OFFICIAL PLAN AMENDMENT NO. 7

OFFICIAL PLAN
OF THE
TOWNSHIP OF GEORGIAN BLUFFS

Prepared by the
Township of Georgian Bluffs

June 2020
THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BLUFFS

BY-LAW NUMBER 2020-057

BEING a By-law to adopt Amendment No. 7 to the Official Plan of the Township of Georgian Bluffs.

WHEREAS the Council of the Corporation of the Township of Georgian Bluffs deems it in the public interest to pass a By-law to amend the Official Plan of the Township of Georgian Bluffs.


1. The lands affected by Amendment No. 7 include Concession 3, PT Lot 27, Part 1 Plan 16R-11376; Part 1 Plan 16R-11378 and Concession 3, S PT Lot 27, 16R-5146, PT 9, geographic Township of Sarawak, in the Township of Georgian Bluffs.

2. Amendment No. 7 to the Township of Georgian Bluffs Official Plan is hereby adopted.

3. This By-law shall come into force and take effect on the day of the final passing thereof subject to any approval necessary pursuant to the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this 17th day of June, 2020.

Read a third time and finally passed this 17th day of June, 2020.

__________________________  _____________________________
Mayor Dwight Burley    Acting Clerk Brittany Drury
SCHEDULE ‘A’ to By-law 2020-057
OFFICIAL PLAN AMENDMENT # 7
TOWNSHIP OF GEORGIAN BLUFFS
DATE PASSED     17th day of June, 2020

SIGNED: _____________________   ____________________
Mayor Dwight Burley                         Acting Clerk Brittany Drury
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AMENDMENT NUMBER 7
TO THE
OFFICIAL PLAN OF THE TOWNSHIP OF GEORGIAN BLUFFS

THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE does not constitute a part of this Amendment

PART B – THE AMENDMENT consisting of the following text and Schedules, constitutes Amendment No. 7 to the Township of Georgian Bluffs Official Plan.

PART C – THE APPENDICES attached hereto do not constitute part of this Amendment. These appendices contain background data, planning considerations and public involvement associated with this Amendment.
PART A – THE PREAMBLE

PURPOSE

The purpose and effect of the Official Plan Amendment (OPA 7) is to change the land use designation as it applies to the subject lands from Future Development to Residential, to permit the creation of a 28 lot, fully-serviced Plan of Subdivision.

LOCATION

The lands affected by the proposed Official Plan Amendment are described as Concession 3, PT Lot 27, Part 1 Plan 16R-11376; Part 1 Plan 16R-11378 and Concession 3, S PT Lot 27, 16R-5146, PT 9, geographic Township of Sarawak in the Township of Georgian Bluffs. The civic address for a portion of the subject lands is 343622 Church Sideroad East.

BASIS

The proponent, in support of the application submitted a Planning Justification Report, an Archeological Report, an Environmental Impact Assessment, a functional servicing and stormwater management report, a servicing options report and addenda submissions to address the requirements of the Provincial Policy Statement, 2020 (PPS), the County Official Plan, and the Township Official Plan. The Planning Justification Report was prepared to justify the land re-designation for residential development. Additional information was provided through a peer review process and email correspondence to address stormwater issues and provide clarification. A list of these reports can be found in Appendix A.

The County and the Township held a joint Public Meeting on June 5, 2019. The minutes from the Public Meeting are attached as Appendix B. At the public meeting three residents expressed concerns with regards to existing drainage and stormwater management in the area. Agency comments from the Grey Sauble Conservation Authority (GSCA) identified concerns about the drainage and stormwater management of the proposed development. Through changes made to the proposed development, the GSCA comments have generally been addressed. Matters of Provincial, County and Township interest have been outlined in the submitted reports and staff reports. Agency comments are detailed in the Planning Reports PL.2019.29 and PL.2020.24 and the public meeting minutes. Issues of drainage, identified as a concern by the surrounding property owners and the GSCA, have been addressed by the applicant and verified by the peer reviewer. The GSCA provided an addendum letter dated June 4, 2019 stating that the proposed stormwater management is generally acceptable to their office. The Planning Reports are attached as Appendix C.

On the basis of the supporting material, revised agency comments and the support from the peer review conducted by GM BluePlan, the Township of Georgian Bluffs Official Plan amendment #7 was recommended for adoption by the Council of the Township of Georgian Bluffs.
PART B – THE AMENDMENT

All of this part of the document entitled “Part B – The Amendment” consisting of the following text and Schedule, constitutes Amendment Number 7 to the Official Plan of the Township of Georgian Bluffs.

DETAILS OF THE AMENDMENT

The Official Plan for the Township of Georgian Bluffs Planning Area is amended as follows:

1. Schedule ‘A’ – Official Plan Policy Areas is hereby amended by changing the designation of the lands described Concession 3, PT Lot 27, Part 1 Plan 16R-11376; Part 1 Plan 16R-11378 and Concession 3, S PT Lot 27, 16R-5146, PT 9, geographic Township of Sarawak, from ‘Future Development’ designation to the ‘Residential’ designation, as shown as “OPA 7” on the attached Schedule A.
IMPLEMENTATION AND INTERPRETATION

The changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Township of Georgian Bluffs Official Plan as outlined in Section 6 thereof.

In addition, development on-site will be subject to a Subdivision Agreement, such that the land uses, on-site servicing and stormwater management will be implemented in a manner consistent with the technical recommendations contained in the supporting studies.

PART C – THE APPENDICES

The following appendices do not constitute part of Amendment Number 7 but are included as information supporting the Amendment.

