

September 9, 2024

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

**RE: Zoning By-law Amendment application Z05-24
117064 Grey Road 3, Township of Georgian Bluffs
Roll: 420354000303501
Owner: 982454 Ontario Inc.
Agent: Rob and Ena Wepler**

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 Z05/24 proposes to rezone lands currently zoned as Industrial M1-1 to a site specific Agricultural use to allow the existing building containing an office and fabrication shop to be repurposed for 3 residential apartments. It should be noted that the existing lot is approximately 4000 square metres (1 acre) in size and is located within the Agricultural designation in the Township's Official Plan. Changing the zone to a site-specific Agricultural zone will bring the property back into conformity with the Official Plan.

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

- Schedule A – Land Use Types – Agricultural

The subject lands are designated Agricultural in the County OP which permits residential dwellings and additional residential units. Section 5.2.1 states:

6) Additional residential units are permitted in the main house and in a non-agricultural accessory structure, provided the appropriate servicing is available

and it is not located within hazard lands. Additional residential units and garden suites are required to be in the farm cluster.

7) At no point shall the total number of permanent residential units on a farm property exceed three ...

Additional Residential Units (ARUs), also known as basement apartments or accessory apartments, are structurally permanent self-contained residential units with private kitchen, bathroom, and sleeping facilities within a main residence or structures additional to a dwelling (e.g., above garages). ARUs increase the supply and range of affordable rental accommodation while offering homeowners additional income. They also provide alternative housing options for the elderly, young adults, and populations looking for smaller living quarters; increase the efficiency of the rental housing stock and offer more affordable housing options. Section 4.2.5 of the County OP states that:

The Planning Act requires that official plans permit Additional residential units by authorizing:

- *the use of two residential units in a detached house, semi-detached house or rowhouse; and*
- *The use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.*

Variations of the above noted policies may be considered by the County, provided the total additional residential units does not exceed two per property or unless otherwise stated throughout this Plan (i.e. two ARU's may be permitted in a detached house, semi-detached house or rowhouse or two ARU's may be permitted in a structure ancillary to a detached house, semi-detached house, or rowhouse).

Municipalities shall develop local policies and zoning regulations that establish appropriate standards, which protect neighbourhood character, public health and safety, and enjoyment of abutting properties without unduly restricting the creation of such dwelling units. Municipalities may choose to establish zoning provisions that further limit the creation of ARUs on private or seasonally maintained public roads.

The County is generally permissive of Additional residential units provided development meets zoning provisions outlined by the local municipalities. In settlement areas or the countryside without full municipal services, well water records or designated appropriate authority for sewage systems may be necessary prior to granting a building permit...

1. Staff understand that there is an existing approximately 371 meter square existing building formerly used for light industrial purposes (sheet metal, heating, and cooling) on the subject lands and that the applicants have proposed to convert the building into three residential units. Per 5.2.1(7), the total permanent residential units would not exceed three. Should the application be approved, staff suggest that any future Site-Specific Zone Exception includes reference to a

maximum of three permanent residential dwelling units for clarity purposes. Additional comments regarding Georgian Bluffs' specific policies and regulations for ARUs should be provided by Township staff.

In regard to servicing, Section 5.2.2 states:

22) In accordance with Section 8.9 of this Plan, if municipal water and sewer services are not available, re-development of existing lots of record or the creation of new lots will require evidence of the site's suitability to provide an adequate potable water supply and sanitary sewage treatment and disposal system. Evidence of the site's suitability shall be provided in the form of an evaluation conducted in accordance with Ministry of the Environment, Conservation and Parks (MECP) Guidelines or the Ontario Building Code, where applicable (or any municipal procedure that achieves the same objective)...

More specifically, for individual lots of record, accommodating a single residence generating less than 10,000 litres of sewage per day, the individual private sewage treatment and sewage disposal system serving that single lot of record will be subject to the approval under the Ontario Building Code. For individual lots of record generating 10,000 litres of sewage per day, or more, the individual private sewage treatment and sewage disposal system servicing that single lot of record must be designed in accordance Ministry of the Environment, Conservation and Parks "Design Guidelines for Sewage Works" (2008), or any successor thereto, and apply for and receive approval under the Ontario Water Resources Act...

2. It is unclear from the documents received if the proposed development can be adequately serviced. Additional details should be provided, including confirmation from a qualified professional regarding septic capacity and well-water availability.
3. County Transportation Services reviewed the application and have no concerns.
4. County Ecology staff reviewed the application and provided the following comments:
 - i. Natural Heritage - The property does not contain natural heritage features nor their adjacent lands. As such, an Environmental Impact Assessment (EIS) is not required.
 - ii. Stormwater Management - It is Grey County Staffs understanding stormwater management infrastructure is not needed for the proposal.
5. From a general planning perspective, the proposal represents a conversion from an industrial use to a more sensitive, residential land use. Staff suggest that a

letter of opinion be obtained from a qualified professional to determine if a Record of Site Condition would be appropriate to accommodate the proposed change of use.

County planning staff recommend that the application be deferred until confirmation is received that the proposed development can be adequately serviced.

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,

Cassandra Dillman
Intermediate Planner
548 877 0853
Cassandra.dillman@grey.ca
www.grey.ca