

August 29, 2024

Michael Benner, Director of Development and Infrastructure
Township of Georgian Bluffs
planning@georgianbluffs.ca

**RE: Consent Application B21/24-Wilson
505580 Grey Road 1
Pt. Lot 23, Georgian Range, Keppel
Township of Georgian Bluffs
Roll: 420362000722650
Owner: Andrew Wilson**

Dear Michael Benner,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

Proposal

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.

The subject lands are identified as the following in the County Official Plan:

- Schedule A – Land Use Types – Rural and Hazard
- Appendix B – Constraint Mapping – Significant Woodlands
- Appendix E - Bedrock and Shale Resources – Shale Drift Thickness (less than 1m Queenston formation)

Schedule A of the County OP designates the subject lands as Rural. Section 5.4.3(1) states:

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

In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots (see Diagram 1 below) shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application, but will not require an amendment to this Plan.

1. Staff note 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.
2. County Transportation Services have reviewed the subject application and provide the following comment:
 - i. Retained lot to continue to use existing entrance on Grey Road 1 - no concerns.
3. County ecology staff have reviewed the subject application and provide the following comment:
 - i. 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 the requirement for an Environmental Impact Assessment (EIS) can be waived.

- ii. Stormwater Management - It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.
 - iii. 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.
4. Appendix E designates a portion of the subject lands within the Bedrock and Shale Resource area. Staff note that the proposed severed lands are located outside of this area.
 5. Per Section 5.2.2 5), new land uses, including the creation of lots, shall comply with the Provincial MDS formulae. MDS calculations were not provided with the submission materials.

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

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours Truly,

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