Appendix A     List of Reports and Addenda Submissions
Appendix B     Public Meeting Minutes – June 5, 2019
Appendix A List of Reports and Addenda Submissions

Revised Subdivision Plan - February 2020
Revised Functional Planning Stormwater Management Report - January 2020
Revised Subdivision Application February 2019
Revised Planning Justification Report February 2019
Revised Proposed Draft Plan February 2019
Revised Functional Servicing and Stormwater Management Report December 2018
Revised Servicing Options Study January 2019
Revised Stage 1 Archaeological Assessment December 2018
Planning Justification Report
Servicing Options Study
Stage 1 and 2 Archaeological Assessment
Hydrogeological Assessment
Functional Planning Report and Stormwater Management
Environmental Impact Assessment
Proposed Draft Plan
Subdivision Application
Notice of Complete Application
Revised Subdivision Application June 2018
Planning Report Addendum June 2018
Environmental Impact Study Addendum June 2018
Revised Environmental Impact Study Map June 2018
Servicing Options Study Addendum June 2018
Hydrogeological Study Addendum June 2018
Revised Draft Plan June 2018
Revised Notice of Public Meeting July 2018
Stormwater Management Report August 2018
Notice of 2nd Public Meeting - March 26, 2019
Stage 1 and 2 Archaeological Assessment - Proposed Additional Lands
The agenda was approved on a motion moved by Deputy Mayor Sue Carleton and seconded by Councillor Grant Pringle.

3. Declaration of Pecuniary Interest

4. Minutes of Previous Meetings

1. **May 22, 2019**
   
   Moved By: Councillor Carol Barfoot  
   Seconded By: Councillor Paul Sutherland  

   **That the minutes of the Council meeting held on May 22, 2019, be adopted.**

   Carried – Resolution Number RES2019-181

5. Announcements / Good News

Deputy Mayor Sue Carleton announced the Air and Auto Extravaganza, occurring on Saturday, June 8th at the Wiarton-Keppel International Airport from 10:00 a.m. to 4:00 p.m.

Councillor Cathy Moore Coburn announced the G.R.A.C.E 30th Anniversary celebration, occurring at the G.R.A.C.E facility on Saturday, June 8th.

6. Public Hearings

1. Moved By: Deputy Mayor Sue Carleton  
   Seconded By: Councillor Ryan Thompson  

   **That the regular Council meeting be recessed to hold public meetings for the consideration of Plan of Subdivision 42T-2017-05 and associated applications OPA-7 and Z-03-18 and Zoning By-law Amendment application Z-09-19, for property described as Concession 8, Part Lot 1.**

   Carried – Resolution Number RES2019-182

   a) **Plan of Subdivision – 42T-2017-05 and associated applications OPA-7 and Z-03-18**

   Mayor Dwight Burley called the public meeting to order at 7:00 p.m. with 22 people in attendance and asked the Clerk to give details of how the notice of Public Meeting was given.
The Planner noted a correction for the public record, being that the public meeting was to consider Plan of Subdivision 42T-2017-05, not a revision to said Plan.

Notice of the public meeting was given by ordinary mail to all property owners within 120 metres of the subject property, by email to all the prescribed bodies on March 26, 2019, posted at the subject property and posted on the County of Grey and Township of Georgian Bluffs websites.

The Planner discussed the purpose and effect of the application, being to amend Plan of Subdivision 42T-2017-05 to create a 29 lot subdivision on full municipal services.

Planning Consultant Ron Davidson spoke on behalf of the applicant, commenting that due to correspondence received from the conservation authority, the number of proposed lots had been decreased to 28.

No members of the public spoke in support of the application.

The following members of the public spoke in opposition to the application:

Mr. Murray Harris of Balmy Beach Road outlined concerns regarding:

- Storm water management, including storm sewers and retention ponds
- Flooding during melt periods and water flow on Grey Road 1
- Storm and melt waters in the area from East Linton Sideroad to Church Sideroad, between Grey Road 1 and Balmy Beach Road
- Absence of a sub watershed study of storm water management across the proposed development area
- Increased water run off amounts, flooding risks and effects to the ecosystem as a result of the proposed development

The Planner noted that she had not received email correspondence from Mr. Harris regarding his outlined concerns. Mr. Harris will re-submit his concerns in writing to the Planner.

Mr. Robert Gibson of Balmy Beach Road outlined concerns regarding:
Township of Georgian Bluffs  
Council Minutes  
June 5, 2019  

- Storm water management, including overflow of ditches and culverts due to storm and melt waters  
- Drainage issues on Church Sideroad  
- Effects of overflow and drainage issues on the existing river across from the proposed development  
- Redesignation of hazard lands and the steepness of said lands

Mr. Brian MacIntosh of Balmy Beach Road outlined concerns regarding storm water management and drainage issues in the area.

The Planner noted that she had not received email correspondence from Mr. MacIntosh regarding his outlined concerns. Mr. MacIntosh will re-submit his concerns in writing to the Planner.

Professional Engineer Ian Erikson of GM Blue Plan, spoke regarding the outlined drainage concerns and completing further assessments prior to finalizing the proposed development.

Applicant Murray Davenport responded to the raised concerns, including specifically addressing concerns of Mr. Murray Harris and Mr. Brian MacIntosh, as per provided email correspondence.

Council inquired regarding:

- Installation of a storm water management pond  
- Street lighting in the proposed development  
- Sanitary sewage systems and user pay processing

The public meeting was adjourned at 7:55 p.m.

