



**Date:** Tuesday, December 10, 2024  
**From:** Michael Benner, Director of Development and Infrastructure  
**Subject:** **B24/24 and B25/24 Bannerman**  
**Report** DEV2024-067

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

### **Recommendation**

It has been demonstrated that the proposed applications are consistent with the PPS and comply 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 applications B24/24 and B25/24 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.
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 an update to the 2023 GM BluePlan Karst Assessment addressing the proposed severances be received.
6. That a scoped Environmental Impact Study be received for the eastern most severed parcel proposed under application B25/24.
7. That a Letter of Opinion is completed by a qualified engineer to ensure that the extraction of bedrock is not feasible.
8. That a zoning by-law amendment be enacted for the severed and retained lands that recognizes the reduced frontages proposed for these parcels, and any site-specific requirements recommended through the Karst Assessment and/or the Environmental Impact Assessment.

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## Application Summary

**Owner(s):** Denise Bannerman

**Agent:** N/A

**Civic Address:** N/A

**Legal:** Part of Lot 23 Concession 18 Keppel

**ARN:** 420362000506400, PIN 37028-0101 LT

Applications B24/24 and B25/24 propose to sever two 0.8 hectare parcels from an existing 20 ha parcel for future rural residential use. 18.4 hectares will be retained for future rural residential use.



The subject lands were previously created in 2023 through applications B04/23 and B05/23. Registration of the subject lands occurred in August of 2024.

	<b>Severed Parcel B24/24</b>	<b>Severed Parcel B25/24</b>	<b>Retained Parcel</b>
Lot Area	0.8 hectares	0.8 hectares	18.4 ha
Lot Frontage	67 m	67 m	69 m
Depth (Side Lot Line)	121.92 m	121.92 m	995 m
Servicing	None	None	None
Existing Buildings	None	None	None
Proposed Buildings	Rural Residential	Rural Residential	Rural Residential

## Policies Affecting the Proposal

### Provincial Policy Statement (PPS, 2024)

The 2024 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 considered as 'Rural Lands' in the PPS. Sections 2.5 and 2.6 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 are consistent with the policies of the PPS.

Grey County Official Plan (GCOP)

The Grey County Official Plan designates the subject lands as Rural. Section 5.4.3(1) of the GCOP 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 or 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



The severed lots will be located on an approximately 41-hectare original township lot. Currently, the original township lot contains 2 lots. The creation of two additional lots would meet the County lot density policies.

Section 5.2.2(5) of the GCOP 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.*

MDS Calculations have been completed that demonstrate that the proposed parcel will not be impacted by the MDS setbacks.

Schedule C of the GCOP indicates that the subject lands contain part of the County's Natural Heritage System Core Area'. The Core Area is located on the retained lands and will not be impacted by the proposed severances.

County Planning staff have also noted that the subject lands contain or are adjacent to a Karst area (Appendix A of the GCOP), significant woodlands and an ANSI (Appendix B of the GCOP) and Bedrock and Shale Resources (Appendix E of the GCOP). Therefore, County Planning staff are recommending that the following additional studies be completed:

1. An update to the 2023 GM BluePlan Karst Assessment addressing the proposed severances.
2. A scoped Environmental Impact Assessment should be completed for the eastern most severed parcel.
3. That a letter of opinion be received from a qualified engineer determining if extraction of aggregate resources would be feasible on the subject lands.

#### 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. As the severed parcels are proposing lot frontages of 67 metres, and the retained parcel will only have a frontage of 69 metres, an amendment to the Township's Zoning By-law will be required. This amendment can also capture any site specific requirements specified through the Karst assessment and scoped EIS required by Grey County.



## Relevant Consultation

### Grey County Planning and Development Services comments dated November 13, 2024

*In summary, Staff recommend that the applications be deferred until such a time as a Karst Hazard Study has been completed for the two proposed lots, a letter of opinion is provided addressing the Bedrock Resource Area policies, and an Environmental Impact Study is completed for the easternmost proposed lot.*

*Further to the above, staff recommend that the findings of previous karst study and any further karst and/or environmental assessment be embedded in the zoning for the proposed severed and retained lands by way of a zoning by-law amendment.*

## Conclusion & Recommendation

It has been demonstrated that the proposed applications are consistent with the PPS and comply 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 applications B24/24 and B25/24 be approved with the following conditions applied:

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Respectfully Submitted:

Original signed by Michael Benner

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Michael Benner, MCIP, RPP



### Report Approval Details

Document Title:	DEV2024-067 B24-24 and B25-24 Bannerman.docx
Attachments:	<ul style="list-style-type: none"><li>- Bannerman-B24-24-and-B25-24-Application_Redacted.pdf</li><li>- Site Plan.pdf</li><li>- Revised Notice Of Public Hearing B24-24 and B25-24 Bannerman.pdf</li><li>- County Comments B24-24 B25-24 Bannerman_2024 Nov 13.pdf</li></ul>
Final Approval Date:	Nov 28, 2024

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

Niall Loble, Chief Administrative Officer