

OFFICIAL PLAN AMENDMENT NO. 8

OFFICIAL PLAN
OF THE
TOWNSHIP OF GEORGIAN BLUFFS

Prepared by the
Township of Georgian Bluffs
November 2019

THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BLUFFS
BY-LAW NUMBER 2019-123

BEING a By-law to adopt Amendment No. 8 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.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BLUFFS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 17 AND 21 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, HEREBY ENACTS AS FOLLOWS:

- 1. The lands affected by Amendment No. 8 include Part of Lot 9, Concession 7, Plan 117, Part of Lots 71, 75 and 78, and lots 72, 73, 74, 85, 86 & 87 and unnamed street, Part 1, Plan 16R-10979, geographic Township of Derby, in the Township of Georgian Bluffs.
- 2. Amendment No. 8 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 20th day of November, 2019.

Read a third time and finally passed this 20th day of November, 2019.

Mayor Dwight Burley

Clerk Wendi Hunter

SCHEDULE 'A' to By-law 2019-123

AMENDMENT NUMBER 8

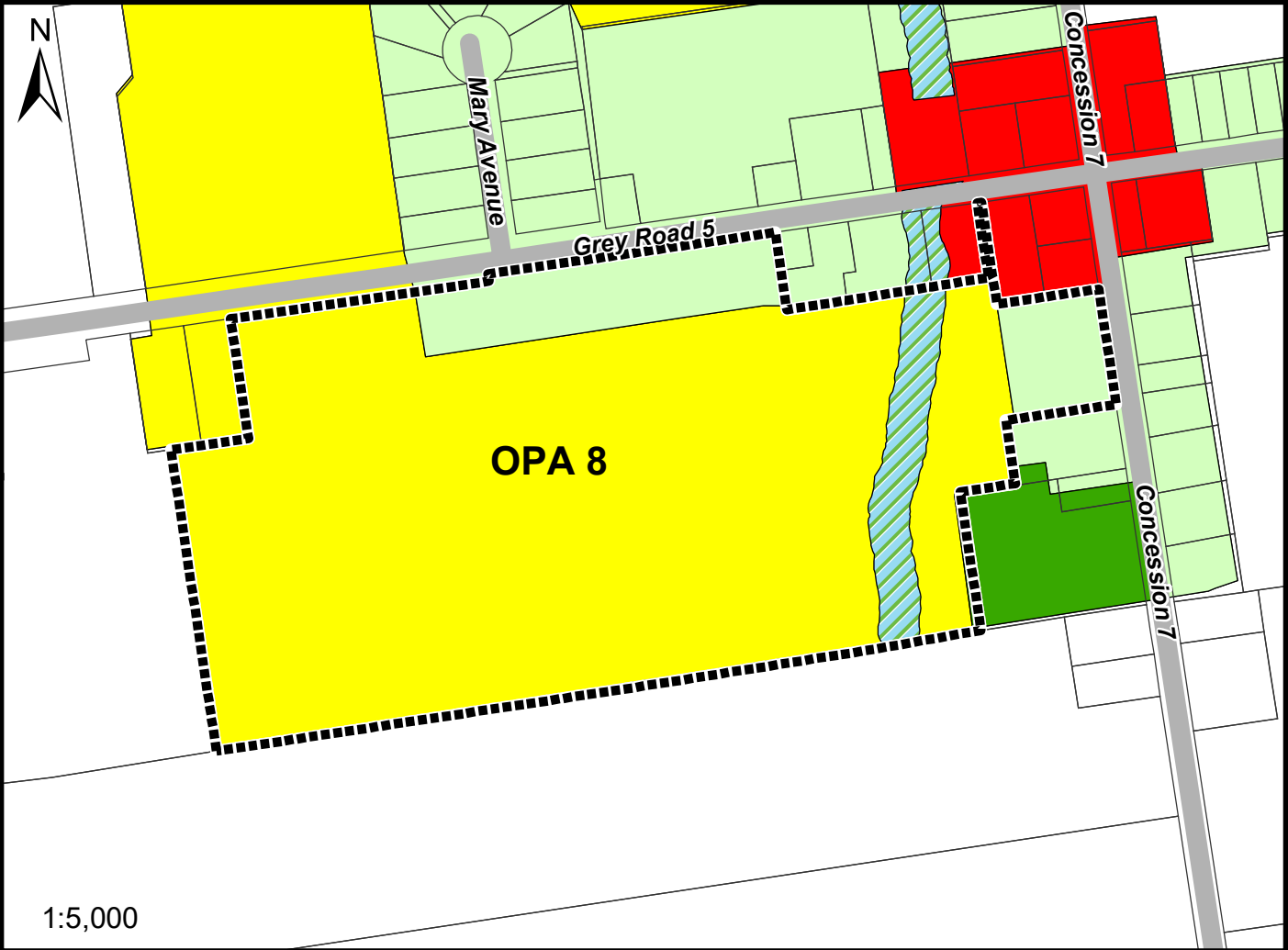
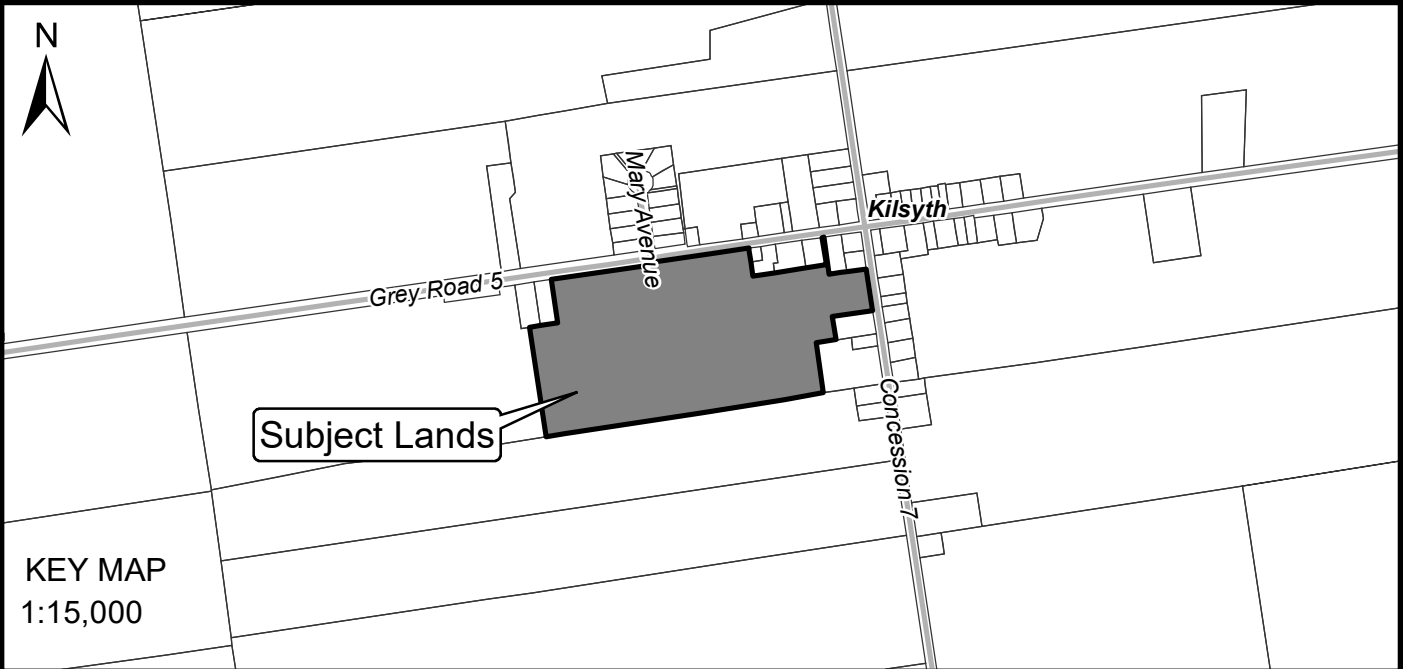
TO THE TOWNSHIP OF GEORGIAN BLUFFS OFFICIAL PLAN

Date Passed: November 20, 2019

Signed: _____

Dwight Burley, Mayor

Wendi Hunter, Clerk



LEGEND



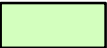
Lands to be Designated Residential



Future Development



Village Centre



Residential



Open Space



Environmental Hazard

AMENDMENT NUMBER 8
TO THE
OFFICIAL PLAN OF THE TOWNSHIP OF GEORGIAN BLUFFS

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AMENDMENT NUMBER 8
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. 8 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 8) 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 33 lot Plan of Subdivision on private services.

LOCATION

The lands affected by the proposed Official Plan Amendment are described as Part of Lot 9, Concession 7, Plan 117, Part of Lots 71, 75 and 78, and lots 72, 73, 74, 85, 86 & 87 and unnamed street, Part 1, Plan 16R-10979, geographic Township of Derby in the Township of Georgian Bluffs. The civic address for the subject lands is 101810 Grey Road 5.

BASIS

The proponent, in support of the application, provided a Planning Justification Report, a site servicing report, a conceptual stormwater management report and addenda submissions, and addenda submissions to address the requirements of the Provincial Policy Statement (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 issues and provide clarification. The list of submitted reports can be found at Appendix A.

The County and the Township held the mandatory Public Meeting on September 4, 2019 in the Township Council chambers. At the public meeting no one spoke in opposition to the proposed subdivision. The developer spoke in support of the application. Through written comments from residents, concerns were identified related to well water quality and quantity, and an increase in traffic in the area. Through agency comments, concern was raised by the City of Owen Sound with regard to the proposed private servicing of the subdivision development. The Revised Site Servicing Study and peer review concluded that the proposed lots can be appropriately serviced using private wells and septic systems. Matters of Provincial, County and Township interest have been addressed through the background reports. The minutes from the Public Meeting are attached as Appendix B.

Resident and agency comments are detailed in Planning Reports PL.2019.69 and PL.2019.49 which are attached as Appendix C.