Moved By: Councillor Carol Barfoot  
Seconded By: Councillor Paul Sutherland

That Public Meeting Report PL.2019.29 regarding OPA-7, Z-03-18 & 42T-2017-05 for Part of Lot 27, Concession 3, RP 16R5146, Parts 1 to 9; & Concession 3, Pt Lot 27, RP 16R56, Parts 7 & 8; (Sarawak) for Murray Davenport, be received for information.

Carried – Resolution Number RES2019-183

b) PL.2019.28 – Zoning By-law Amendment Z-09-19
Date: Wednesday, June 03, 2020
From: Jenn Burnett, Planner
Subject: Recommendation Report for OPA-7, Z-03-18 & 42T-2017-05 for MJD Investments Ltd.

Application Summary

Subject Lands

343622 Church Sideroad East

Part of Lot 27, Concession 3, RP 16R5146, Parts 1 to 9, & Concession 3, PT Lot 27 RP 16R56, Parts 7 & 8; (Sarawak).

The above-noted applications were submitted to create a 28 lot subdivision on full municipal services. To facilitate the plan of subdivision, the Township received applications to amend the Township Official Plan and the Zoning By-law. The subject lands comprise approximately 49 acres and are located on the south side of Church Sideroad across from Cobble Beach and the development applications are proposed for a 16.25 acre portion of the property.

As presented in Report PL.2019.29, the purpose of the Georgian Bluffs Official Plan Amendment application is to change the land use designation from ‘Future Development’ to ‘Residential’ to facilitate the development of a 28 lot Plan of Subdivision. Initially proposed as a 29-lot plan of subdivision, through the review process the number of lots has been reduced to twenty-eight (28). The lots will accommodate single-detached residential homes and uses

PL.2020.24

4203-580-004-06709, 4203-580-004-06720
4203-580-004-06600, 4203-580-004-06708
4203-580-004-06707
accessory thereto. No amendment to the County Official Plan is required as it designates the lands Secondary Settlement Area under Schedule ‘A’ and permits residential development. Report PL.2019.29 is appended for Council’s review.

The purpose and effect of the proposed zoning by-law amendment application is to rezone the lands from Planned Development ‘PD’ to General Residential ‘R1’. The proposed lots meet the minimum lot area and frontage requirements of the R1 zone for lots on full municipal services. No other relief to the provisions of the Township of Georgian Bluffs Zoning By-law has been requested.

The attached schedule, provided by the applicant, identifies the green area as the area to be designated residential and it will also be the area that will be rezoned to ‘R1’. The area in gold will remain designated Future Development and zoned Planned Development. The other lands included the proposed plan of subdivision are already designated and zoned for residential development.
Policies Affecting the Proposal

The 2020 Provincial Policy Statement (PPS) issued under Section 3 of the Planning Act requires that land use planning decisions ‘be consistent with’ provincial policies. Decision makers are asked to be consistent with the policies of the PPS including: 1. Building Strong Healthy Communities; 2. Wise Use and Management of Resources; and 3. Protecting Public Health and Safety. The PPS is to be read in its entirety and the relevant policies are to be applied to each situation, therefore only excerpts from the PPS have been highlighted to demonstrate the proposal’s conformity with the Provincial Policy Statement.

Under Section 4.6 of the PPS, the Official Plan is identified as, “the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans. Official plans shall identify provincial interests and set out appropriate land use designations and policies.” (PPS 2020, pg. 35). Schedule A of the Grey County Official Plan (GCOP) and Schedule A of the Township of Georgian Bluffs Official Plan (GBOP) locates the subject lands within the Secondary Settlement Area of East Linton. Section 2.1 (Table 2) of the GCOP anticipates a household growth projection of 580 units between 2018 and 2038 within Georgian Bluffs settlement areas and identifies those settlements areas as the ‘focus of the permanent household growth.” (pg. 21).

In support of the applications, the developer submitted a number of studies to demonstrate compliance with provincial policy and official plan policies of the County and the Township.

Stormwater Management
In accordance with Section 5.4 e) of the GBOP and Section 9.17 of the GCOP, a stormwater management plan completed by a professional engineer was submitted in support of the applications. The plan was reviewed by the GSCA and peer reviewed by GM BluePlan on behalf of the Township and County. Section 1.6.6.7 of the PPS, 2020 requires that planning for stormwater management shall:

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"a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; 
b) minimize, or, where possible, prevent increases in contaminant loads; 
c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; 
d) mitigate risks to human health, safety, property and the environment; 
e) maximize the extent and function of vegetative and pervious surfaces; and 
f) promote stormwater management best practices, including stormwater
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In response to comments identified through the initial peer review, the Developer revised the stormwater management plan and the addendum report was further reviewed. In follow-up comments dated April 24, 2020, the peer reviewer concluded that,

“[t]he information, modelling and conclusions of the SWM Report appear to be accurate, appropriate, and satisfactory for the proposed development.

The SWM Report outlines how stormwater Quality Control through the use of Enhanced Grassed Swales is shown to be provided to an Enhanced level of water quality treatment (80% TSS removal). Sufficient information is provided to support the Quality Control measures, and we accept that an Enhanced level of water quality treatment can be provided by the proposed design.

With regard to stormwater Quantity Control, we note the following statement from Page 12, that off-site stormwater peak flows will see a net increase in all storm events under post-development conditions. Proposed municipal roadside ditch upgrades downstream of the subject property will expand the conveyance capacity in order to safely direct the increase in post-development peak stormwater flows to Owen Sound Bay.

