



Planning and Development

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December 18th, 2024

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

**RE: Consent Application B26-24
Concession 4 and 5, Part Lot 1 (018545 Bruce Road 10)
Township of Georgian Bluffs
Roll: 420362000107400
Owner: Margaret Bradshaw
Applicant: Randy Bradshaw**

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 application is to sever a 17.05-hectare parcel from an existing 35.82-hectare vacant parcel fronting onto Bruce Road 10. The severed parcel will be merged with abutting lands to the north addressed as 018589 Bruce Road 10. The retained parcel will continue to be used for agricultural uses with no structures proposed at this time.

Schedule A of the County OP designates the subject lands as 'Agricultural' and 'Rural'. Section 5.2.3(3) states,

Lot adjustments in the Agricultural land use type may only be permitted for legal or technical reasons.

The County OP defines legal or technical reasons as the following:

LEGAL OR TECHNICAL REASONS means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

The proposed lot addition does not appear to meet the legal or technical definition. As a general note, the legal or technical reason definition is taken directly from the 2024 Provincial Planning Statement.

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.

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

Schedule B of the County OP indicates that the subject lands contain a 'Mineral Resource Extraction Area'. Section 5.6.2(10) states,

Consents to sever an existing Mineral Resource Extraction land use type from a non-farm sized lot (i.e. the severed or retained lot will be less than 20 hectares) will not be permitted.

The southern half of the lot is designated as a Mineral Resource Extraction Area and would be the retained parcel. The retained parcel would be less than 20 hectares. Therefore, the proposed severance is not permitted. The Mineral Resource Extraction Area appears to be inactive; however, the Ontario Pits and Quarries mapping shows that the southern half of the property is listed as an active quarry. No additional information has been submitted regarding the licensed quarry operation at this time.

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

Natural Heritage

The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands, and fish habitat. It is Grey County staffs understanding that there is no structural development proposed at this time and there is sufficient developable area on the severed parcel and a small developable area in the northwest corner of the proposed retained parcel. 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.

Staff recommend a holding provision be added to the natural heritage features on the proposed severed and retained parcels through a condition of consent that restricts development until an Environmental Impact Study is completed to the satisfaction of the County of Grey and Township of Georgian Bluffs.

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(3) states,

Minor lot additions to existing lots may be permitted in Bedrock and Shale Resource Areas, if the following criteria can be met:

- *Demonstrate the appropriateness of the land area to be severed (i.e. land need, boundary error, servicing, parking, etc.);*

- *Demonstrate that the outcomes of the lot addition will not unduly impact future resource extraction, both from an availability of land and potential land use conflict perspective,*
- *Demonstrate the need for the lot addition,*
- *Demonstrate that the policies of section 5 of this Plan are addressed, and*
- *To explain the hardship imposed by not permitting the severance.*

All reasonable efforts shall be made to minimize any impacts on the Bedrock and Shale Resource Areas through any lot additions.

Lot additions for the purposes of consolidating resource lands may be permitted, provided a new non-farm sized lot is not created.

Lot adjustments in the Agricultural land use type and Special Agricultural land use type may only be permitted for legal or technical reasons.

The above policies have not been addressed by the Applicant at this time. That said, the proposal does not meet the legal or technical definition under the Agricultural designation. Therefore, County staff would suggest that the proposal is beyond a minor lot addition, which may be permitted in the Bedrock designation.

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

County Transportation Services have no concerns regarding the severance. Any future entrance applications must meet the required sight distance and separation distance requirements.

County Planning staff recommend that the subject application be refused as the proposal does not meet the legal or technical definition under the Agricultural designation and does not conform with Section 5.6.2(10) related to severances on lands containing active quarry operations. Furthermore, the County's Bedrock policies and the County's Natural Heritage policies have not been adequately addressed.

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,



Page 5
December 18th, 2024

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