



Date: Tuesday, September 17, 2024
From: Michael Benner, Director of Development and Infrastructure
Subject: **B21/24 Wilson**
Report DEV2024-050

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

Recommendation

It has been demonstrated that the proposed application B21/24 is consistent with the PPS and complies with the Grey County Official Plan and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that the application be approved with the following conditions applied:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping. Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed).
3. That the applicant(s) pays the applicable consent certification fee at the time of certification of the deeds.
4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.
5. That a supporting Zoning By-law Amendment be in force and effect that enacts a Holding provision on the severed lands requiring the issuance of a Limited Service Agreement prior to any development being approved.



Application Summary

Owner(s): Andrew Wilson

Agent: N/A

Civic Address: 505580 Grey Road 1, Georgian Bluffs

Legal: Pt. Lot 23 Georgian Range, Keppel

ARN: 4203 620 007 22650

Application B21/24 proposes to sever an area of approximately 1.45 ha with frontage of approximately 130 m along the Kemble Bypass for the future residential use. The retained parcel would have an area of approximately 18.35 ha with frontage of approximately 166 m along Grey Road 1 and is occupied by an existing barn used for storage.

	Severed Parcel	Retained Parcel
Lot Area	1.45 ha	18.35 ha
Lot Frontage	130 m	166 m
Depth (Side Lot Line)	130 m	1520 m
Servicing	none	none
Existing Buildings	Vacant	Storage barn
Proposed Buildings	Future Residential	None

Policies Affecting the Proposal

Provincial Policy Statement (PPS, 2020)

The Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act (Act) and provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Act requires that all decisions made thereunder by an approval authority shall “be consistent with” the PPS.

The subject lands are designated ‘Rural’ in the County of Grey Official Plan (OP) and are considered as ‘Rural Lands’ in the PPS. Sections 1.1.4 and 1.1.5 of the PPS provide direction for development on Rural lands. Permitted uses on rural lands include:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);



- c) residential development, including lot creation, that is locally appropriate;
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

The uses as proposed would be considered to be consistent with the polices of the PPS.

Grey County Official Plan

Schedule A of the Grey County Official Plan designates the property as Rural and Hazard. Appendix B of the Plan identifies significant woodlands on the property. Appendix E of the Plan also notes that areas of the property also contain bedrock resources that are less than one metre below the surface. The severed lands are, however, located outside of the Hazard designation, outside of the significant woodlands and outside of the shallow bedrock areas.

Section 5.4.3(1) of the OP notes that:

All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

County Planning staff have noted that only the lots located entirely within the Rural designation would count towards the above noted lot density calculation. The portion of



the original township lot (LOT 23, CON Georgian Range) within the Rural designation is approximately 45 hectares, which permits a total of 4 lots. Therefore, the creation of one new lot would meet County lot density policies. Staff understand that the subject lands have frontage of approximately 130 m onto Kemble By-pass (in addition to frontage on Grey Road 1) and that the proposed severed parcel (1.45ha) would utilize this full frontage.

Section 5.2.2(5) of the County OP states that:

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.

The closest barn to the severed parcel is an unoccupied barn located approximately 630 metres to the southwest. Calculations were performed for this barn resulting in an approximate minimum distance separation of 116 metres. This separation distance is easily achieved given the distance between the barn and the severed parcel.

County ecology staff have reviewed the subject application and provide the following comments:

1. Natural Heritage - The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, and potential habitat for threatened and/or endangered species. It is Grey County staffs understanding that the proposed development will be located adjacent to the features on previously disturbed lands with sufficient area for future development. As such, it is Grey County Staffs opinion that the potential impact to natural heritage would be negligible and, as such, the requirements for an Environmental Impact Assessment (EIS) can be waived.
2. Stormwater Management - It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.
3. Source Water Protection - It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.

Township of Georgian Bluffs Zoning By-law 2020-020

The Township's Zoning By-law zones the subject lands as Rural (RU) and Environmental Protection (EP) with the EP lands being located solely on the retained parcel.



The RU Zone provisions for residential uses establishes a minimum lot area of 0.8 ha and minimum lot frontage of 100 m for residential uses. The proposed severed parcel meets these provisions.

However, the Kemble By-pass that fronts the severed parcel is an open although seasonally maintained municipal road. Accordingly, a Limited-Service Agreement will be required to be entered into with the owners of the severed parcel prior to any development of the lands. This is best implemented through an amendment to the Township's Zoning By-law that places a Holding provision on the severed lands. The holding provision will require the enactment of a Limited Services Agreement before the holding provision can be lifted.

Relevant Consultation

Notice of Complete Application and Notice of Public Hearing was circulated on August 12, 2024 to various agencies for review. The following comments were received:

County of Grey Planning and Development Services comments dated August 29, 2024.

Provided MDS can be met, County Planning staff have no concerns with the subject application.

Conclusion & Recommendation

It has been demonstrated that the proposed application B21/24 is consistent with the PPS and complies with the Grey County Official Plan and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that the application be approved with the following conditions applied:

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5. That a supporting Zoning By-law Amendment be in force and effect that enacts a Holding provision on the severed lands requiring the issuance of a Limited Service Agreement prior to any development being approved.

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP



Report Approval Details

Document Title:	DEV2024-050 B21-24 Wilson.docx
Attachments:	<ul style="list-style-type: none">- Application B21 Wilson.pdf- Wilson MDS Calc.pdf- Notice Of Public Hearing B21-24 Wilson.pdf- County Comments_B21.24 Wilson_2024 Aug 29 (1).pdf
Final Approval Date:	Sep 11, 2024

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

Niall Loble, Chief Administrative Officer