



Planning and Development

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February 12th, 2021

Jenn Burnett
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, Ontario
N4K 5N5
*Sent via E-mail

**RE: Zoning By-law Amendment Z-03-21
Concession 2 Part Lot 2 RP 16R1928 Part of Part 1
Township of Georgian Bluffs
Applicant/Owner: Cliff McMillan**

Dear Ms. Burnett,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP), Recolour Grey. We offer the following comments.

Zoning By-law Amendment Application Z-03-21 seeks to rezone a portion of the lands from Open Space 1 'OS-1' to Rural – 'RU' to allow a single-detached dwelling to be built. The amending by-law will identify a development envelope with 10 m front yard and side yard setbacks as recommended by the GSCA. There is no change proposed to the Environmental Protection 'EP' zone.

Schedule A of Recolour Grey designates the subject lands as 'Rural'. Section 5.4.1 of the OP states,

- 1) The Rural land use type on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the Agricultural land use type).

The proposed development meets the above noted policy; therefore, County planning staff have no concerns.

Schedule A also indicates that there are 'Hazard Lands' on the subject property. Section 7.2 states,

2) Permitted uses in the *Hazard Lands land use type* are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public *utilities* and *resource based recreational uses*. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

The proposed development shall adhere to the recommended development envelope outlined by GSCA staff. An engineering grading and drainage plan has also been recommended by GSCA to be completed for site plan approval.

Schedule B of the OP indicates that the subject property is adjacent to an active 'Mineral Resource Extraction Area'. Section 5.6.2 states,

6) Outside of settlement areas, on areas within 300 metres of Mineral Resource Extraction land use type on Schedule B, new non-agricultural uses that require a zoning by-law amendment on existing lots of record, or new non-farm sized lot creation, may only be permitted where it has been demonstrated that the proposed land use or development would not prevent or hinder the expansion or continued use of aggregate operations, or which would be incompatible for reasons of public health, public safety, or environmental impact.

While development proposed is occurring on a preexisting lot, County Planning staff want to ensure that the development will not hinder the future expansion or continue use of the pit. The applicant shall demonstrate and/or provide justification that the proposed development will not negatively impact the adjacent pit.

Schedule C of Recolour Grey identifies the existence of 'Core Area and Linkages' on the subject property. Section 7.1 states,

4) New or significantly expanded uses, beyond those listed in Table 10, in *Core Areas* or *Linkages* will require the completion of an EIS, unless otherwise exempted by 7.11.3 of this Plan. Where a *Core Area* abuts a *settlement area*, discretion will be applied to determining whether an EIS is required.

Appendix B indicates that the subject property contains 'Significant Woodlands'. Section 7.4 of Recolour Grey states,

1) No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

Appendix B also indicates that the adjacent lands contain 'Significant Valleylands'. Section 7.7 states,

1) No *development* or *site alteration* may occur within *Significant Valleylands* or their *adjacent lands* unless it has been demonstrated through an *environmental impact study* that there will be no *negative impacts* on the natural features or their *ecological functions*. The *adjacent lands* are defined in Section 9.18 of this Plan.

Further, Appendix B also indicates that the subject property contains 'Other Wetlands'. Section 7.3.2 states,

1) No *development* or *site alterations* are permitted within *Other Wetlands* or their *adjacent lands*, shown on Appendix B, or as identified by *conservation authorities*, unless it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

County Planning staff recommend reviewing comments provided by GSCA to ensure that there will no negative impact to the above noted features. 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 - <https://www.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 that all recommendations suggested by GSCA are implemented, County planning staff have no concerns.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



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