As discussed with Municipal Staff following previous submissions, we agree with this approach for stormwater Quantity Control given the proximity of the proposed subdivision to Georgian Bay. A Condition of Draft Plan Approval should be included to note that the Developer is responsible to pay for a portion of the costs to improve the roadside ditch and replace the Balmy Beach Road crossing culvert, prior to final approval of the subdivision.

Ultimately, an Environmental Compliance Approval from the Ministry of Environment, Conservation and Parks (MECP) will be required for the final design of components of the subdivision.” (pg. 2)

The final SWM design for the subdivision will be submitted and reviewed at the subdivision agreement stage and be included in the agreement. The SWM design will be subject to the approval of the Township, the GSCA and a Ministry Environmental Compliance Approval as noted above. Comments received from the GSCA recommend that the off-site drainage works be completed prior to any site alteration being permitted. This will be a requirement included as a provision in the subdivision agreement. The Township’s consulting engineer is in the process of finalizing an engineered plan for municipal roadside ditch upgrades downstream of the proposed Davenport subdivision.
Environmental Impact Assessment
To satisfy Section 5.4 g) of the GBOP, an Environmental Impact Assessment (EIA) was conducted by Niblett Environmental Associates Ltd. (NEA), and concludes that, “[o]ther than the presence of the wetland features and the suitable habitat for eastern meadowlark and bobolink, no other constraints were identified on the property that would limit the location of a development/building envelope.” (EIA, pg. 41) The report notes that as approximately 3.3 ha of eastern meadowlark/bobolink habitat will be removed because of development, a permit from the MNRF in accordance with the Endangered Species Act, 2007 will be required for the development of the property.

“2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.”

Section 9 of the EIA provides 9 recommendations for development in order to protect the wetland, woodland and the peak breeding bird season (pg. 42). These development recommendations will be referenced in the subdivision agreement as a development requirement. Further, portions of the property are subject to Ontario Regulation 151/06 and administered by the Grey Sauble Conservation Authority. Development or site alteration within any regulated area will require a permit from the Grey Sauble Conservation Authority.

Archaeological Assessment
Section 2.6 of the PPS, 2020 addresses cultural heritage and archaeology with the direction to conserve significant built heritage resources, significant cultural heritage landscapes and archaeological resources. The following Archaeological reports for the subject lands were submitted to the Ministry of Ministry of Heritage, Sport, Tourism, Culture Industries and entered into register.

2. Archaeological Assessment Report Entitled, "Stage 1-2 Archaeological Assessment of Part of Lot 27, Concession 3 (Geographic Township of Sarawak), Township of Georgian Bluffs, County of Grey", Dated Sep 24, 2019. In comments dated May 4, 2020, the Ministry of Heritage, Sport, Tourism, Culture Industries provided the following comment on the archaeological assessment:
   “As a result of the Stage 2 Property Assessment of the study area, no archaeological resources were encountered. Consequently, the following recommendations are made:
   1. No further archaeological assessment of the study area is warranted;
   2. The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;
   3. The proposed undertaking is clear of any archaeological concern.”

With the registration of these reports, it has been demonstrated that the applications have regard for Section 2.6 of the PPS, 2020.
Servicing

The subdivision is proposed on full municipal services. Detailed plans for water and sewer services will be required at the subdivision agreement stage and will be reviewed by the Township consulting engineer and to the satisfaction of the Township.

Zoning By-law

The purpose and effect of the proposed zoning by-law amendment application is to rezone a portion of the lands from Planned Development ‘PD’ to General Residential ‘R1’. No other relief has been requested. The surrounding lands are zoned for residential and shoreline residential uses. Within the area, single detached dwellings with accessory buildings are permitted uses in this neighbourhood. Rezoning a portion of the lands for residential development is in keeping with the existing development. The proposed lot sizes exceed the minimum lot frontage and lot area requirements for fully-serviced lots in the ‘R1’ zone.

Relevant Consultation

The Public Meeting to consider the application was held June 5, 2019 in the Township of Georgian Bluffs Council chambers. The meeting was called to order with 23 people in attendance including the developer, Murray Davenport, and planner Ron Davidson who spoke in support of the proposal and answered questions from Council and the public. Three members of the public addressed Council and expressed the following summarized concerns with the proposal:

1. Murray Harris- storm sewers and retention ponds, flooding during melt periods, existing drainage issues along Church Sideroad from Grey Road 1 to Balmy Beach, the absence of a sub-watershed study.
2. Robert Gibson – Stormwater management and the existing ditch and culvert overflow, Church Sideroad drainage issues.

The Township’s consulting engineer, Ian Eriksen, P.Eng. was in attendance at the meeting and addressed issues specific to the existing drainage issues along Church Sideroad and Balmy Beach.

Agency

A Notice of Complete Application and Notice of Public Meeting was circulated to the agencies on March 26, 2019. Comments received by the Public Meeting report submission deadline were included in Report PL.2019.29. Concerns raised by the Agency review and comments received after the Public meeting are detailed below:

• Grey Sauble Conservation Authority – provided comments dated May 24,
2019 that identify that proposed Lot 10 contains some hazard area and the cul-de-sac appears to propose to fill in a portion of a wetland feature. The GSCA also note concerns with the revised Stormwater Management Plan. The Developer addressed the concern of the GSCA by removing proposed Lot 10 from the proposed plan of subdivision. In follow up comments dated June 4, 2019, and March 27, 2020 the GSCA commented:

“Based on our review of the 3rd submission for this draft plan of subdivision, we generally have no objection to this proposal. We request that the compensation plan be provided to our office once it has been accepted by The County and the Ministry of Environment, Conservation and Parks and the following:

1. As a condition of draft approval we recommend the following:
   a. That the final stormwater management plan be prepared and implemented through the subdivision agreement to the satisfaction of the County, the Township and GSCA.
   b. Wording be included in the subdivision agreement to the satisfaction of GSCA and the Township that no site work is to be completed until the downstream municipal drainage infrastructure is adequately sized to accommodate increased flows from the site.