On the basis of the supporting studies, peer review and agency comments, the Township of Georgian Bluffs Official Plan Amendment #8 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 8 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 Part of Lot 9, Concession 7, Plan 117, Part of Lots 71, 75 and 78, and lots 72, 73, 74, 85, 86 & 87 and unnamed street, Part 1, Plan 16R-10979 geographic Township of Derby, from ‘Future Development’ designation to the ‘Residential’ designation, as shown as “OPA 8” 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 8 but are included as information supporting the Amendment.

Appendix A Reports and Addenda Submissions

Appendix B Public Meeting Minutes – September 4, 2019 excerpt

Appendix C Planning Reports PL.2019.69 – November 6, 2019 and PL.2019.49 – September 4, 2019.

Appendix A Reports and Addenda Submissions

The following is a list of reports and plans submitted in support of the amendment application. The following documents are available for viewing at the Township Planning Office:

1. Draft Plan of Subdivision
2. Planning Report
3. Site Servicing Options Review Letter
4. Hydrogeological Report and Site Servicing Study
5. Revised Site Servicing and Hydrogeological Report
6. Conceptual Stormwater Management Report
7. Environmental Impact Study
8. Archaeological Assessment

Appendix B Public Meeting Minutes – September 4, 2019 excerpt



Township of Georgian Bluffs

Council Minutes

September 4, 2019, 7:00 p.m.

Council Chambers

Township Administration Offices

177964 Grey Road 18, RR#3, Owen Sound ON N4K 5N5

Members Present: Mayor Dwight Burley
Deputy Mayor Sue Carleton
Councillor Carol Barfoot
Councillor Cathy Moore Coburn
Councillor Grant Pringle
Councillor Paul Sutherland
Councillor Ryan Thompson

Staff Present: Jenn Burnett, Planner
Wendi Hunter, Clerk
Kassandra Rocca, Treasurer
Rick Winters, CAO / Director of Operations

This document can be made available in other accessible formats or with communications supports as soon as practicable and upon request.

1. Call to Order

Mayor Dwight Burley called the meeting to order at 7:00 p.m.

Moved By: Councillor Paul Sutherland

Seconded By: Councillor Cathy Moore Coburn

That Procedure By-law 2017-091 be waived for the duration of the meeting, regarding introduction of by-laws.

Carried

2. Approval of Agenda/Additions to the Agenda

Moved By: Deputy Mayor Sue Carleton

Seconded By: Councillor Grant Pringle

That the agenda be approved as presented.

Carried

3. Declaration of Pecuniary Interest

Nil.

4. Minutes of Previous Meetings

4.1 Council - August 7, 2019

RES2019-281

Moved By: Councillor Paul Sutherland

Seconded By: Councillor Carol Barfoot

That the minutes of the Council meeting held on August 7, 2019, be adopted.

Carried

5. Announcements

Deputy Mayor Sue Carleton announced that the August 24, 2019, COPA for Kids event was a great success. More than 70 children enjoyed flights out of Wiarton Keppel International Airport.

6. Public Hearings

6.1 Joint Public Meeting - Township of Georgian Bluffs and County of Grey

RES2019-282

Moved By: Councillor Paul Sutherland

Seconded By: Councillor Carol Barfoot

That the regular Council meeting be recessed to hold a joint public meeting for the consideration of Plan of Subdivision 42T-2018-11 and associated Official Plan Amendment application OPA-8 and Zoning By-law Amendment Application Z-23-18, for Barry's Construction and Insulation Ltd.

6.1.1 PL.2019.49 - Public Meeting Report for Barry's Construction and Insulation Ltd. OPA-8, Z-23-18 & 42T-2018-11

Mayor Dwight Burley called the public meeting to order at 7:04 p.m. with 26 people in attendance, and asked the Clerk to give details of how the notice of Public Meeting was given.

Notice of the public meeting was given by ordinary mail to all property owners within 120 metres (400 feet) of the subject property, by email to all the prescribed bodies on August 9, 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 create a 33 lot subdivision on private 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 41 acres and are located in Kilsyth near the intersection of Grey Road 5 and Concession 7.

The principal of Barry's Construction was in attendance, with their development team, including Planning Consultant and Engineer. Also in attendance was the Engineer representing the Township and Scott Taylor, Senior Planner for Grey County.

Ron Davidson, Planning Consultant for Barry's Construction spoke briefly to the applications and the process to date for the development.

Stuart Doyle of Barry's Construction also gave background on the development, including active public consultation regarding impact on wells and other issues.

No members of the public spoke in support of or opposition to the application.

The Mayor solicited questions from Council.

Council inquiries included:

- test wells, and assurance that the development would not impact wells of existing residents
- parkland dedication

- increased traffic in the area

Mr. Doyle responded that parkland dedication - cash-in-lieu, or land, or a combination - would be resolved during finalization of the subdivision agreement.

Matt Nelson, hydro geologist with GM Blueplan explained the study and testing involved in confirming that there is more than sufficient, good quality water to supply the development and not impact local residents.

The public meeting adjourned at 7:30 p.m.

RES2019-283

Moved By: Councillor Cathy Moore Coburn

Seconded By: Councillor Carol Barfoot

That Public Meeting Report PL.2019.49 regarding Township of Georgian Bluffs Official Plan Amendment-8, Zoning By-law Amendment Z-23-18 & associated application for a Plan of Subdivision 42T-2018-11 for Part of Lot 9, Concession 7 and Part of Lots 71, 75, 78, 85-87 and unnamed street Registered Plan 117, Part 1, Plan 16R-10979, (Derby), for Barry's Construction and Insulation Ltd. be received for information.

Carried

7. Presentations

Nil.

8. Delegations

Nil.

9. Consent Agenda

RES2019-284

Moved By: Deputy Mayor Sue Carleton

Seconded By: Councillor Grant Pringle

That Council of the Township of Georgian Bluffs adopt the Consent Agenda as circulated, and

That staff be directed to proceed with all necessary administrative actions.

Appendix C Planning Reports PL.2019.69 – November 6, 2019 and PL.2019.49 – September 4, 2019.



Date	Wednesday, November 06, 2019
From	Jenn Burnett, Planner
Subject	Recommendation Report for OPA-8, Z-23-18 & 42T-2018-11 for Barry's Construction and Insulation Ltd.
Report	PL.2019.69

Application Summary

Subject Lands

Part of Lot 9, Concession 7 and Part of Lots 71, 75, 78, 85-87 and unnamed street
Registered Plan 117, Part 1, Plan 16R-10979, (Derby)
ARN: 4203-540-002-14400

The above-noted applications were submitted to create a 33 lot subdivision on private 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 41 acres and are located in Kilsyth near the intersection of Grey Road 5 and Concession 7.

As stated in Report PL.2019.49, 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 33 lot Plan of Subdivision. The lots will accommodate single-detached residential homes and uses 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.2019.49 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', Environmental Protection 'EP' and Open Space 'OS' to facilitate the 33 lot Plan of Subdivision. Relief has also been requested to recognize a reduced minimum lot area and lot frontage and to amend the definition of lot frontage. No other relief to the provisions of the Township of Georgian Bluffs Comprehensive Zoning By-law 6-2003 has been requested.

Provincial Policy Statement, County of Grey Official Plan, Township of Georgian Bluffs Official Plan and the Township of Georgian Bluffs Zoning By-law 6-2003

The 2014 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 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 4.7 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 should identify provincial interests and set out appropriate land use designations and policies." (PPS 2014, pg. 33). 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 Kilsyth. 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).

Section 3.2(2) of the GBOP supports intensification of the Kilsyth settlement area through "infilling and rounding out in a manner consistent with existing land uses, road patterns and their orderly logical expansion." (pg. 36). Both the PPS 2014 and the GCOP define intensification to include infill development. Section 3.6 (6) of the GCOP encourages intensification within Secondary settlement areas with the caveat that proposed intensification on private services must demonstrate that the proposed use can be accommodated with no adverse environmental effects. In support of the applications, the developer provided a Revised Hydrogeological Report and Site Servicing Study by GM BluePlan Engineering which concludes that the proposed 33 lot development on private services can be accommodated with no adverse environmental effects (pg. 26, July 2019 version). Further, a peer review of the study conducted on behalf of the Township and the County, states that,

"[t]he GM BluePlan reports were reviewed in detail by qualified professionals to confirm that the work documented in the submitted and reviewed report complies with the Provincial Guidelines D-5-4 and D-5-5 and local guidelines for residential development. The findings of this review is that the work submitted complies with provincial and local guidelines."

The reports were prepared and peer reviewed by Professional Engineers and Professional Geoscientists and support that the proposed development complies with Section 1.6.6.4 of the PPS 2014 as it can be serviced with no negative impacts.

There were no development constraints identified on the land apart from an intermittent watercourse that is regulated by 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.

As part of the application process, an Environmental Impact Study was conducted by AWS, Environmental Consulting Inc. and it was concluded that with EIS mitigation measures identified in Section 17 of the report, residential development would be in compliance with the Endangered Species Act, 2007 and the Federal Fisheries Act. The mitigation measures address the protection of three threatened bird species identified on-site: the Barn Swallow, Bobolink and Eastern Meadowlark and satisfy Section 2.1.7 of the PPS.

“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.”

The EIS also provides mitigation measures for fish habitat to satisfy Sections 2.1.6 and 2.1.8 of the PPS, 2014.

“2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.”

“2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

The study notes that while no direct fish habitat was confirmed on-site, the drainage from the site travels to the cold water fish habitat of Kilsyth Creek and water quality and quantity functions need to be addressed on-site to ensure no off-site impacts to the fish habitat. The Environmental Consultant recommended that the mitigation measure be implemented in the development agreement. This recommendation is supported by the GSCA and Township staff.

