



Date: Wednesday, January 15, 2025
From: Michael Benner, Director of Development and Infrastructure
Subject: **B02/25 and B03/24 Taylor Severance**
Report DEV2025-003

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 B02/25 and B03/25 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.
5. That a zoning by-law amendment be approved by the Township of Georgian Bluffs recognizing reduced lot frontages for the retained and severed parcels and placing a holding (H) provision recognizing the need for an Environmental Impact Assessment for any development located adjacent to the Environmental Protection Zone.



Application Summary

Owner(s): Ron Taylor

Agent: N/A

Civic Address: 156 Mountain Lake Drive

Legal: Part of Lot 20 Concession 18 Keppel

ARN: 420362000506003

The purpose of Applications B02/25 and B03/25 is to sever two 0.8-hectare parcels with frontages of 58 and 60 metres along Mountain Lake Drive from an existing 19-hectare parcel. 17.4 hectares containing a dwelling and accessory structures will be retained for continued rural residential use. An existing hydro easement runs through the retained lands and will not be impacted by this proposal.



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 40-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.

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, 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 not occur from April 1 to October 31, of any given year, to avoid the migratory bird and bat breeding, nesting, and roosting timelines.*
- 2) *A holding provision be put on the natural heritage features on both severed and retained parcels. The holding provision should restrict any proposed future development within the natural heritage system and ensure an environmental impact study is submitted that demonstrated the proposed development will not have a negative impact on natural heritage features.*

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 on the retained parcel and the most westerly severed parcel B02/25.

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. However, the severed and retained parcels will only have frontages of 58 and 60 metres, as such, an amendment to the Township Zoning By-law will be required to implement the severances. As per County requirements, a holding (H) provision will also be included in the zoning



amendment recognizing the need for the completion of an Environmental Impact Assessment (EIS) for development adjacent to the Environmental Protection Zone.

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, a Karst Assessment is completed by a qualified engineer, County Planning Ecology staff comments are addressed, and a Letter of Opinion regarding the feasibility of extracting the bedrock is completed by a qualified engineer; 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 consents. It is noted that development activity on the westerly parcel is anticipated to require a permit from GSCA. It is recommended that development of the severed parcels include an engineered grading and drainage plan and address high water table concerns.

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 B02/25 and B03/25 be approved with the following conditions applied:

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Georgian Bluffs

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5. That a zoning by-law amendment be approved by the Township of Georgian Bluffs recognizing reduced lot frontages for the retained and severed parcels and placing a holding (H) provision recognizing the need for an Environmental Impact Assessment for any development located adjacent to the Environmental Protection Zone.

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP



Report Approval Details

Document Title:	DEV2025-003 B02-25 and B03-25 Taylor Severance.docx
Attachments:	<ul style="list-style-type: none">- COA - 156 Mountain Lake Drive.pdf- Site Plans.pdf- (2408176) 156 Mountain Lake Drive Karst and Bedrock Resource Letter Revised 2024-12-17.pdf- Notice Of Public Hearing B02-25 and B03-25 Taylor.pdf- County Comments B02-25 and B03-25 Taylor.pdf- 24459_TAYLOR_GSCA_COMMENTS_2024_12_20.pdf
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