2. We also recommend that as a condition to draft approval that the subdivision agreement include the following note:
   a. A portion of the property falls within a regulated area under Ontario Regulation 151/06 administered by the Grey Sauble Conservation Authority (GSCA). Prior to development in a regulated area, permits are required from the GSCA. This would include the infilling of the portions of a wetland related to the construction of ‘Street A’.

   **Staff response:** Staff agree with the GSCA recommendations and have included them in the proposed draft conditions to be forwarded to the County.

   **Historic Saugeen Metis (HSM)-** had no objection or opposition to the proposed applications. They requested to see the Stage 2 Archeological Study once it had been completed.

   **Staff Response:** The Stage 2 study was forwarded to the HSM by the County on July 27, 2018 and no further comment was received.

   **Residents**

   The Notice of Public Meeting was circulated March 26, 2019 to all property owners within 120 m of the subject property. The following written comments were received from the public after the report submission deadline and are summarized below. Council should be aware that comments were submitted prior to the public meeting but due to a Township server problem, they were not received by staff until the server issue was fixed a few days later. The residents who were affected by this server issue, attended the meeting and provided verbal comments. The original correspondence is appended to the report for Council’s consideration:

   1. Rose and Peter Peacock – email correspondence dated June 1, 2019, concerns related to surface and ground water flowing down hill to the bay, the capacity of the culverts to handle the existing flows and the feasibility of the
proposed Stormwater management plan.

2. Murray Harris – attended the public meeting and addressed Council and provided email comments dated June 4, 2019 and June 6, 2019. Concerns identified include management of storm and melt waters in the area, from East Linton Sideroad to Church Sideroad, between Grey Rd. #1 and Balmy Beach Rd; notes that a comprehensive plan that includes storm sewers and storm water management retaining ponds, for the entire block, is needed and approval of this proposal is unacceptable.

3. Barry Hargrave – submitted email comments dated June 6, 2019 and identified the following concerns: managing water flow across Balmy Beach Road, Mr. Harris’ proposal for consideration of storm sewers and retention ponds in a comprehensive review to water management in the area is reasonable. This would be a useful planning tool.

4. David Rai – in comments dated June 4, 2019, Mr. Rai commented, “that the sewer lines should be sized to allow for future phases of Georgian Shores to be put on full services if that is what we will be guided towards (which I believe is the intent of the last conversation we had). Secondly, the opportunity to connect should be left in a place that would be easily accessible to allow connections. Is the rest of the land between the cul-d-sac shown and Alexandria street going to be deeded to the municipality or will Davenport still own it. If it is owned by Davenport, it will make it difficult to connect future phases of Georgian Shores, unless the connection is left right at the property line.”

5. Brian MacIntosh – attended the public meeting and provided oral comments. Submitted comments dated May 29, 2019 identifying the concerns related to stormwater management and drainage, maintenance of swales and the wastewater treatment plant.

**Staff comment:** Comments related to stormwater, drainage and culverts are being addressed by the Township Operations Department in conjunction with GM BluePlan. As noted by the consulting engineer, “municipal roadside ditch upgrades downstream of the subject property will expand the conveyance capacity in order to safely direct the increase in post-development peak stormwater flows to Owen Sound Bay.” The developer will be responsible for grading and drainage on-site as approved at the subdivision agreement stage. An Environmental Compliance Approval from the Ministry of Environment, Conservation and Parks (MECP) will be required for the final design of components of the subdivision. Additionally, once occupancy has been issued for each lot, the respective property owners will be responsible to maintain the approved grading and drainage plan on-site.

Development issues related to water and sewage infrastructure will be addressed at the subdivision agreement stage when detailed plans are requested. All works are required to be completed to the satisfaction of the Township.

Staff agree with Mr Harris and Mr. Hargrave that a master servicing plan to address
comprehensive development is a necessary planning tool. Moving forward, development on full services has the potential to increase density in the area. The growth needs to be managed responsibly and the maximum capacity for development in this area needs to be established. Planning and Operations staff will be presenting a report on this issue to Council before the end of the year.

**Conclusion & Recommendation**

**Official Plan Amendment #7**
The application to amend the Township of Georgian Bluffs Official Plan is complete and demonstrates consistency with the Provincial Policy Statement 2020, the County of Grey Official Plan, Recolour Grey, and the Township of Georgian Bluffs Official Plan. It is recommended that Official Plan Amendment #7, by MJD Investments Ltd. be approved.

**Zoning By-law Amendment Z-03-18**
It has been demonstrated that application Z-03-18 is consistent with the Provincial Policy Statement 2020, the County of Grey Official Plan, Recolour Grey, the Township of Georgian Bluffs Official Plan and the intent of the Township of Georgian Bluffs Zoning By-law 2020-020. It is recommended that application Z-03-18 be approved.

A draft Official Plan amendment and an amending zoning by-law will be presented to Committee of the Whole on June 10, 2020 for review and consideration.