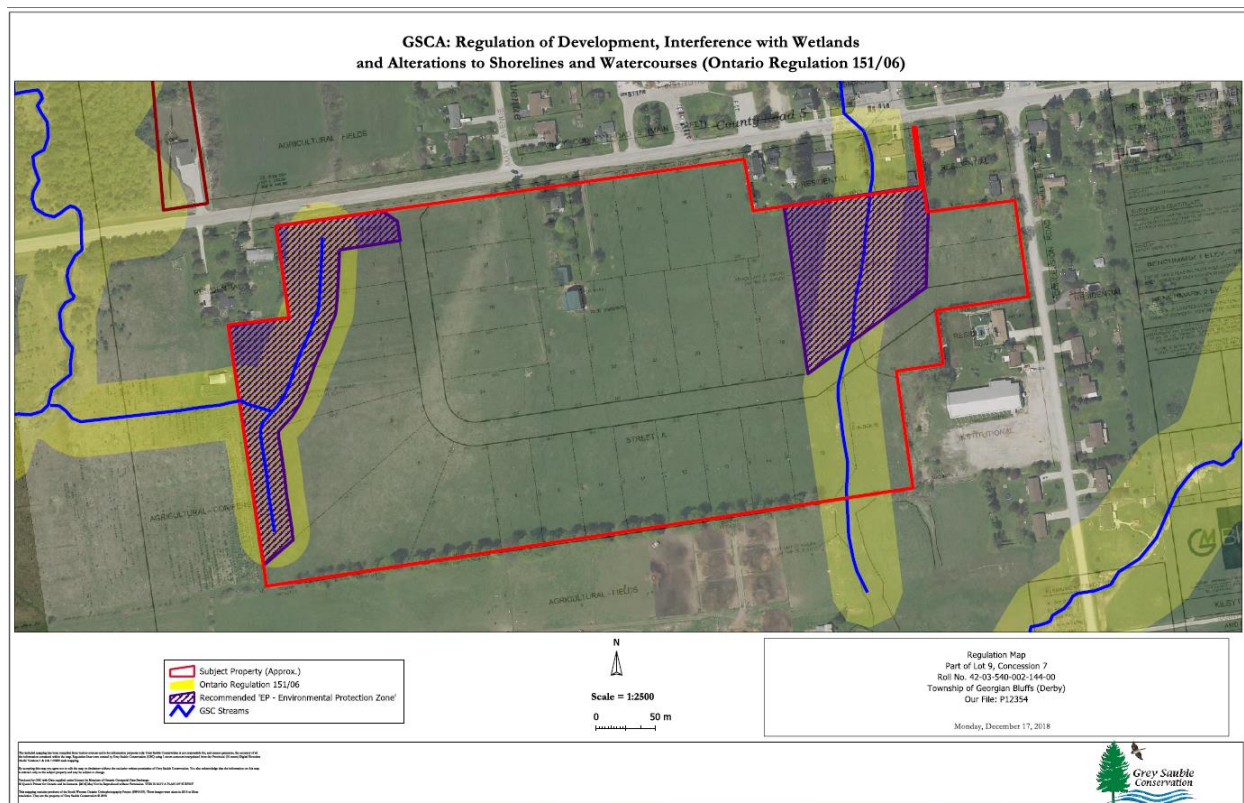
The purpose and effect of the proposed zoning by-law amendment application is to rezone the lands from Planned Development ‘PD’ to General Residential ‘R1’, Environmental Protection ‘EP’ and Open Space ‘OS’ to facilitate the 33 lot Plan of Subdivision. Relief has also been requested to recognize the minimum lot area as 2295 m² (0.5 acre) where the by-law requires 4047m² (1 acre). The Revised Site Servicing Study and peer review conclude that the proposed lots can be appropriately serviced

using private wells and septic systems. The minimum lot frontage is proposed at 30 metres where the by-law requires 36 metres for a privately serviced lot.

The developer is requesting that the definition of lot frontage be defined as,
“shall mean the horizontal distance between the side lot lines, such distance being measured perpendicularly to a line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines, measured back from the front lot line.”

This is to ensure that the proposed lot frontages conform. By-law 2018-084 contained a different definition for the measurement of lot frontage, so to ensure that the 30 metre frontage is permitted, the definition that was in effect at the time the application was submitted is being requested. No other relief to the provisions of the Township of Georgian Bluffs Comprehensive Zoning By-law 6-2003 has been requested.

The GSCA recommends for the Zoning By-law Amendment is that the stormwater management blocks and related drainage outlet areas shown on the following map be zoned 'EP- Environmental Protection' and that the 15-metre setback from the EP zone be reduced to 0 metres. Township staff concur.



Relevant Consultation

PL.2019.69

4203-540-002-14400

The Public Meeting to consider the application was held September 4, 2019 in the Township of Georgian Bluffs Council chambers. The meeting was called to order with 26 people in attendance including the developer, Barry Krusselbrink and agent Stuart Doyle, the project engineers and planner. The agent for the application, Stuart Doyle, the Planner, Ron Davidson and Matt Nelson, P.Eng., P.Geo. responded to questions from Council. No members of the public spoke in support of or in opposition to the applications.

A Notice of Complete Application and Notice of Public Meeting was circulated to the agencies on August 9, 2019. Comments received by the Public Meeting report submission deadline were included in Report PL.2019.49. Comments received since September 4, 2019 are detailed below:

Agency

- **Grey County Transportation Services** – In an email dated September 19, 2019, County Transportation Services noted that the 50 km/h speed limit along Grey Road 5 can be extended.

Staff response: *This permission is outside of any Planning approvals related to the applications by Barry's Construction and Insulation Ltd. In consideration of the concerns expressed by local area residents, Township staff support the extension of the 50 km/h zone and the Community Safety Zone, where possible.*

- **City of Owen Sound-** In correspondence dated October 9, 2019, the City provided comments in the form of a staff report that concludes that, "City staff believe that the proposal represents new development and cannot be considered infill or minor rounding out of existing development. The County's Official Plan servicing policies generally reflect the PPS hierarchy. The City questions the proposal's consistency with the PPS. The review by County staff should ensure that the proposal has demonstrated that servicing is consistent with the PPS hierarchy and that it does not impact the planned function of the settlement area." (Staff Report CS-19-117)

Staff Response: *The City's comments were forwarded to the applicant for a response. In a letter dated October 21, 2019, Planner Ron Davidson commented,*

"Section 1.6.6 Sewage, Water and Stormwater of the Provincial Policy Statement (PPS) gives consideration to new development serviced with individual private septic systems and private wells where municipal or communal services are not available provided that site conditions are suitable for the long-term provisions of such services with no negative impacts. The PPS also states that such private services may only be used for "infilling and minor rounding out of existing development".

In this regard, GM BluePlan Engineering conducted a Site Servicing Options Review in accordance with the Ministry of the Environment, Conservation and

Park's D-5-3 Guideline which determined that servicing the proposed 33-lot subdivision with municipal or communal services is not feasible. GM BluePlan Engineering also prepared a Hydrogeological Report and Functional Servicing Report which collectively addressed the site's availability of drinking water and undertook a nitrate review pertaining to the appropriateness of the property for individual septic systems as per the D-5-4 and D-5-5 Guidelines. These reports determined that the site conditions are suitable for a private septic system and well on each individual lot. The report has also determined the appropriate lot size for parcels with this subdivision. As you're well aware, these reports have been peer reviewed on behalf of the Township and County.

With regard to the City's comment about whether or not the proposed development qualifies as "infilling and minor rounding out of existing development", it is my opinion that the intended subdivision does indeed meet this criterion; and, such opinion appears to be shared by Township Council, County Council, and the Province, and presumably Planning staff at all three levels of Government as well. I make this statement for the following reasons: First of all, the development is relatively minor in scale, as it involves only 33 residential lots.

Secondly, neither the new County of Grey Official Plan nor the previous version of the Official Plan (which was in effect when the Planning Act applications were filed with the County and Township respectively) contains policies that would prohibit a subdivision of this size in Kilsyth; and, it's important to note that both Official Plans were approved by the Province, with the latest Official Plan being approved under the latest version (2014) of the Provincial Policy Statement (PPS). In order to approve the Official Plans, the Province must have been satisfied that these documents are consistent with the PPS.

In a similar manner, the policies of the Township of Georgian Bluffs Official Plan specifically acknowledge Kilsyth as a settlement area that will be serviced with private, individual water and sewage systems; and, the policies make no attempt to prohibit development by way of Plans of Subdivision or to limit the size or the subdivisions, presumably based on the fact that any development within this settlement area would constitute a minor rounding out of existing development."

Staff Response: *Township staff concur.*

Residents

The Notice of Public Meeting was circulated August 9, 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. The original correspondence is appended to the report for Council's consideration:

- Bruce Hoffman- in comments dated August 27, 2019, Mr. Hoffman noted no objection to the applications provided the recommendations in the peer review letter dated August 26, 2019 by WSP are included as conditions in the subdivision agreement with Georgian Bluffs. He wishes to be notified of any decision rendered with respect to these applications.

Staff response: the recommendations of the peer review have been recommended to the County as conditions of draft approval.

- Kyle Potter- in undated comments received by the Township on September 12, 2019, Mr. Potter noted the following concerns:
 - Development plans for adjacent lands;
 - Impact of the wells on the water table;
 - The impact of 33 new homes and the potential homes on the former Derby school property;
 - will there be a park for children?
 - Drainage.

Staff response: Staff met with Mr. Potter on September 12, 2019 to discuss his concerns. In an email dated September 24, 2019, the developer's agent noted that he would be meeting with Mr. Potter on September 25th to discuss concerns related to the development. Staff followed up with Mr. Potter via email on October 28, 2019 to see if his concerns have been addressed and received no response.

- Merv and Sharon Vokes-in email correspondence dated September 5, 2019, the Vokes' supported the dedication of parkland as opposed to cash in lieu for the use of neighbourhood families. They wish to be notified of any decision rendered with respect to these applications.
- [REDACTED] email correspondence dated September 5, 2019, the resident identified concern with not being notified of the applications, and the impact of the development on their well.

