



**Date:** Wednesday, January 15, 2025  
**From:** Michael Benner, Director of Development and Infrastructure  
**Subject:** **B01/25 O'Donoghue Severance**  
**Report** DEV2025-002

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 application B01/25 be approved with the following conditions applied:

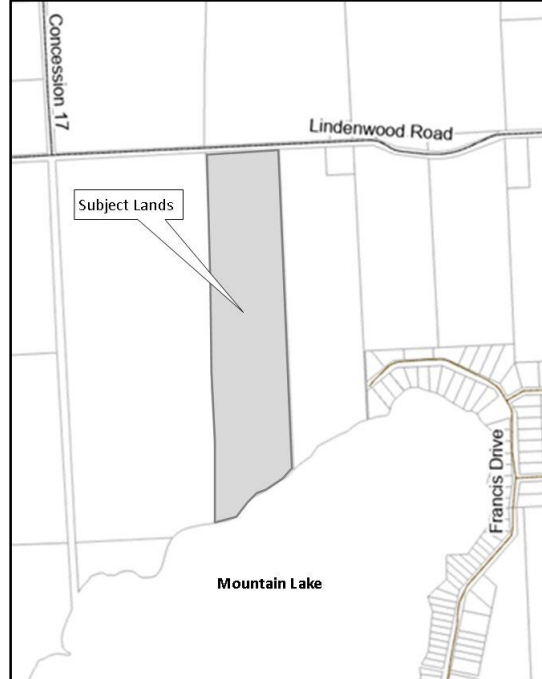
1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving 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.



## Application Summary

**Owner(s):** Cortney O'Donoghue  
**Agent:** N/A  
**Civic Address:** 362480 Lindenwood Rd.  
**Legal:** Part of Lot 22 Concession 15 Keppel  
**ARN:** 420362000422400

Application B01/25 proposes to sever a 3.99 Hectare parcel with a frontage of 101 metres along Lindenwood Road from an existing 19-hectare parcel. 15 hectares containing a dwelling and accessory structures will be retained for continued rural residential use.



	Severed Parcel	Retained Parcel
Lot Area	3.99 hectares	15 ha
Lot Frontage	101 m	100 m
Depth (Side Lot Line)	420 m	Varies
Servicing	None	None
Existing Buildings	None	None
Proposed Buildings	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 polices 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 40-hectare original township lot. Currently, the original township lot contains 3 lots. The creation of one additional lot 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.

County Planning staff have also noted that the subject lands contain or are adjacent to a Karst area (Appendix A of the GCOP). A Karst Assessment was submitted with the application and determined that there was no evidence of significant karst features or hydraulically active karst on the severed property.

Appendix E of the County OP indicates that the subject lands contain 'Bedrock Drift Thickness – 1m to 8m'. A Letter of Opinion regarding the feasibility of extracting the bedrock was submitted with the application and determined that extracting the bedrock would not be feasible due to the natural heritage features and their setbacks, the setbacks of neighbouring properties, and that the quarry would likely have to be licensed as a below water quarry. Therefore, County and Township Planning staff have no concerns.

The County's Planning Ecologist has noted that:

*The property contains and/or is adjacent to significant woodlands, other wetlands, fish habitat, significant wildlife habitat, and potential habitat for threatened and/or endangered species. We recommend the following conditions of approval to mitigate any potential negative impacts to the natural heritage features:*

- 1. Tree clearing shall be limited to only what is necessary to accommodate the proposed development footprint(s).*
- 2. Tree clearing shall not occur from April 1 to October 31, of any given year, to avoid the migratory bird and bat breeding, nesting, and roosting timelines.*
- 3. Any native tree above 10 centimeters diameter at breast height proposed for removal be replanted at compensation ratio of 1:2.*

The applicant has submitted a tree inventory and replanting plan to support this application which has been accepted by the County.



## 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 and retained parcels both meet these requirements, an amendment to the Township Zoning By-law is not required.

### **Relevant Consultation**

Comments have been received by the Grey County Planning and Development Services Department dated December 19, 2024, that state in summary:

*Provided MDS calculations are submitted, and setbacks can be obtained, the recommendations listed in the Karst Assessment are adhered to, and County Planning Ecology staff comments are addressed; County Planning staff have no concerns with the subject application.*

The Grey Sauble Conservation Authority has submitted comments dated December 20, 2024, that state in summary:

*GSCA has no objections to the proposed consent. We request to be notified of any decisions or notices of any appeals if filed.*

### **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 application B01/25 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.
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# Georgian Bluffs

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4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.

Respectfully Submitted:

Original signed by Michael Benner

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Michael Benner, MCIP, RPP



## Report Approval Details

Document Title:	DEV2025-002 B01-25 O'Donoghue Severance.docx
Attachments:	<ul style="list-style-type: none"><li>- Application.pdf</li><li>- Severance-sketch-362480-LindenwoodRd.pdf</li><li>- 362480 Lindenwood Rd, Karst Assessment and Bedrock Letter of Opinion (2407911) 2024-12-11.pdf</li><li>- Notice Of Public Hearing B01-25 O'Donoghue.pdf</li><li>- County Comments B01-25 O'Donoghue.pdf</li><li>-</li><li>24443_ODONOGHUE_CONSENT_GSCA_COMMENTS_2024_12_20.pdf</li></ul>
Final Approval Date:	Jan 7, 2025

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

Niall Loble, Chief Administrative Officer