



Date: Tuesday, September 17, 2024
From: Michael Benner, Director of Development and Infrastructure
Subject: **B20/24 Beckett**
Report DEV2024-049

This document and its attachments are public and available in an accessible format upon request.

Recommendation

It is recommended that Application B-11-24 be DEFERRED to a future hearing until such time as all review agency comments can be addressed by the applicant.

Application Summary

Owner(s): Matt and Jocelyn Beckett
Civic Address: 382070 Concession 17, Georgian Bluffs
Legal Desc: Lot 17, Concession 12, Keppel
Roll Number: 420362000501900



Application B20/24 proposes to sever an area of approximately 1.5 ha with frontage of approximately 150 m along Concession 17 Road for the future construction of single detached dwelling. The retained parcel would have an area of approximately 40.1 ha with frontage of approximately 225 m along Concession 17 Road and is occupied by an existing single detached dwelling, garage and barn used for storage.

	Severed Parcel	Retained Parcel
Lot Area	1.5 ha	40.1 ha
Lot Frontage	150 m	225 m
Depth (Side Lot Line)	100 m	1027 m
Servicing	none	Private well and septic
Existing Buildings	Vacant	Single Detached Dwelling Garage and storage barn



Proposed Buildings	Future Single Detached Dwelling	None
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Relevant Consultation

Notice of the subject application was sent to agencies for comment on July 30, 2024. The following comments have been received:

Grey County Planning and Development comments dated August 28, 2024.

In summary,

County Planning staff recommend that the proposed severance application to create a 1.5 ha non-farm sized rural residential lot be refused as the proposed severed lot is located within a Natural Heritage Core area.

Should the application be amended to contemplate farm sized lot creation (i.e. the severed and retained lands each having a lot area of 20 hectares) or a non-farm sized lot outside of the Natural Heritage Linkage, a scoped EIS, karst assessment, and MDS calculations would be required. From a general planning perspective, it should also be ensured that on-site water servicing and on-site sewage servicing can be safely provided [per Section 5.5.5 22)].

Conclusion & Recommendation

It is recommended that Application B-11-24 be DEFERRED to a future hearing until such time as all review agency comments can be addressed by the applicant.

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP



Report Approval Details

Document Title:	DEV2024-049 B20-24 Beckett.docx
Attachments:	<ul style="list-style-type: none">- Beckett Application.pdf- Site Plan.pdf- Notice Of Public Hearing B20-24 Beckett.pdf- County Comments_B20-24 Beckett_2024 Aug 28 (1).pdf
Final Approval Date:	Sep 10, 2024

This report and all of its attachments were approved and signed as outlined below:

Niall Loble, Chief Administrative Officer