



Grey
County

Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

January 30th, 2024

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

**RE: Consent Application B27-24
Concession 25, Part Lots 21 and 22, Concession 24, Part Lot 22 (482464
Colpoy's Range Road)
Township of Georgian Bluffs
Roll: 420362000614505 and 4203620006145400
Owners: Micah and Serge Marcella
Applicant: Cuesta Planning Consultants Inc.**

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 2.94 hectares containing a dwelling shed and barn from a 76.4-hectare property for continued rural residential use. 73.46 hectares will be retained for continued agricultural use. A consent cancellation will also be enacted on the retained lands to facilitate the severance.

Schedule A of the County OP designates the subject lands as 'Niagara Escarpment Plan Area'. Section 9.1(4) states,

The Niagara Escarpment Plan is a Provincial plan that seeks to protect the geologic feature of the Niagara Escarpment, and lands in its vicinity, as a continuous natural environment while only allowing for compatible development. Lands under the jurisdiction of the Niagara Escarpment Plan are outlined on Schedule A. The Niagara Escarpment Commission oversees the Niagara Escarpment Plan. The Niagara Escarpment Plan must be referred to for determination as to whether or not lands are affected by the various land use types and policies under that planning document. In the event of a conflict

between the policies of this Plan and the policies of the Niagara Escarpment Plan, those of the Niagara Escarpment Plan will prevail.

The policies of the Niagara Escarpment Plan shall apply.

Section 7.2(1) of the County OP states,

The Hazard lands land use types are shown on Schedule A. Hazard lands have not been mapped within the Niagara Escarpment Plan Area within Schedule A. Hazard lands may still exist within the Niagara Escarpment Plan Area and as such it is recommended that consultation occur with the conservation authority and the Niagara Escarpment Commission.

County Planning staff recommend receiving comments from the Conservation Authority regarding the potential Hazard Lands.

Schedule C of the County OP indicates that the subject lands contain 'Core Area' and Linkage'. The Core Area and Linkage would be located only on the retained parcel, which is considered to be farm sized, as it would be approximately 73.46 hectares. As the subject property is located within the Niagara Escarpment Plan Area, the criteria for a farm sized lot is not defined within the County OP. However, the subject property would most likely be designated as Rural, due to the neighbouring properties not within the Niagara Escarpment Plan Area being designated as Rural. If the proposal was located in the Rural designation, it would meet the farm sized requirements within the Rural designation and would be permitted within the Core Area. Therefore, County Planning staff have no concerns.

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 no structural development is proposed, and there is sufficient developable area outside of the known karst features, a karst hazard assessment is not required to support the application. Therefore, County Planning staff have no concerns.

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, natural heritage core area, natural heritage linkage, and fish habitat. It is staffs understanding that the proposed development will be located adjacent to the features on previously disturbed and developed lands with no structural development proposed and sufficient area outside of the features for future development. 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.

Stormwater Management

It is staffs understanding that stormwater management infrastructure is not needed for the proposal.

Source Water Protection

It is 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.

Provided positive comments are received from the Conservation Authority regarding the potential Hazard Lands; 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,



Derek McMurdie
Planner
(548) 877 0857

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Derek.McMurdie@grey.ca
www.grey.ca