**Proposed Plan of Subdivision 42T-2017-05**
Township staff have reviewed the proposed plan of subdivision with the associated OPA and zoning amendment applications. It is recommended that application 42T-2017-05 be supported and the following conditions of draft approval be forwarded to the County for consideration in the approval of the application:

**Recommended Conditions of Draft Approval**

The GSCA provided comments dated March 27, 2020, with a recommendation for draft conditions to be included in the County’s approval of the Plan of Subdivision. The peer review conducted by GM BluePlan proposed a draft condition of approval and is included below. Township staff support including the following as conditions of draft approval:

1. That prior to final approval the owner enter into a subdivision agreement with the Township, to be registered on title to the property and then upon each lot once the plan has been registered.
2. That the owner agrees in writing, to satisfy all the requirements, financial and otherwise, of the Township of Georgian Bluffs, concerning roads, installation of services, drainage, parkland, security, and other matters as determined by the Township.
3. That the owner convey 5% cash-in-lieu of parkland, parkland dedication or a combination thereof, to the Township and that the subdivision agreement contain a provision to effect this.

4. That the roads shall be dedicated as a public highway, and named to the satisfaction of the Township. All roads and entrances shall be designed and constructed to a standard acceptable to the Township, and such design shall be included in the subdivision agreement. The owner agrees to provide detailed plans and specifications indicating that the roads and drainage will be constructed to the standards of the Township.

5. That entrances to lots from the internal road of the subdivision be to the satisfaction of the Township of Georgian Bluffs.

6. That wording be included in the subdivision agreement requiring the developer to pay a portion of the off-site drainage works in lieu of providing stormwater quantity control and that the Developer is responsible to pay for a portion of the costs to improve the roadside ditch and replace the Balmy Beach Road crossing culvert, prior to final approval of the subdivision and to the satisfaction of the Township.

7. That the subdivision agreement contain the provision, “No site work is to be completed until the downstream municipal drainage infrastructure is adequately sized to accommodate increased flows from the site.”

8. That prior to final approval of the plan of subdivision, a final storm and surface water management report and grading and drainage plan be prepared and submitted for review, at the expense of the owner, by the Township and the Grey Sauble Conservation Authority. The report shall include such matters as building envelopes, lot grading, sediment control measures. The report should also ensure that run-off, including the storm water and spring snow melt, does not adversely affect neighboring properties, and detail all necessary upgrades to existing road and or drainage structures. This report should detail all easements or rights of way required to be dedicated to the Township.

9. The subdivision agreement shall include provisions for protecting the ecological and natural heritage features of the lands, and to implement the recommendations in Section 9, items 1 to 9, of the Environmental Impact Assessment dated November 27, 2017 completed by Niblett Environmental Associates Inc.to the satisfaction of the Grey Sauble Conservation Authority.

10. That wording be included in the subdivision agreement that a permit be required from GSCA for development and/or site alterations within the areas subject to Ontario Regulation 151/06. This would include the infilling of the portion of a wetland related to the construction of ‘Street A’.

11. That all easements and or agreements for drainage, gas line or utility purposes shall be dedicated to the appropriate authority or public authority. Should the relocation of any utilities be required as a result of
this development, that all associated costs be at the Developer’s expense.

12. That wording be included in the subdivision agreement requiring the siting and installation of a single Community Mail Box to service mail delivery for the twenty-eight lots, to the satisfaction of Canada Post.

Respectfully Submitted:

Jenn Burnett

Jenn Burnett, MSc., MCIP, RPP
Proposed Plan of Subdivision – Davenport (East Linton)
Recommendation

It is recommended that Public Meeting Report PL.2019.29 regarding OPA-7, Z-03-18 & 42T-2017-05 for Part of Lot 27, Concession 3, RP 16R5146, Parts 1 to 9; & Concession 3, Pt Lot 27, RP 16R56, Parts 7 & 8; (Sarawak) for Murray Davenport, be received for information.

Application Summary

Subject Lands
343622 Church Sideroad East
Part of Lot 27, Concession 3, RP 16R5146, Parts 1 to 9, & Concession 3, PT Lot 27 RP 16R56, Parts 7 & 8; (Sarawak)
Roll:
4203-580-004-06709
4203-580-004-06720
4203-580-004-06600
4203-580-004-06708
4203-580-004-06707

The above-noted applications have been amended and resubmitted to create a 29 lot subdivision on full municipal services. To facilitate the plan of subdivision, the Township has received applications to amend the Township Official Plan and the Zoning By-law. The subject lands comprise approximately 49 acres and are located on the north side of Church Sideroad across from Cobble Beach and the...
development applications are proposed for a 16.25 acre portion of the property.

This Public meeting will consider the third revision to the subject applications. The original proposal was to create a total of 8 single detached residential lots and a future development block within the 11.36 acre portion of the property. After the initial circulation of the applications, the Township of Georgian Bluffs completed negotiations with Georgian Villas Inc. to assume ownership of the sewage treatment plant at Cobble Beach resulting in a resubmission of the Davenport applications with a proposal for the creation of 20 residential lots on full municipal services. The application was again revised in January 2019 to propose 29 lots. The lots will accommodate single-detached residential homes and uses accessory thereto.

The purpose of the Georgian Bluffs Official Plan Amendment application is to change the land use designation on the lands from 'Future Development' to 'Residential' to facilitate the development of a 29 lot Plan of Subdivision. The remainder of the South Part of Lot 27 will continue to be designated 'Future Development' as indicated on Figure 1. Future development of that portion of the lands will require additional applications to amend the Official Plan designation and to rezone the lands for development. The recently added two westerly lots and the parcel that resembles a road allowance, are within the Residential designation of the Township Official Plan, are zoned R1 – General Residential and as such, do not require amending. No amendment to the County Official Plan is required as it designates the lands Secondary Settlement Area under Schedule ‘A’ and permits residential development.

