



Planning and Development

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December 19th, 2024

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

**RE: Consent Applications B02-25 and B03-25
Concession 18, Part Lot 20, RP 16R11429 Parts 9 to 15 (156 Mountain Lake Drive)
Township of Georgian Bluffs
Roll: 420362000506003
Owner/Applicant: Ron Taylor**

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 Planning 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 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.

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

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

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 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. Further, the proposed lots would each have a lot area greater than 0.8 hectares. Therefore, County Planning staff have no concerns.

Section 8.9.1(4) of the County OP states,

The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:

- d) *Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.*

From a general planning perspective, it should be ensured that the subject lands can safely provide on-site water and sewage servicing.

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.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed severance is located partially within the Hazard Lands; therefore, County Planning staff recommend receiving comments from the Conservation Authority.

Appendix A of the County OP indicates that the subject lands contain 'Karst'. The property may contain potential hazardous karstic bedrock that may be unstable and unable to support development. The collapse of bedrock or the introduction of unconsolidated sediments and deleterious materials into underlying bedrock cavities is a potential hazard in karst landscapes. Building upon karst bedrock features has the potential to damage property and infrastructure and put the health and safety of landowners and residents at risk. As such, a Karst Hazard Study (KHS) must be completed by a qualified engineer to support the application. It is recommended that the engineering consultant contact this office to determine a Terms of Reference for the study.

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, areas of natural and scientific interest (life science), and fish habitat. It is staffs understanding that the proposed newly created lots will be located within and/or adjacent to the features but have sufficient developable area outside of the natural heritage features. As such, it is staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived. We

recommend the following be implemented through conditions of consent approval to reduce any negative impacts to natural heritage:

- 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.*

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.

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.

Appendix E of the County OP indicates that the subject lands contain 'Bedrock Drift Thickness – 1m to 8m'. Section 5.6.6(2) states,

Within Bedrock and Shale Resource Areas shown on Appendix E and on adjacent lands, new non-agricultural uses that require an official plan amendment on existing lots of record, or new non-farm sized lot creation, which would significantly prevent or hinder new extraction operations may only be permitted if:

- i. the resource use would not be feasible for extraction as per current industry standards (i.e., resources with greater than 8 m of overburden);*
- ii. or the proposed land use or development serves a greater long-term public interest;*

- iii. and issues of public health, public safety and environmental impact are addressed.*

The proposed severances are located within the Bedrock designation and a Letter of Opinion regarding the feasibility of extracting the bedrock was not submitted with the application. County Planning staff recommend that a Letter of Opinion regarding the feasibility of extracting the bedrock be completed by a qualified engineer.

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 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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