Staff response: Information was emailed to the resident on September 5, 2019 with a meeting invitation for further discussion of the application. No further response was received.

Summary of Concerns raised by residents:

Concern	Response
Increased Traffic impacts/pedestrian traffic/safety/ reducing the speed limit	Township Planning Staff agree with the comments regarding the increase in traffic to the area. With the existing residential development, proposed residential development and the campground adjacent to the settlement area, the posted traffic speed should be reviewed as well as possible traffic calming measures such as community safety zones. As noted in the agency comments above, the Grey County Transportation Services is amenable to extending the 50 km/h speed limit.
Destruction of wetland	Section 9 of the EIS states that there are no Provincially Significant Wetlands or evaluated

	significant wetlands on the property or within 120m of the property.
Dates and hours of construction	This can be addressed through the subdivision agreement.
Well water quality and quantity	The proposed development was peer reviewed and it was determined that the work submitted complies with provincial and local guidelines. Please refer to the policy review section of this report for more detail.
Communication infrastructure	The installation of communication infrastructure is addressed through the subdivision agreement process with direction in Section 8.9.4 of the GCOP.
Increase in the size of the community	The creation of 33 new lots will substantially increase the size of the Kilsyth Community in the near future. Lands on the north side of Grey Road 5, including the former Derby school site are within the Kilsyth settlement area have potential for development. The Township is in the process of creating a Recreation and Trails Master Plan that includes the Derby arena. The Official Plan policies for Kilsyth will be reviewed in 2020, as part of a larger review.
Drainage	The Conceptual Stormwater Management Report and the Revised Site Serving Report both address that drainage will maintain pre-development flows.

Conclusion & Recommendation

Official Plan Amendment #8

The application to amend the Township of Georgian Bluffs Official Plan is complete and demonstrates consistency with the Provincial Policy Statement 2014, the County of Grey Official Plan, Recolour Grey, and the Township of Georgian Bluffs Official Plan. It is recommended that Official Plan Amendment #8, by Barry's Construction and Insulation Ltd. **be approved.**

Zoning By-law Amendment Z-23-18

It has been demonstrated that application Z-23-18 is consistent with the Provincial Policy Statement 2014, the County of Grey Official Plan, Recolour Grey, the Township of Georgian Bluffs Official Plan and the intent of the Township of Georgian Bluffs Comprehensive Zoning By-law 6-2003. It is recommended that application Z-23-18 **be approved.**

Proposed Plan of Subdivision 42T-2018-11

Township staff have reviewed the proposed plan of subdivision and associated OPA and zoning amendment applications. It has been demonstrated that application 42T-2018-11 is consistent with the Provincial Policy Statement 2014, the County of Grey Official Plan, Recolour Grey, the Township of Georgian Bluffs Official Plan and the

intent of the Township of Georgian Bluffs Comprehensive Zoning By-law 6-2003. It is recommended that application 42T-2018-11 **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 December 17, 2018, with a recommendation for draft conditions to be included in the County's approval of the Plan of Subdivision. The peer review conducted by WSP proposed draft conditions of approval and are included below. Township staff support including the following as conditions of draft approval:

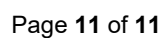
1. That the owner agrees in writing, to satisfy all the requirements, financial and otherwise, of the Township of Georgian Bluffs, concerning roads, installation of services, drainage, parkland, security, and other matters as determined by the Township.
2. That prior to final approval the owner enter 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.
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 road 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 the County of Grey, 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 entrances to lots from Grey Road 5 be to the satisfaction of the County of Grey.
7. 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, the County and the Grey Sauble Conservation Authority. The report shall include such matters as building & sewage system envelopes, wells, 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 neighbouring 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 and County.
8. That the stormwater management blocks be deeded to the Township of Georgian Bluffs.

- 9.** That the subdivision agreement contain a provision requiring that steel casings for water supply wells be grouted in place to a minimum depth of 12 m below ground surface for each lot.
- 10.** That the subdivision agreement contain a provision requiring the developer to provide documentation that wells not used for monitoring or domestic use have been decommissioned in accordance with Ontario Regulation 903, as amended.
- 11.** The subdivision agreement shall include provisions for protecting the ecological and natural heritage features of the lands, and implementing Mitigation Measures 17.1 and 17.2 of the Environmental Impact Study dated July 2018 completed by AWS Environmental Consulting, to the satisfaction of the Grey Sauble Conservation Authority.
- 12.** That a removal of holding provision be implemented on the property or a clause in the subdivision agreement that requires the developer to demonstrate how they have complied with the EIS mitigation measure 17.1 prior to any development or alteration on the property.
- 13.** That wording be included in the subdivision agreement requiring the development of lots adjacent to the drainage and seep features demonstrate compliance with EIS mitigative measure 17.2b. and 17.2.d.
- 14.** 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.
- 15.** 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.
- 16.** 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 thirty-three lots, to the satisfaction of Canada Post.

Respectfully Submitted:

Jenn Burnett, MSc., MCIP, RPP

4203-540-002-14400



Staff Report

Report To: City Council

Report From: Justin Teakle, Junior Planner

Meeting Date: September 23, 2019

Report Code: CS-19-117

Subject: Update regarding County of Grey Plan of Subdivision 42T-2018-11 – Barry’s Construction (Kilsyth)

Recommendations:

THAT in consideration of staff report CS-19-117 respecting update regarding County of Grey Plan of Subdivision 42T-2018-11 – Barry’s Construction (Kilsyth) (Part of Lot 9, Concession 7 and Part of Lots 71, 75, 78, 85-87 and unnamed street Registered Plan 117, Part 1, Plan 16R-10979, Geographic Township of Derby, Township of Georgian Bluffs) City Council request:

- 1) That the City Clerk provide a copy of this report together with Council’s resolution on the matter to the Township of Georgian Bluffs and the County of Grey as the City’s comment on the applications.
- 2) That the City reiterate concern with respect to the proposed Plan of Subdivision from a growth management and servicing perspective and request that it be demonstrated how the Provincial Policy Statement servicing policies are met.
- 3) That the City request a copy of any further notice on the matter and the County of Grey staff report evaluation of the Provincial Policy Statement and County of Grey Official Plan.

Strategic Initiative:

- Expand services in conjunction with boundary adjustments or negotiated agreements.

- Plan policies such as land use policies that protect and encourage long term sustainability of our natural environment.

Background:

The City received Notice of Complete Application from the County of Grey for a Plan of Subdivision (County File No. 42T-2018-11) and the associated Township of Georgian Bluffs Official Plan Amendment and Zoning By-law Amendment on November 5, 2018.

City planning staff provided a staff report to Council with preliminary City comments for the proposal on January 21, 2019 through report [CS-19-007](#). These comments were shared with the County and Township.

The City received Notice of Public Meeting on August 9, 2019 for a Public meeting held on September 4, 2019. A copy of the notice is attached.

The subject property is located in Kilsyth and is 17.09 hectares in area. The proposed subdivision is comprised of 33 single detached residential lots of various sizes together comprising 13.44 hectares. The remaining lands are proposed for a new municipal road, open space, and stormwater management. All lots are proposed to be serviced with private wells and septic systems.

Analysis

The County of Grey is the approval authority for both the Draft Plan of Subdivision and the Township Official Plan Amendment. The Township of Georgian Bluffs is the approval authority for the Zoning By-law Amendment application.

A recommendation report from the County is forthcoming on the Draft Plan of Subdivision now that the public meeting has been held.

City concerns with the proposal identified in staff report CS-19-007 still stand. Specifically, the City reiterates concern for how the proposal is consistent with the Provincial Policy Statement (PPS) servicing hierarchy in sections 1.6.6.2, 1.6.6.3, 1.6.6.4, and 1.6.6.5:

1.6.6.2 - Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and

*redevelopment within settlement areas on **existing municipal sewage services and municipal water services should be promoted**, wherever feasible.*

*1.6.6.4 - Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. **In settlement areas, these services may only be used for infilling and minor rounding out of existing development.***

The County required a peer review of the Servicing Feasibility Study submitted by the applicant in support of individual on-site well and septic services. The peer review supports the conclusions of the Servicing Feasibility Study. The County has tentatively accepted the findings of the peer review. Notwithstanding that individual consultants have provided favourable opinions for the proposed servicing option, they do not address the requirement for the development to conform to the servicing policies of the PPS.

Individual on-site well and septic services in such density and proximity to one another without tertiary treatment poses a potential long term health and safety hazard to residents, which is why the PPS only permits individual private services within a settlement areas for infilling and minor rounding out of existing development. City staff believe that the proposal represents new development and cannot be considered infill or minor rounding out of existing development. The County's Official Plan servicing policies generally reflect the PPS hierarchy. The City questions the proposal's consistency with the PPS.

The review by County staff should ensure that the proposal has demonstrated that servicing is consistent with the PPS hierarchy and that it does not impact the planned function of the settlement area.

Financial/Budget Implications:

None at this time.

Communication Strategy:

Council's resolution and this report will be provided to the Township of Georgian Bluffs and the County of Grey.

Consultation:

Grey County planning staff.

Attachments:

Schedule 'A': Notice of Public Meeting

Schedule 'B': Draft Plan of Subdivision

Prepared by:	Justin Teakle, BES	Signature on File
Reviewed by:	Amy Cann, M. PL., MCIP, RPP	Signature on File
Supported by:	Pam Coulter, BA, RPP	Signature on File
Submitted by:	Wayne Ritchie	Signature on File

SCHEDULE 'A'



NOTICE OF PUBLIC MEETING - WE WANT TO HEAR FROM YOU

- WHAT:** The County and Township are seeking input on development applications **within 120 metres of your property** that would consider allowing a 33 lot single detached residential plan of subdivision on private services.
- SITE:** Part of Lot 9, Concession 7 and Part of Lots 71, 75, 78, 85-87 and unnamed street Registered Plan 117, Part 1, Plan 16R-10979, Geographic Township of Derby, Township of Georgian Bluffs



LOCATION OF PUBLIC MEETING? Township of Georgian Bluffs Council Chambers at 177964 Grey Road 18, Springmount, Ontario.