The purpose and effect of the proposed zoning by-law amendment application is to rezone the lands from Planned Development ‘PD’ to General Residential ‘R1’. As indicated on Figure 2, the proposed lots meet the minimum lot area and frontage requirements of the R1 zone for lots on full municipal services. No other relief to the provisions of the Township of Georgian Bluffs Comprehensive Zoning By-law 6-2003 has been requested.
Application Process

The purpose of the Public Meeting is to provide an opportunity for Council and the residents to learn more about the development being proposed, to ask questions, and make their concerns known so that they can be addressed. After the Public Meeting to consider the development proposal, provided there are no outstanding issues or unaddressed concerns, Township staff will compile all oral and written comments made at the Public Meeting and bring back a report with a policy review and a recommendation to a later Council Meeting for consideration.

Once Council makes its decision on the Official Plan amendment and rezoning applications, a copy of the decision will be forwarded to the County Planning Department for their consideration in the processing of the Plan of Subdivision application. If the applications are approved and the County issues Draft Plan Approval, the Developer will then apply to the Township for a subdivision agreement. Registration of the lots will occur once the conditions of Draft Approval have been met to the satisfaction of the approving agencies.

Relevant Consultation

A revised Notice of Complete Application and Notice of Public Meeting was circulated to the agencies on March 26, 2019 for review. The following comments were received by the report submission deadline:

- **Risk Management Office** – no additional comments.
- **Canada Post** – provided a standard response letter noting that community mailboxes are required. These requirements will also be reflected in the subdivision agreement.
- **Enbridge Gas** – requested that the condition of draft approval include easements/agreements for provision of delivery of gas.
- **Historic Saugeen Metis** – no objection or opposition to the proposed applications. They would like to see the Stage 2 Archeological Study once it has been completed.
- **Grey County Transportation Services** – note no concerns with the proposed increase to 29 lots. The 29 lots do not trigger a Traffic Impact Study, however if and when this development increase to 50 lots a traffic impact study will be required.
- **Grey Sauble Conservation Authority** – provided comments dated May 24, 2019 that identify that proposed Lot 10 contains some hazard area and the cul-de-sac appears to propose to fill in a portion of a wetland feature. The GSCA also note concerns with the revised Stormwater Management Plan. The Developer has been made aware of the concerns and is working to address them to the satisfaction of the GSCA.
- **GM Blueplan** – provided peer review comments on behalf of the County and the Township noting that the proposed stormwater management plan requires some amendments. This has been brought to the attention of the Developer and will be addressed.

The Notice of Complete Application and Notice of Public Meeting for the revised PL.2019.29

4203 580-004-06709, 580-004-06720, 580-004-06600
application was circulated March 26, 2019 to all property owners within 120 m of the subject property. The following written comments were received from the public prior to the report submission deadline:

- Beth Anne Currie— in an email dated March 29, 2019, Ms. Currie identified several concerns including species at risk, unsafe egress at Street ‘E’, low impact development, light pollution abatement and traffic concerns. Her email is appended for Council’s consideration.

- Marion Gibson – in an email dated April 3, 2019, Ms. Gibson noted serious concerns about the long term effects of this project on the surrounding land. Requested a paper copy of the reports.

Conclusion & Recommendation

It is recommended that Public Meeting Report PL.2019.29 regarding OPA-7, Z-03-18 & 42T-2017-05 for Part of Lot 27, Concession 3, RP 16R5146, Parts 1 to 9; & Concession 3, PT Lot 27 RP 16R56, Parts 7 & 8; (Sarawak) for Murray Davenport, be received for information.

Respectfully Submitted:

Jenn Burnett, MSc. MCIP, RPP
Hello Beth Anne,

Thank you for providing us with comments. We appreciate that you have taken time to make us aware of your concerns with this development. Your comments will be formally submitted to Council at the Public Meeting on June 2, 2019 and recorded in the minutes. In response to your concerns, I offer the following:

1. Concerns re: SAR – please see the County website for the Environmental Impact Assessment https://www.grey.ca/planning-development/planning-applications
2. Concern re: Unsafe egress at STREET ‘E’ – the proposed plan was reviewed by the CAO/Director of Operations, Rick Winters, prior to circulation. Mr. Winters is off this week on vacation so I will bring your concern to his attention when he returns and provide you with a response at a later date.
3. Concern re: storm-water runoff – all of the development plans submitted by the developer are being peer reviewed for the Township by GM BluePlan. We have not yet received comments back from them on this iteration of the proposed plan. I will be able to respond to this concern once Mr. Winters and I have reviewed the comments.
4. Light Pollution Abatement – Township of Georgian Bluffs subdivision agreements all contain requirements for dark sky friendly lighting. Thank you for providing the links below, I will use it to review the wording in the subdivision agreement to ensure we are using effective language.
5. Concerns re: Traffic - I have not yet seen comments back from the County Transportation Department or the Township Operations Department as the deadline for comments is May 3, 2019. As you have identified traffic as a concern, I will forward the comments from both departments prior to the Public Meeting so that you have an opportunity to be made aware of any departmental concerns prior to the meeting.
6. Concern re: development in a quiet rural neighborhood – both the County and Township Official Plan locate the proposed development lands within the Settlement area of East Linton. Section 1.1.3.1 of the Provincial Policy Statement (PPS) identifies that settlement areas “shall be the focus of growth and development, and their vitality and regeneration shall be promoted.” The subdivision development is proposed within an area identified for residential growth and development. In writing this, it is not my intention to negate your concern, it is to clarify that the relevant policies permit the development subject to all other development requirements being met. Yes, the increase from 8 lots to 29 lots seems like a significant increase, however, we are still waiting for the peer review comments, to determine if the engineering can demonstrate that the proposed development could be supported. The engineering review alone does not determine the suitability of the development to the area. The other studies, EIS, Archeological Assessment, Planning Report, etc. all factor into the decision to approve or deny the application. These studies are available on the County website at the link above. Another important factor in the development approval process is the comments and concerns brought forward by the immediate neighbors and surrounding community. The purpose of the Public Meeting is to provide an opportunity for neighbors to come forward and make their concerns known to Council and staff. No decisions are made at the Public Meeting.

