF BRUCE



DRAFT PLAN OF SUBDIVISION

- ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O 1990**
- a. AS SHOWN
 - b. AS SHOWN
 - c. AS SHOWN
 - d. SEMI-DETACHED RESIDENTIAL DWELLINGS
 - e. AS SHOWN
 - f. AS SHOWN
 - ft. NOT APPLICABLE
 - g. AS SHOWN
 - h. MUNICIPAL WATER
 - i. SAUGREEN SILTY CLAY LOAM
 - j. AS SHOWN
 - k. AVAILABLE MUNICIPAL SERVICES - FIRE, POLICE, WINTER ROAD MAINTENANCE, GARBAGE COLLECTION, HYDRO, SANITARY SEWER, SCHOOL BUSSING
 - l. AS SHOWN

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	UNITS	±Ha.	±Ac.
TOTAL AREA OF LANDS TO BE SUBDIVIDED: ±2.07 Ha. (±5.11 Ac.)				
Semi-Detached Dwellings	1 - 16	32	1.60	3.95
Min. Lot Frontage = 17.3 m				
Min. Lot Area = 0.0684 ha				
Stormwater/Easement	1 - 2		0.19	0.47
TOTAL			1.79	4.42
ROADS				
		LENGTH	±Ha.	±Ac.
Arden Place		177.85 m	0.34	0.84

OWNER'S AUTHORIZATION
 WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE CUESTA PLANNING CONSULTANTS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON OUR BEHALF:

DATE: _____ SIGNED: _____

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

DATE: _____ SIGNED: TRISHA SNOW, OLS, OLIP

Rev. #	DATE	COMMENTS
1	2023-08-08	New Road Configuration

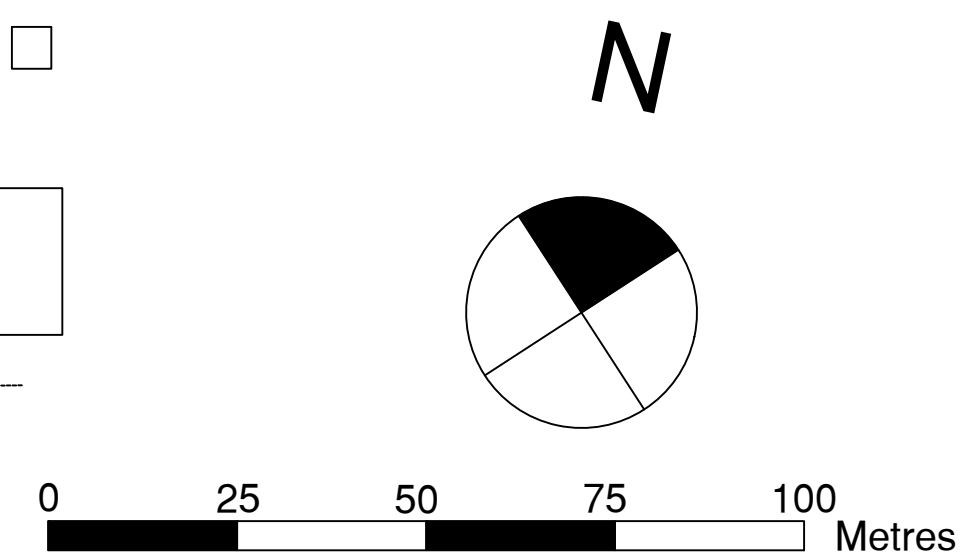
Cuesta PLANNING CONSULTANTS INC.
 Urban and Rural Planning and Resource Management

978 First Avenue West
 Owen Sound, Ontario
 N4K 4K5

Tel.: (519) 372-9790
 Fax: (519) 372-9953
 Toll Free: 1-800-653-7692
 Email: cuesta@cuestaplanning.com

Project No. 221159
 DWN. By V.MUHUNTHAN
 ISSUE DATE: April. 25, 2023

DRAFT PLAN No.:





County of Bruce
Planning & Development Department
268 Berford Street, PO Box 129
Warton, ON N0H 2T0
brucecounty.on.ca
226-909-5515



September 7, 2023

File Number: S-2023-008

Public Meeting Notice

You're invited to participate in a Public Meeting
to consider Draft Plan of Subdivision File No. S-2023-008
October 10, 2023 at 9:00 am

A change is proposed in your neighbourhood: This application proposes to create a 16-lot subdivision with 32 semi-detached dwellings on full municipal services.



No civic address, PLAN PAISLEY PT PARK LOT 14;S NORTH ST (Paisley)
Municipality of Arran-Elderslie, Roll Number 410341000200701

Learn more

Additional information about the application is available at <https://brucecounty.on.ca/living/land-use>. Information can also be viewed 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: Jenn Burnett

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after September 28, 2023 may not be included in the Planning Report but will be considered if received prior to a decision being made, and included in the official record on file.

Please contact us by email at bcplwi@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.

How to access the public meeting

The public meeting will be held in person, in the municipal Council Chambers located at 1925 Bruce Road 10, Chesley, ON, N0H 1L0. Seating may be limited and you may be required to wait outside until called upon to speak. As an alternative, you may submit written comments to the Bruce County Planning Department which will be considered at the meeting.

Please contact Clerk Christine Fraser-McDonald at cfraser@arran-elderslie.ca or 519-363-3039, ext. 101 if you have any questions regarding how to participate in the meeting.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 51(39) of the of the [Planning Act](#) outlines rights of appeal for Plan of Subdivision applications. Only the applicant, a public body, various utility company (or their representative), the Minister and the Municipality can appeal the approval or refusal of draft plan of subdivision, lapsing provisions or any condition of draft plan approval.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Bruce in respect of the proposed plan of subdivision before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of County of Bruce to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to County of Bruce in respect of the proposed plan of subdivision before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.