TIMING OF PUBLIC MEETING? Wednesday, September 4th, 2019, at 7:00 p.m.

How can I contribute my opinion?

Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding this proposal.

How do I submit comments?

Submit written comments or sign-up to be notified of a decision by mailing or contacting:

Scott Taylor (Grey County Planner)



County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON, N4K 3E3



scott.taylor@grey.ca



519-519-372-0219 ext. 1238

Jenn Burnett (Township Planner)

Township of Georgian Bluffs
177964 Grey Road 18, R. R. # 3
Owen Sound, ON, N4K 5N5

jburnett@georgianbluffs.on.ca

519-376-2729 ext. 242

Request for information

For information on the Subdivision Application visit <https://www.grey.ca/planning-development/planning-applications>

For all supporting studies and reports for the proposed Georgian Bluffs Official Plan Amendment and Zoning By-law Amendment contact the Township at the address above.

What is being proposed through the applications?

The Plan of Subdivision proposal is to create a total of 33 single detached residential lots on private wells and septic systems.

The purpose of the Georgian Bluffs Official Plan Amendment application is to change the land use designation of the subject lands from 'Future Development' to 'Residential' to facilitate the development of a 33 lot Plan of Subdivision. 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', Environmental Protection 'EP' and Open Space 'OS' to facilitate the 33 lot Plan of Subdivision. Relief has also been requested to recognize the minimum lot area as 2295 m², the minimum lot frontage as 30 metres and the definition of lot frontage to be defined as, "shall mean the horizontal distance between the side lot lines, such distance being measured perpendicularly to a line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines, measured back from the front lot line." No other relief to the provisions of the Township of Georgian Bluffs Comprehensive Zoning By-law 6-2003 has been requested.

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place at a Council meeting and the moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions. No decisions are made at this meeting, it is simply an opportunity to learn and provide feedback.

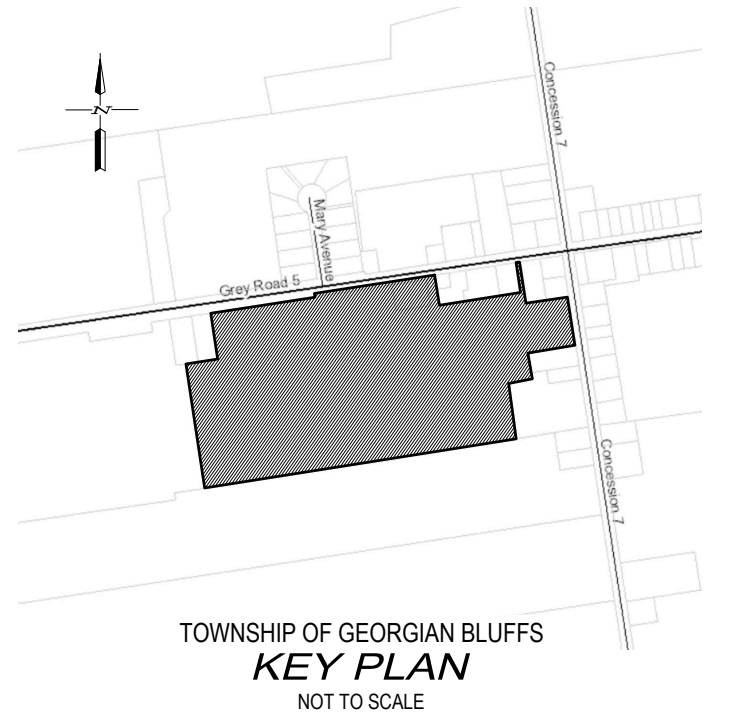
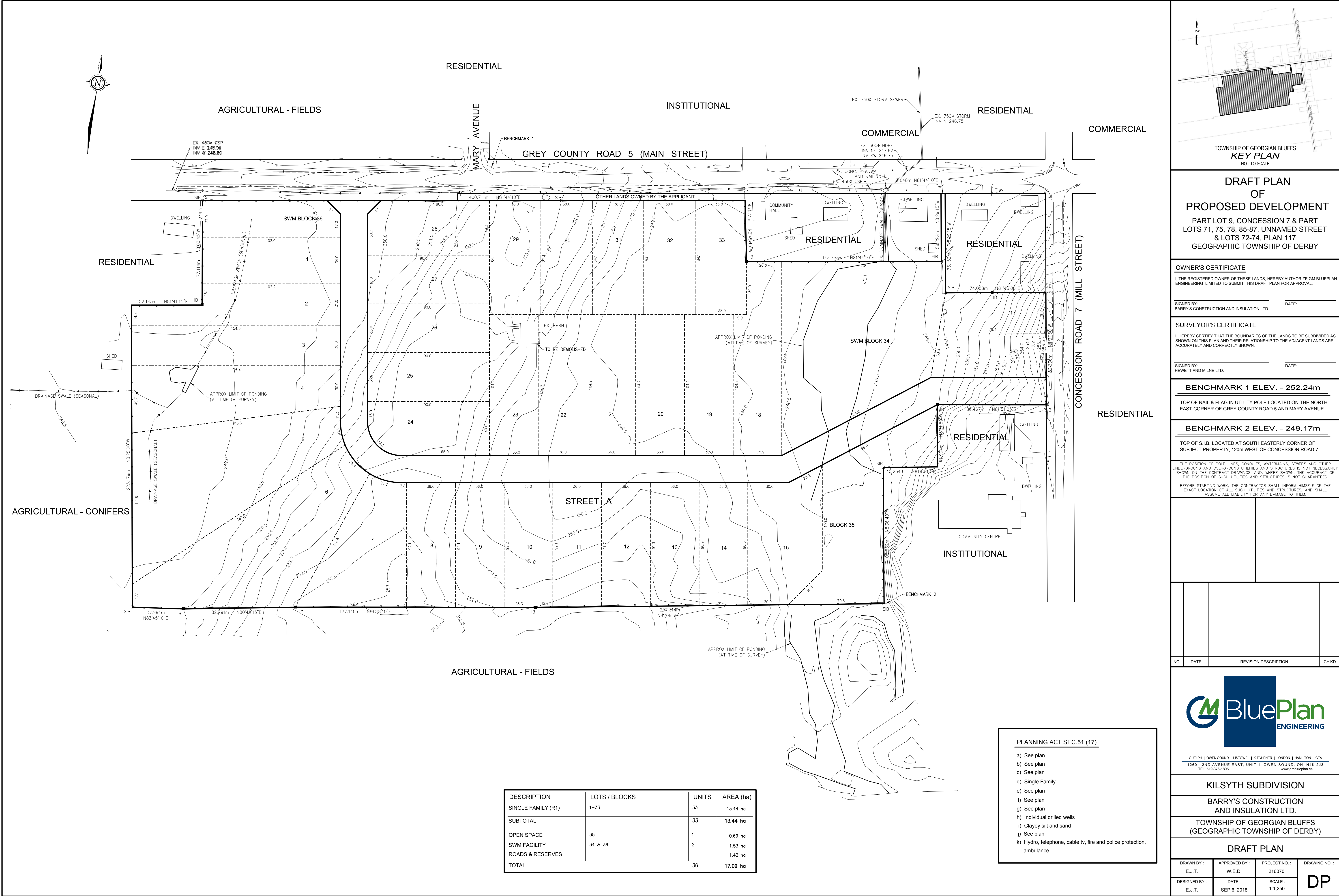
Why is this Public Meeting being held and what are your rights?

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is sections 17, 22, 34, and 51 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment, Zoning By-law Amendment, or Plan of Subdivision.
2. If a person or public body would otherwise have an ability to appeal the decisions of the Township of Georgian Bluffs or the County of Grey to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Township of Georgian Bluffs before the zoning by-law is approved or refused, or to the County of Grey before the Township Official Plan Amendment is approved or refused (following adoption by the Township) or before the Plan of Subdivision is approved or refused, the person or public body is not entitled to appeal the decisions.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the zoning by-law is approved or refused, or to the County of Grey before the Township Official Plan Amendment is approved or refused (following adoption by the Township) or before the Plan of Subdivision is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Township of Georgian Bluffs in respect to the approval or refusal of the Zoning By-law Amendment, or the County of Grey in respect to the approval or refusal of the Township Official Plan Amendment or the Plan of Subdivision, you must make a written request to the Township or the County, at the addresses noted on the previous page. Please note application Z-23-18 (for the Zoning By-law Amendment) and Georgian Bluffs Official Plan Amendment # 8 when directing correspondence to the Township and Plan of Subdivision Application 42T-2018-11 when directing comments to the County.
5. If you have any questions please do not hesitate to contact County or Township staff, who would be happy to answer any questions on the matter.

Dated at the County of Grey this 9th day of August, 2019.

SCHUDULE 'B': Draft Plan of Subdivision



DRAFT PLAN
OF
PROPOSED DEVELOPMENT
PART LOT 9, CONCESSION 7 & PART
LOTS 71, 75, 78, 85-87, UNNAMED STREET
& LOTS 72-74, PLAN 117
GEOGRAPHIC TOWNSHIP OF DERBY

OWNER'S CERTIFICATE
I, THE REGISTERED OWNER OF THESE LANDS, HEREBY AUTHORIZE GM BLUEPLAN
ENGINEERING LIMITED TO SUBMIT THIS DRAFT PLAN FOR APPROVAL.

SIGNED BY: _____ DATE: _____
BARRY'S CONSTRUCTION AND INSULATION LTD.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS
SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE
ACCURATELY AND CORRECTLY SHOWN.

SIGNED BY: _____ DATE: _____
HEWITT AND MILNE LTD.