Again, thank you for your comments, I will provide more information once I receive it. Please note that to protect your appeal rights, as you are not able to attend the meeting, you should send an email to the County and to myself requesting to be notified of the decision on these applications (Plan of Subdivision, Township...
From: Beth Anne Currie [mailto:bethannecurrie@sympatico.ca]
Sent: Friday, March 29, 2019 1:51 PM
To: randy.scherzer@grey.ca; jburnett@georgianbluffs.on.ca
Cc: rthompson@georgianbluffs.on.ca; psutherland@georgianbluffs.on.ca; gpringle@georgianbluffs.on.ca;
ccoburn@georgianbluffs.on.ca; cbarfoot@georgianbluffs.on.ca; sue.carleton@grey.ca;
dburley@georgianbluffs.on.ca
Subject: concerns re: Subdivision Application 343622 Church Sideroad East

Hello Jenn and Randy; (cc’ing Georgian Bluffs Council)

We received your mailing about the purposed Church Sideroad East subdivision in our “back yard”.

As you might guess, your revised development application left us with an uncomfortable feeling in the pit of our stomachs. To say that we are shocked by the purposed changes to the number of building lots in Subdivision Application 343622 Church Sideroad East - from 8 reasonably sized lots toward an urban densification plan for 29 lots...... is an understatement.

Your purposed densification will negatively impact a quiet “rural neighbourhood” in Georgian Bluffs. I predict that to densify the Church Side Road in the manner you propose will necessitate many years of specific environmental impact studies and mitigation plans - in accordance with the Ontario Planning Act that clearly articulates “The PPS includes strong policy direction to protect the province’s natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources. Protecting these important resources will help ensure Ontario’s long-term prosperity, environmental health and social well-being. regulations. https://www.ontario.ca/document/citizens-guide-land-use-planning/planning-act#section-3

I have several specific concerns that I will itemize below:

1. **SAR** – species at risk on the grasslands surrounded and on this purposed development. I am an informed conservation ornithologist and cannot see any evidence that you have adhered to existing planning regulations that necessitate a long study of Species at Risk. Your current plan must account for any (!) habitat destruction of native grasslands threatened by these purposed 29 lots. Key and at-risk grassland species that return each spring and fulfill their breeding on this block of grassland territory (and I have* data* to prove it) are: Eastern Meadowlark, Upland Sandpiper, Savanna Sparrow and most threatened of all: Bobolink. See; https://www.ontario.ca/page/how-species-risk-are-protected#section-6

2. **Unsafe egress at STREET ‘E’**. Your plan shows the creation of a new STREET E on the brow on the Eastward flowing Church Road. We are concerned about the safety of people turning Right or...
southward on the brow on the hill into the purposed subdivision as well as concern about traffic coming out of the subdivision and turning WEST up the brow of the hill from STREET E onto the Church Road. Please share engineering perspectives toward a mitigation plan for what appears to be a dangerous traffic-control issue on a hill.

3. **Low Impact Development**: Given this purposed subdivision’s proximity to a critical fishery habitat and a source-water protection zone for the drinking water of shore wells along Balmy Beach Road - I am concerned about storm-water runoff, sedimentation, and the additional toxic burden from pollutants that flow from hard scape development (pavement), via vehicles and related development activities. This explosion of 29 lots will add a toxic burden to Georgian Bay in intense flow volumes every day in perpetuity.


4. **Light Pollution Abatement**: given the importance of no light or low light to the breeding ecology of all animals across North American grasslands - we are concerned about the enormity of any added lighting in a purposed development of this size. How can you assure us that Low level lighting will be used to uphold the DARK SKIES that currently exist in this territory of Georgian Bluffs. See Dark Sky Approved Lighting: [https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/](https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/) See bylaw in Calgary: [http://calgary.rasc.ca/lp/bylawproject.html](http://calgary.rasc.ca/lp/bylawproject.html) and the Moral framework for Dark Skies here - [https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5876417/](https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5876417/)

5. **Traffic** – have you considered the overall consequences of added traffic volumes, air pollution and road-wearing that an additional 29 lots (2 cars per lot = 54 cars) at the Grey Rd 1/ Church Road corner. How will you help the neighbours “cope” for this increase in traffic congestion, noise, dust, air pollution and the intensity of sound related to braking and vehicle acceleration at the Church road/Grey Road 1 corner?

I regret that I cannot attend the meeting date purposed as June 5th at the Council Chambers.

In light of that, I hope you will do two things: i) respond both quickly and thoughtfully to each of my concerns as articulated above, and, ii) share these concerns [and your responses] to attendees at the meeting. I will be enlisting the support of several informed neighbours in my stead whom will be available to attend on June 5th....and I will anticipate reading the meeting minutes as recorded on June 5th.

I look forward to your timely responses.

Sincerely,

Beth Anne Currie
Agri-insights Consulting
[www.agri-insights.ca](http://www.agri-insights.ca)

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NOH1S0