



# Planning and Development

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December 18<sup>th</sup>, 2024

Michael Benner  
Township of Georgian Bluffs  
177964 Grey Road 18  
Owen Sound, ON  
N4K 5H5

**RE: Consent Application B28-24  
Concession 1 NCD, Part Lot 4, Concession 1 NCD E, Part Lot 5, Concession  
2 NCD, Part Lots 2 and 4, and Lot 3 and 5 (258572 Grey Road 17)  
Township of Georgian Bluffs  
Roll: 420362000219200, 420362000220800, 420362000219000, and  
420362000220600  
Owner: Glen Catto  
Applicant: Ron Davidson**

Dear Mr. 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.

The purpose and effect of the subject applications is to sever a ± 192.8-hectare property into a ± 61.7 hectare severed parcel containing a farm and a related dwelling and farm buildings, and a ± 131.1 hectare vacant, forested retained parcel. This will allow the retained parcel to be conveyed to the Escarpment Biosphere Conservancy for conservation purposes and allow the severed parcel to remain under the applicant's ownership.

Schedule A of the County OP designates portions of the subject lands as 'Niagara Escarpment Plan Area'. Section 9.1(4) states,

*The Niagara Escarpment Plan is a Provincial plan that seeks to protect the geologic feature of the Niagara Escarpment, and lands in its vicinity, as a continuous natural environment while only allowing for compatible development. Lands under the jurisdiction of the Niagara Escarpment Plan are outlined on Schedule A. The Niagara Escarpment Commission oversees the Niagara*

*Escarpment Plan. Between the policies of this Plan and the policies of the Niagara Escarpment Plan, those of the Niagara Escarpment Plan will prevail.*

The policies of the Niagara Escarpment Plan shall apply.

Schedule A of the County OP designates portions of 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**

<b>Original Township Lot Size (in hectares)</b>	<b>Number of Severances Permitted</b>	<b>Total Lots Permitted including the Severed and the Retained</b>
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. In considering whether to pro-rate up or down, the land area must be within 15% of the required maximum to be pro-rated up, otherwise it will be pro-rated down.*

*The above-noted lot density, lot size and lot frontage policies would not apply where a lot is being created for conservation or trail purposes by an approved conservation organization, or where a lot is being created for public service facilities or infrastructure.*

The severed lot will be located on four approximately 40-hectare original township lots. Currently, two of the original township lots contain 1 lot. The other two original township lots contain 4 lots and 7 lots. The creation of one additional lot would not meet the County lot density policies. However, the severed lot would be used for conservation

purposes and the above-noted lot density, lot size, and lot frontage requirements do not apply. Therefore, County Planning staff have no concerns.

County Planning staff would note that the severed lot would have minimal frontage along Girl Guide Road and as the lot is being used for conservation purposes, would generally have no concerns. However, County Planning staff would defer to the Conservation Authority to ensure that the property can be safely accessed.

Section 5.2.2(5) of the County OP states,

*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 were not submitted with the subject application. Provided MDS calculations are done and setbacks can be obtained; County Planning staff have no concerns.

Section 7.2(1) of the County OP states,

*The Hazard lands land use types are shown on Schedule A. Hazard lands have not been mapped within the Niagara Escarpment Plan Area within Schedule A. Hazard lands may still exist within the Niagara Escarpment Plan Area and as such it is recommended that consultation occur with the conservation authority and the Niagara Escarpment Commission.*

Further, Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. County Planning staff recommend receiving comments from the Conservation Authority regarding both the identified Hazard Lands and the potential Hazard Lands.

Schedule C of the County OP indicates that the subject lands contain 'Core Area'.

Section 7.1(8) of the County OP states,

*New non-farm sized lot creation is not permitted in Core Areas or Linkages, except for the creation of conservation lots. Lots created for infrastructure purposes may also be considered, where it can be demonstrated that there is no alternative outside of Core Areas or Linkages. The severance of a surplus farmhouse may be permitted within Core Areas or Linkages, provided no new residential dwellings are permitted on the remnant parcel. Farm sized lot creation may be considered in Core Areas or Linkages.*

Both the severed and retained lots would be considered to be farm sized. Further, the severed lot will be used for conservation purposes. Therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates that the subject lands contain 'Karst'. The proposed severance is to create a conservation lot and no new structures or buildings are proposed on the retained or severed parcel; therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

#### *Natural Heritage*

*The property contains and/or is adjacent to provincially significant wetland, significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands, natural heritage core area, and fish habitat. It is Grey County staffs understanding that the proposed lot creation is intending to create an undevelopable parcel without further technical studies to support future development and will be located within and/or adjacent to the features. The parcel will be transferred to ownership under a registered conservation organization for conservation purposes with no development proposed. 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 Study (EIS) can be waived.*

#### *Stormwater Management*

*It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.*

#### *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. The property does lie within an area designated as a significant groundwater recharge area that may influence highly vulnerable aquifers, as such, low-impact development and infrastructure is recommended.*

#### *Wildland Fire Hazards*

*The property contains potential hazardous forest types for wildland fires at a medium to high risk factor. Wildland fires respond quickly to the presence of*

*natural based fuels, regardless of whether they are in forests, communities or areas of settlement, or individual properties. Wildland fire has the potential to damage property and infrastructure and put the health and safety of landowners and residents at risk. As such, the County recommends the applicant be aware of standard mitigation measures and information that may help reduce the risk associated with developing in and/or adjacent to wildland fire hazards. Please see the following resources provided by the Province: [Be FireSmart | ontario.ca](https://www.ontario.ca/be-firesmart) and [Wildland Fire Risk Assessment and Mitigation Reference Manual | ontario.ca](https://www.ontario.ca/wildland-fire-risk-assessment).*

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

County Transportation Services have reviewed the subject application and have a comment stating,

*As a condition of approval, road widening of 17 feet (5.18 meters) shall be conveyed to the County of Grey along the frontage of the County Road for the severed parcel. This shall be legally conveyed at the expense of the applicant.*

Provided positive comments are received from the Conservation Authority and a Road Widening of 5.18 metres is conveyed to the County of Grey along the frontage of the County Road; 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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