BENCHMARK 1 ELEV. - 252.24m
TOP OF NAIL & FLAG IN UTILITY POLE LOCATED ON THE NORTH
EAST CORNER OF GREY COUNTY ROAD 5 AND MARY AVENUE

BENCHMARK 2 ELEV. - 249.17m
TOP OF S.I.B. LOCATED AT SOUTH EASTERLY CORNER OF
SUBJECT PROPERTY, 120m WEST OF CONCESSION ROAD 7.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER
UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY
SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF
THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE
EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL
ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

NO.	DATE	REVISION DESCRIPTION	CHKD
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QUELPH | OWEN SOUND | LISTONEL | HITCHENER | LONDON | HAMILTON | GTA
1260 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3
TEL: 519-376-1885 www.groupplan.ca

KILSYTH SUBDIVISION
BARRY'S CONSTRUCTION
AND INSULATION LTD.
TOWNSHIP OF GEORGIAN BLUFFS
(GEOGRAPHIC TOWNSHIP OF DERBY)

DRAFT PLAN			
DRAWN BY: E.J.T.	APPROVED BY: W.E.D.	PROJECT NO.: 216070	DRAWING NO.: DP
DESIGNED BY: E.J.T.	DATE: SEP 6, 2018	SCALE: 1:1,250	

August 27, 2019

Scott Taylor, Planner
County of Grey Planning Department
595 9th Avenue East
Owen Sound, Ontario.
N4K 3E3

Jenn Burnett, Planner
Township of Georgian Bluffs
177964 Grey Road 18, RR 3
Owen Sound, Ontario.
N4K 5N5

Re: Georgian Bluffs Official Plan Amendment # 8, Zoning By-law Amendment # Z-23-18 and Plan of Subdivision 42T-2018-11 – Proposed Residential Plan of Subdivision – North Part of Lot 9, Concession 7, Geographic Township of Derby

I have no objections to Official Plan Amendment # 8, Zoning By-law Amendment Z-23-18 and Plan of Subdivision 42T-2018-11 provided the recommendations in the Peer Review – Hydrogeological Report and Site Servicing Study prepared by WSP and outlined in their letter of August 26, 2019 are included as conditions in the Proposed Subdivision Agreement with the Township of Georgian Bluffs. Specifically the following recommendations:

- That steel casings for water supply wells be grouted in place to a depth of 12 m below ground surface;
- Wells that are no longer required for monitoring or domestic use are to be decommissioned in accordance with Ontario Regulation 903 (as amended) and that documentation of the decommissioning be provided to the Township of Georgian Bluffs;
- That a Conceptual Servicing Plan which illustrates the proposed locations of structures, driveways, amenities, wells and private sewage systems and confirms that these can be positioned on the designated lots within the requirements of the Ontario Building Code and Township Zoning By-law be provided to the satisfaction of the Township of Georgian Bluffs;
- That a baseline water quality survey be conducted, prior to construction, to confirm the existing water quality in private water supplies to the north and east of the proposed development;

- That the individual private wells in the subdivision are tested and certified by a Qualified Professional to demonstrate that the wells can provide sufficient water to service each proposed residence with potable water prior to occupancy.

I wish to be notified of the decision by the Township of Georgian Bluffs in respect to the approval or refusal of Zoning By-law Amendment Z-23-18, or the County of Grey in respect to the approval or refusal of the Township Official Plan Amendment # 8 or the Plan of Subdivision Application 42T-2018-11.



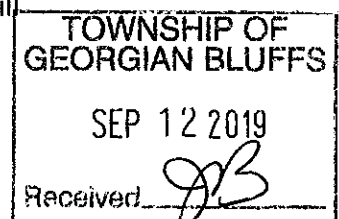
Bruce Hoffman



Application Z-28-18 and Georgian Bluffs Official Plan Amendment #8

I, Kyle Potter, live in [REDACTED] Directly north of the proposed subdivision in Kilsyth. I am opposed of this subdivision and have many questions/issues/concerns for this property development.

1. Public meeting – was a 4-slide presentation that barely gave us any information. They didn't even explain the slides or show the 4th slide they had. Thought it was an informational meeting
2. The field behind (north) the old school property. Isn't it already zoned for a subdivision?
 - a. Is it not owned by the developer?
 - b. How many properties is it approved for?
 - i. That adds even more houses and strain of our water table
3. What's the plan for the old school property?
 - a. If future subdivision, then this is more then just 33 new houses inn Kilsyth?
4. Test wells
 - a. Where were they located?
 - i. Were any on the hill south of my property?
 - ii. Were they located in the wet land area?
 - b. When did they test the wells?
 - i. Was it in the spring when the grounds still wet from the winter/snow?
 - ii. Why didn't they do the test in the fall when there is typically less water in the ground from the summer heat?
 - c. What will 33 new houses do to the water table for my neighbours & their wells south of the subdivision? (Up hill from subdivision location)
5. With 33 new houses in Kilsyth and most likely another 28 or so on the old school property will these addition of houses
 - a. Will this put a strain on my well?
 - b. cost me more in taxes for street lights since a new subdivision will also need new lights and all that extra stuff?
 - c. Is there a plan for all the additional traffic that will come with these new houses?
 - d. The additional noise that comes with all these new houses and as well as the construction of building them. Will that cause issues?
 - i. When they took down the old school and the old house and barn on the property, they did this on weekends and had big trucks running non stop to move the mess they didn't burn. Can we expect more of this while they build the new houses?
6. Will there be a park area for children?
 - a. 33 new houses = more children & traffic
 - i. They currently play in front of my property on the hill
 - b. Where will the children go to school?
 - i. Derby shut down and Tara is almost full



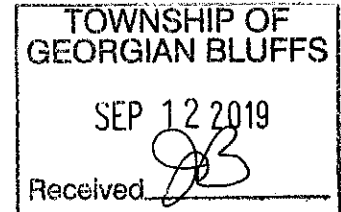
- ii. Will half continue going to Tara and the new ones shipped to Owen sound?
7. There is a wet area/flood plane in the middle of the field that previous farmers were unable to plant from it being to wet.
- I have 33 pictures of this location from 8 different dates.
 - If there is a roadway connecting the subdivision to concession 7 and grey county road
 - i. What are they going to do about this area?
 - ii. Are houses being built in or near this area? And if so where are they going to displace the water to?
 - 1. Will this water go into my neighbours or my property?
8. My property [REDACTED] is directly beside (North) the proposed development. If they are building 2 houses beside mine, there will have to be landscaping done and the hill leveled out or dug into it. This will change the landscape and the way the water currently washes down the hill into the field.
- I have 10 pictures of this area from the corner of my house.
 - I have never had any water issues in my basement or had water laying in (puddles) my backyard. If landscaping is done for these properties, will the water they displace end up causing my or my neighbours' backyard or basement any issues in the future?
9. How long will this development take? Will I be looking out at years of construction in Kilsyth from this subdivision and a future one on the old school property?
- Will this cause the value of my property to go down with all these additional houses?

Thanks for your time,

Kyle Potter

[REDACTED]

P.S. There is also a few other neighbours who share these concerns.



Jennifer Burnett

From: Sharon Vokes [REDACTED]
Sent: September 5, 2019 11:52 AM
To: scott.taylor@grey.ca; Jennifer Burnett
Subject: Georgian Bluffs Application Z-23-18 & Georgian Bluffs OP Amendment #8; Subdivision Application 42T-2018-11

Scott and Jenn:

After attending last night's public meeting on the above applications by Barry's Construction we would like to go on record of requesting notification of any decisions on the above matters.

In addition to the items noted in my previous email to you we would like consideration to be given to ensure that park land is included in any subdivision approval rather than the Township of Georgian Bluffs accepting funding in lieu. Councillor Barfoot raised this matter in the public meeting and her points were well taken. This subdivision will dramatically increase the size of Kilsyth and with the school now gone there is no public parkland area for children and families to use. Including parkland in the subdivision would alleviate this matter.

Kindest regards

Merv and Sharon Vokes

Jennifer Burnett

From: [REDACTED]
Sent: September 5, 2019 7:32 PM
To: Jennifer Burnett
Subject: Proposed Kilsyth Development

I am just writing in regards to the Public Meeting held on September 4, 2019 on the Kilsyth development plan with Barry's Construction.

We live in Kilsyth and knew nothing of this meeting? We just found about it on the radio news, when it was over.

Can the minutes of the meeting be emailed to us?

Our main concern is our well. We have been told the 33 new residential homes will affect our well?

Thanks

Sent from my iPad



Date Wednesday, September 04, 2019

From Jenn Burnett, Planner

Subject **Public Meeting Report for Barry's Construction and Insulation Ltd. OPA-8, Z-23-18 & 42T-2018-11**

Report PL.2019.49

Application Summary

Subject Lands

Part of Lot 9, Concession 7 and Part of Lots 71, 75, 78, 85-87 and unnamed street
Registered Plan 117, Part 1, Plan 16R-10979, (Derby)
ARN: 4203-540-002-14400

The above-noted applications have been submitted to create a 33 lot subdivision on private 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 41 acres and are located in Kilsyth near the intersection of Grey Road 5 and Concession 7.

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 33 lot Plan of Subdivision. The lots will accommodate single-detached residential homes and uses 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.

