

## OnLine Petition in Opposition of the Proposed Hazards and Zoning.

In order for us to Quantify the Opposition of the Proposed Plans, we are suggesting that EVERY PROPERTY OWNER sign and comment on the following Petition:

<https://www.ipetitions.com/petition/stop-the-nbp-proposed-hazards-and-comprehensive> It's easy, simply enter your name (your email will not be shown), then enter your honest, convincing opposition to these proposals.

**Staff are directing Council to adopt these plans at the February 20<sup>th</sup> Council meeting.** As another part of the strategy to stop this flawed process, we must get as many names and comments as possible before that meeting.

We have a goal of 3,000 signatures, so we need your help to get this out to everyone you know who lives up here or owns property up here...please forward this on to your friends, family and neighbours. This pdf document is attached for ease of forwarding via email, handout, or post around town.

To help you formulate your comments below are 10 issues with questions, please use your own words:

1. **Have you reviewed the Comprehensive Zoning By-laws, now in its 5<sup>th</sup> draft?** How do you feel about the numerous new by-laws that may affect your property? How do you feel these will affect the use of your property or changes to our community.
2. **Most properties are affected by new hazard designations.** Have you reviewed the Hazard Mapping (<https://maps.brucecounty.on.ca/GVH/index.html?viewer=NBPHazardGVH>) and identified how it affects your private property? The Planner and Staff have admitted that the lines are **inaccurate**. How do you feel about these changes and how do you feel these designations will affect the use, value and salability of your property? Here are the hazards:
  - a) **Great Lakes Flood Hazard** (earlier identified as Black/Red Lines). The Hazard is still in the text of the By-Laws. You are required to pay for a survey and/or a coastal engine study to determine if you can build, enlarge or expand on your lot. Many vacant lots now have little to no room to build. Existing homes that need to be replaced may have to move back much further and there may not be enough room on your lot to do that. Many homes and cottages are inside of the Hazard zones, yet they were granted permits by the Municipality to build there. The number of Homes/Cottages affected by Great Lake Flood hazard are part of EH designation below.
  - b) **EH**—You can not build, expand or enlarge in an EH area. You will be required to pay to determine the accuracy of their lines if you want to build or change existing structures. **There are 175 homes and cottages partially or wholly covered in EH.**

- c) **PSW**—You can not build, expand or enlarge in a PSW area. You will be required to pay to determine the accuracy of their lines if you want to build or change your structures. **There are 261 vacant lots substantially covered in EH or PSW.**
  - d) **PSW set back of 394'** (inside of the green lines)...you “may” have to have an environmental impact study or Site Plan Study, at your cost if you want to build or change your structures. **There are 613 properties, with or without dwellings affected by PSW setback restrictions.**
  - e) **Slope Erosion**—on Georgian Bay Clifftop properties. You can not build, expand or enlarge in a Slope Erosion area. You will be required to pay to determine the accuracy of their lines if you want to build or change your structures. The number of Homes/Cottages affected by Slope Erosion are part of the EH designation above.
  - f) **Lions Head and Tobermory—Intake Protection and Well Head Protection Zones,**— “may” require an Environmental Impact Study, paid by you, if you want to build or change your structures. **553 properties are affected by Intake and Well Head designations.**
  - g) **Inland Lakes**—set back now at 10 meters, has historically been 7.5 meters. You have to be set back 10 meters if you want to build or change your structures. Some vacant lots have little to no room to build. **Approximately 77 homes and cottages are built inside of that 10 meter set back.**
3. ***In the September Open House presentation by the County Planner***, he told us that if you have PSW or EH covering all of or most of your property ***“you can walk on it, sit on it and cross country ski on it”...and you still get to hold title to it.*** But you can’t build on it! How do you feel about that? How much do you think a vacant lot is worth if it can’t be built on? What about those people who paid \$10,000, \$40,000 or even \$150,000 for a lot of record, that was originally and specifically approved for building, and now can not build on that lot?
4. ***The staff of this Municipality do not believe they have heard from many people.*** Did you send in an objection letter? When? What were your objections? Did anyone reply to you? How do you feel about that? Did you attend any Public Meetings? Why did you attend, to support the plan or to oppose the plan? Do you believe our Municipal Officials have listened to us?
5. ***At the December 2<sup>nd</sup> Public Meeting the County Planner told the remaining attendees that these Hazard designations have in fact been in effect since 1989.*** However, many homes and cottages (possibly including yours) have received building permits to build in those areas since and prior to 1989. Now, with the publication of these new hazards, how do you think this affects your property use, value and salability? How do you feel about that?
6. ***There has been a by-law on the books for many decades stating that on the Great Lakes you must build back 49’ from the 100 year flood level (not your property line) or must have***

***all openings above the 179.1 GSC level.*** During that time many homes and cottages have been given permits, to build, by the Municipality, with no regard for that by-law and now your home or cottage could be in the flood hazard zone. How do you feel about that?

7. ***At the December 2<sup>nd</sup> Public Meeting the County Planner told the attendees that he was able to remove EH and PSW off of 6 properties recently designated with those Hazard Zones.*** But, there are hundreds and hundreds of properties (possibly including yours), that still have those designations. How do you feel about that?
8. ***The County and the Municipality approved all subdivisions and reference plans which include building lots that were created for the sole purpose of developing homes and cottages.*** The proposed Hazard mapping includes EH, PSW, Slope Erosion, Intake and Well Head hazards on hundreds and hundreds of properties, restricting the use, possibly affecting the value and salability of each property. Is yours affected? How do you feel about that?
9. ***Do you believe that this process has been transparent, fair and well defined?*** When did you learn about these plans, and how?
10. ***The Municipality just launched a new website?***  
<https://www.northbrucepeninsula.ca//en/index.aspx> Have you been to it? Can you maneuver in that site? Can you locate ***ALL*** of the documents pertaining to these Proposed Plans that had previously been posted on their site? Do you feel this is causing further confusion? How do you feel about the timing of the launch of this site?
11. ***Involvement of the Biosphere Association.*** This association has made comment to our Council to “Put **MORE** restrictions on our Private Property”. We are now just learning, the possibility, that they have had more involvement in having Hazards placed on our properties. How do you feel about their involvement, comments, and lobbying of our Municipal Council members, the MNR and the County by this group? How do you feel about the Biosphere wanting more restrictions on your private property?
12. ***There is no clear definition on Environmental Impact nor Site Plan Control.*** Staff are recommending that certain designations and Studies, including Site Plan Control be placed as ***a restriction on TITLE of your private property.*** The Municipal Act says that no one can place any restrictions on TITLE without the property owner’s agreement. Would you allow the Municipality to place a restriction on Title? Do you think that would affect the value and salability of your property?
13. ***Are you aware that this is a Municipal election year?*** Will you re-elect any of our current council members? If so, who, and why?