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', Environmental Protection 'EP' and Open Space 'OS' to facilitate the 33 lot Plan of Subdivision. Relief has also been requested to recognize the minimum lot area as 2295 m², the minimum lot frontage as 30 metres and the definition of lot frontage to be defined as, "shall mean the horizontal distance between the side lot lines, such distance being measured perpendicularly to a line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines, measured back from the front lot line." 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 Notice of Complete Application and Notice of Public Meeting was circulated to the agencies on August 9, 2019. The following comments were received by the report submission deadline:

- **Risk Management Office** – In comments dated November 5, 2018 the RMO noted that, “[t]he application for a proposed plan of subdivision in Kilsyth does not fall within a vulnerable source protection area, therefore no further comments will be provided under the local source protection plan.”
- **Canada Post** – In correspondence dated November 5, 2018, Canada Post provided a standard response letter noting that community mailboxes are required in compliance with Canada Post Policy. These requirements will also be reflected in the subdivision agreement.
- **Hydro One** - In correspondence dated August 13, 2019, Hydro One commented, “[w]e are in receipt of your Plan of Subdivision application, 42T-2018-11 dated August 9th, 2019. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One’s ‘High Voltage Facilities and Corridor Lands’ only.
- **Enbridge Gas Distribution** - In correspondence dated November 15, 2018 it was noted that there is no objection to the proposed applications. Enbridge Gas Distribution reserves the right to amend or remove development conditions.
- **The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department:** In correspondence dated August 9, 2019 the HSM note they have reviewed the relevant documents and have no objection or opposition to the

proposed development, land re-designation, rezoning, land severance, Official Plan and/or Zoning By-law Amendments.

- **Grey County Transportation Services** – Transportation Services has reviewed the above noted file and will require the remainder of the 17 feet or 5.18 metres road widening that has not been attained along Grey Road 5. Also, rather than the 32.8 feet or 10 metres Daylights shown on the plan, 50 feet or 15.24 metres Daylights will be required at the proposed intersection.

As per section 2.5.2 of the County Entrance Procedure “Where a subdivision or individual lot fronts on both a County Road and a Local Road, the entrance will be from the local road where feasible.” A 0.305 metre or 1 foot reserve beyond the widening will also be required along Lots 28, 29, 30, 31, 32, 33 as to limit entrances onto the Grey Road. Also, we will require the sideroad entrance to be built to OPSD 300.010 or 300.020, whichever the terrain allows.

Grey County’s setback policy for structures is 75 feet or 22.86 metres from the centerline of road. Proposals not meeting this requirement will be required to submit an Exemption Request to the Director of Transportation Services for review and approval with an explanation on why the request is being made and why the requirement cannot be met.

As mentioned earlier we will require an Exemption Request with reasons forwarded to the Director to allow the placement of the proposed intersection in relation to the proximity of Mary Street being less than 400 metres.

- **Grey Sauble Conservation Authority** – provided comments dated December 17, 2018, with a recommendation for the following draft conditions:
 1. That the stormwater management blocks be deeded to the Township of Georgian Bluffs.
 2. A final stormwater management plan and grading and drainage plan be submitted to the satisfaction of the Grey Sauble Conservation Authority, the Township of Georgian Bluffs, and the County of Grey.
 3. That the final stormwater management plan and grading and drainage plan, as approved by the GSCA, be included in the subdivision agreement.
 4. That a removal of holding provision be implemented on the property or a clause in the subdivision agreement that requires the developer to demonstrate how they have complied with the EIS mitigation measure 17.1 prior to any development or alteration on the property.
 5. That wording be included in the subdivision agreement requiring the development of lots adjacent to the drainage and seep features demonstrate compliance with EIS mitigative measure 17.2b. and 17.2.d.
 6. 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.

A further recommendation for the Zoning By-law Amendment is that the stormwater management blocks and related drainage outlet areas shown on the enclosed map be zoned ‘EP- Environmental Protection’ and that the 15-

metre setback from the EP zone be reduced to 0 metres.
They request to be notified of any decision on these applications.

The Notice of Public Meeting was circulated August 9, 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 and are summarized below. The original correspondence is appended to the report for Council's consideration:

- **Ruth McKinnon:** In email correspondence dated November 20, 2019 Ms. McKinnon expressed concern about the water table, the impact of traffic on the road and pedestrian traffic, destruction of wetland and the dates and hours of work on the construction site.
- **Sharon Vokes:** In email correspondence dated November 18, 2018, Ms. Vokes commented, "[w]e have been expecting news of this subdivision. Please put us on the list for notifications. We are particularly interested in ensuring water supplies for existing properties are not adversely impacted and that night sky lighting is used where possible. Also of interest to us would be anything the developer can do to assist improving broadband connections in the area. I'm guessing that the subdivision will be required to ensuring the infrastructure is in place for future fibre within the subdivision itself. Currently Kilsyth is a dead spot for internet. We access wireless but would love to have better service.
- **Ken Linner– Mary Avenue:** In correspondence dated August 16, 2019, Mr. Linner has identified the following concerns: the proposed development would increase the size of the community by over 50% and drastically increase traffic flow; water supply-wells are low in the summer; development activity concerns related to time of day and intensity of the construction noise, would like to see restrictions and monitoring on the activity. Mr. Linner requests to be notified of any decision with respect to these applications.
- **Robin Moore – Grey Road 5:** in correspondence dated January 4, 2019 and August 22, 2019, Ms. Moore expressed concerns with drainage and an "obvious increase in the amount of traffic that comes through our hamlet now" which has an impact on public safety. She is asking for consideration in reducing the area speed limit.
Staff response: Township Planning Staff agree with the comments regarding the increase in traffic to the area. With the existing residential development, proposed residential development and the campground adjacent to the settlement area, the posted traffic speed should be reviewed as well as possible traffic calming measures such as community safety zones.

Conclusion & Recommendation

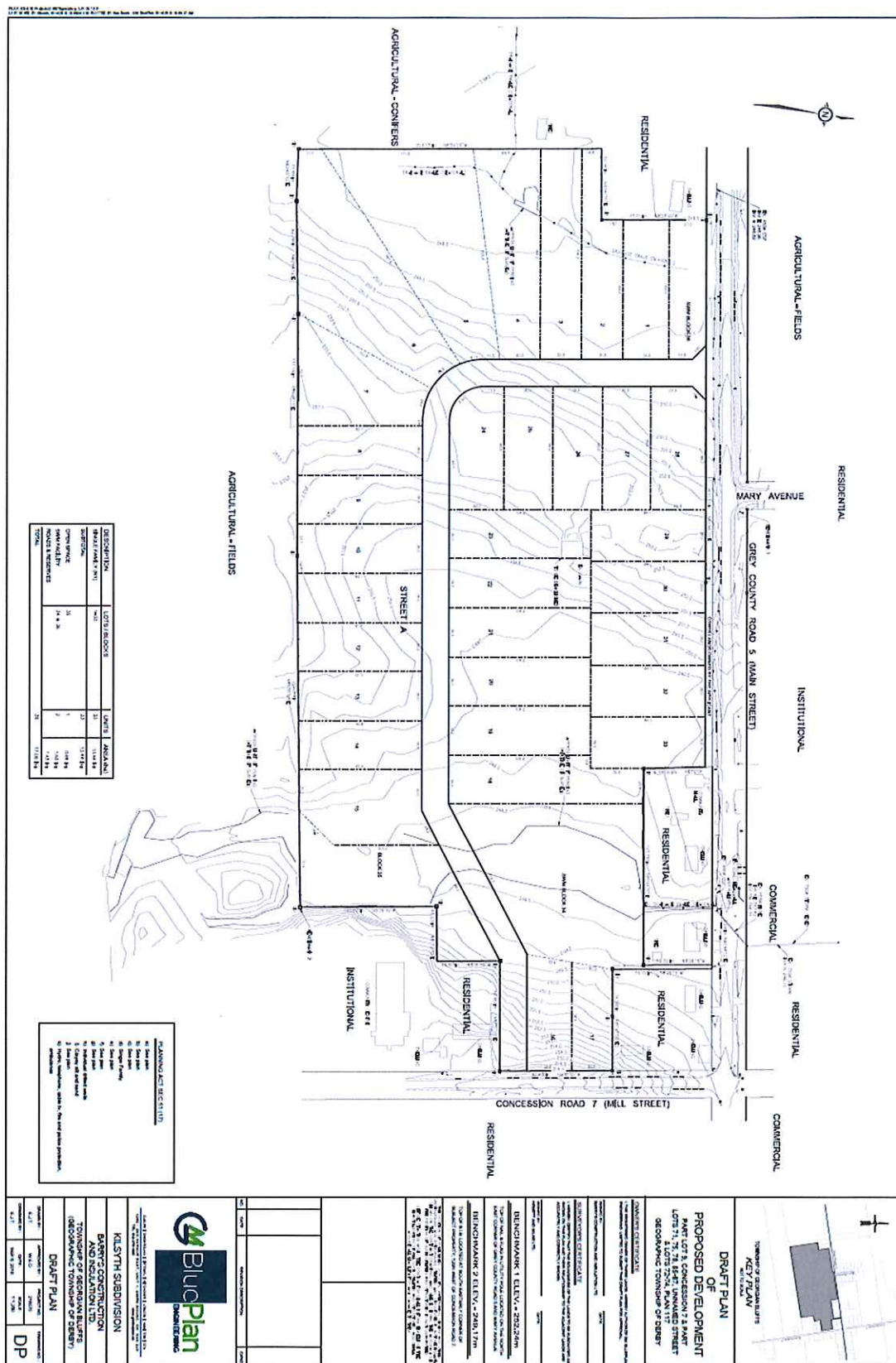
It is recommended that Public Meeting Report PL.2019.49 regarding Township of Georgian Bluffs Official Plan Amendment-8, Zoning By-law Amendment Z-23-18 & associated application for a Plan of Subdivision 42T-2017-05 for Part of Lot 9, Concession 7 and Part of Lots 71, 75, 78, 85-87 and unnamed street Registered Plan

117, Part 1, Plan 16R-10979, (Derby), for Barry's Construction and Insulation Ltd. be received for information.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Jenn Burnett', is positioned above a horizontal line.

Jenn Burnett, MSc., MCIP, RPP



Jenn Burnett

From: Taylor,Scott <Scott.Taylor@grey.ca>
Sent: Friday, November 23, 2018 4:41 PM
To: Jenn Burnett; Stuart Doyle
Subject: FW: Kilsyth expansion

FYI – see below. I have responded to Ruth-Anne with some answers to her questions.

Scott Taylor

Senior Planner

Grey County

595 9th Avenue East

Owen Sound, ON N4K 3E3

Phone: +1 519-372-0219 ext. 1238

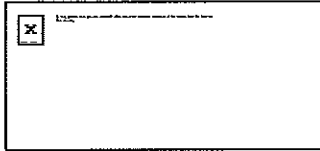
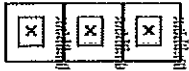
Fax: +1 519-376-7970

Scott.Taylor@grey.ca

<https://www.grey.ca>

<http://www.visitgrey.ca>

<http://www.greyroots.com>



-----Original Message-----

From: Ruth McKinnon [mailto: [REDACTED]]
Sent: Tuesday, November 20, 2018 10:41 AM
To: Taylor,Scott
Subject: Kilsyth expansion

Dear Scott

I am writing to question the expansion in the village of Kilsyth.

What guarantee will be put forth the water table is sustainable for 33 units on the planned subdivision?

How will the small lots be able to maintain proper septic systems and wells?

The land proposed has had cattle grazing in the field. Is the water safe?

How will the additional traffic through the village affect the road and pedestrian traffic?

How was a designated wetland destroyed? I have asked different people. It is unheard of to destroy a wetland! I have looked through my township papers. I cannot find a notice of the destruction. What guarantee that Georgian Bluffs will not continually destroy our wetlands?

Will the construction company continue to work on this subdivision as it did with the destruction of the school, start Friday night, work until dark, early Saturday morning until dark and every statutory holiday?

Sincerely

Ruth-Anne McKinnon

Sent from my iPad

Jenn Burnett

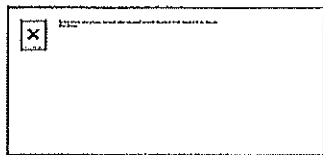
From: Taylor,Scott <Scott.Taylor@grey.ca>
Sent: Friday, November 23, 2018 4:39 PM
To: Jenn Burnett; Stuart Doyle
Subject: FW: Kilsyth Subdivision

FYI – see below. I have responded to Sharon with some answers to her questions.

Scott Taylor

Senior Planner

Phone: +1 519-372-0219 ext. 1238



From: Sharon Vokes [REDACTED]
Sent: Sunday, November 18, 2018 8:01 PM
To: Taylor,Scott
Cc: Scribner, Monica
Subject: Kilsyth Subdivision

Hi Scott,

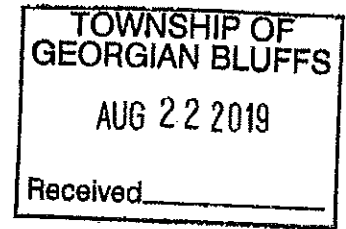
I hope all is well with you and that you got to enjoy the day off today.

We have been expecting news of this subdivision. Please put us on the list for notifications. We are particularly interested in ensuring water supplies for existing properties are not adversely impacted and that night sky lighting is used where possible. Also of interest to us would be anything the developer can do to assist improving broadband connections in the area. I'm guessing that the subdivision will be required to ensuring the infrastructure is in place for future fibre within the subdivision itself. Currently Kilsyth is a dead spot for internet. We access wireless but would love to have better service.

Take care and hope to see everyone soon. I've yet to be in for a full tour of the building.

Sharon

Ken & Karen Linner



August 16, 2019

Jenn Burnett (Township Planner)

Township of Georgian Bluffs

177964 Grey Road 18, R. R. # 3

Owen Sound, ON, N4K 5N5

Dear Ms. Burnett,

I am writing to you for two reasons: Formal comment on **Georgian Bluffs Official Plan Amendment # 8, Zoning By-law Amendment # Z-23-18** and also as a written request to be notified of the decision by the Township of Georgian Bluffs in respect to the approval or refusal of the Zoning By-law Amendment.

I am concerned about the proposed development of 33 single detached homes in the village of Kilsyth for a number of reasons. Traffic, increased stress on resources and the general change in the "feel" of the community are the main areas of worry from myself and my wife, residents of Kilsyth for over 20 years.

An informal survey of the village by myself today, indicated that at present there are approximately 60 single residential dwellings within the village boundaries. The proposal being put forward would increase the size of the community by over 50%. That kind of growth, in my mind, would drastically increase traffic flow and the problems that more cars create. My personal observation is that presently (especially during summer months) there are too many vehicles passing through Kilsyth on Grey Road 5, often too quickly (again my opinion).

Water supply has been an issue with residents on Mary Avenue since I moved here in 1997. The west side of the cul de sac, where I live, has an abundance of water, to the point of some distress in the spring and fall as sump pumps work full time. The east side has times where wells will run low of water in the summer (as reported informally to me in neighbourhood conversation). With 50% more houses drawing from the water resources of the area, my concern is, will these issues be even more prevalent to the current residents of Kilsyth and especially Mary Avenue.

When my wife and I moved here 22 years ago with our young family, we chose this location because of **the country feel close to town** aspect. Our children are grown and moved away but the main reason we stay and enjoy living in Kilsyth has remained the same. Thirty three more houses will make Kilsyth start to feel like **town moved to the country**, in my opinion. Also, is this the start of more development in the village? The developer putting forward the proposal owns many more hectares of land around the village (former Derby School property for example). I am very concerned that this proposal is just the beginning of many more houses to come which will increase many of the potential issues, I already mentioned.

If this proposal and development does occur, we would sincerely hope that the amount, time of day and intensity of the construction noise be monitored and have certain restrictions placed upon it. We are a quiet community and when the company proposing this removed the house from the development property and Derby School it was done starting early on the weekend mornings and continued, often, later into the evenings, leaving behind burning piles and rubble. This did not sit well with us personally and our community.

As you can tell, I am emotionally attached to my community and home. I fear that development will change the feel and physical characteristics of Kilsyth in a negative manner now and in the future.

Thankyou for taking my letter of concern. Please feel free to call me or e-mail me with any questions or comments [REDACTED]

Please also accept this as a written request to be notified of the decision by the Township of Georgian Bluffs with respect to the approval or refusal of the Zoning By-law Amendment.

Sincerely,

Kenneth J. Linner

P.S. This letter has also been mailed to Scott Taylor (Grey County Planner),
County of Grey Planning Dept.

Jenn Burnett

From: Robin Moore [REDACTED]
Sent: Thursday, August 22, 2019 12:58 PM
To: jburnett@georgianbluffs.on.ca
Subject: Purposed Subdivision Kilsyth

Good afternoon

In following up on our brief conversation this morning, I am writing you in regards to the speed limits surrounding kilsyth.

There has been an obvious increase in the amount of traffic that comes through our hamlet now. With the removal of the school, there seems to be no regard to how fast people drive through this area. I live on the very west edge of town (the Kilsyth sign is pretty much in my front yard) and we are in the transition doped zone. I have been passed on the right while waiting to pull into my lane (shoulder of road is gravel, therefore illegal to pass on right) , almost had people rear end me, and dispute advanced signalling my intention to turn into my lane have had people decide to "gun it" on the flats and start to pass me long before safe and therefore have been almost putting people in my front yard or hit myself (good thing I know enough to check blind spots and mirror before moving over).

Now with the forthcoming construction, and the road entry just past brow of hill at 50km sign, what is the county preparing to do for public safety? Can the zone be made to a 60 km until the creek? I noticed that this has been done at Sydenham Auction Site for those home owners, and that only runs 2-3 times a month. Since the school was closed, then demolished, there has been little to no police enforcement around. It seems as though this is well known, and therefore people just go as fast as they want.

My neighbours, both beside me and across the road, have small children. This, along with the campgrounds and new homes, is actually quite scary to think that something horrible will have to happen before this gets looked into. Yes, maybe a little dramatic, but if it was your children or grandchildren, would you consider differently?

Sincerely
Robin Moore RPN

To: Taylor,Scott
Subject: Re: Barrys Construction Proposed Development in Kilsyth

[EXTERNAL EMAIL]

Hi Scott

I think I found both emails:

Good morning,

I am writing to inquire about the proposed sub division coming to kilsyth. Firstly, I am Robin Moore (nee McMullen) and I live on the west edge of Mr Kruisselbrinks proposed development. I did receive a copy of the boundary to which we had no issue with as at that time it was indicating the build of 4 properties. Then the house was torn down over a weekend with no noted demolishing signs or attended over night fire or posted fire permit. Then we got no notice from anyone until this bill board went up on the property stating it's now a planned 33 home subdivision. I am greatly concerned with the water distribution. Bit is very wet on the low west edge of property. Our yard already takes on water in the spring and when it's a very wet spring. There is also a fresh water reserve/pond that herrons, ducks, wildlife use . Has anything been done to look into any of this? How is this going to effect my property for drainage, water backing up, potential for flooding of low end of field, ect. We have no issue with progress, but after almost 17 yrs here, we do have concerns. Also, would he be willing to work with us if the low land is useless to him, and may consider attempting to buy the acre or so surrounding us.

Thank you for considering our concerns and please inform us of any forth coming meetings in regards to development

I guess it is only allowing the one email. It pretty much has most concerns in it

Thanks
Robin Moore

On Jan 4, 2019 4:36 PM, "Taylor,Scott" <Scott.Taylor@grey.ca> wrote:

Hello,

Nice chatting with you a few moments ago. As per our conversation I didn't seem to receive your December 4th email, so if you could try resending that would be great. As soon as I receive your response, I will reply back to you letting you know it came through okay.

Sorry for the inconvenience in this regard, and please don't hesitate to contact me should you have any further questions.

Thanks

Scott Taylor
Senior Planner
Grey County
595 9th Avenue East
Owen Sound, ON N4K 3E3
Phone: +1 519-372-0219 ext. 1238
Fax: +1 519-376-7970
Scott.Taylor@grey.ca
<https://www.grey.ca>
<http://www.visitgrey.ca>