



**Date** Wednesday, May 12, 2021  
**From** Jenn Burnett, Senior Planner  
**Subject** Public Meeting Report for Z-04-21 Cody Wagner  
**Report** PL.2021.23

## Recommendation

It has been demonstrated that application Z-04-21 for Cody Wagner for lands described as Part Lot 9, Concession 14, Keppel, is consistent with the Provincial Policy Statement 2020, the County of Grey Official Plan, Recolour Grey and the intent of the Township of Georgian Bluffs Zoning By-law 2020-020. If no concerns are raised at the Public Meeting on May 12, 2021, it is recommended that the application be approved.

## Application Summary

**Applicant(s):** Ron Davidson

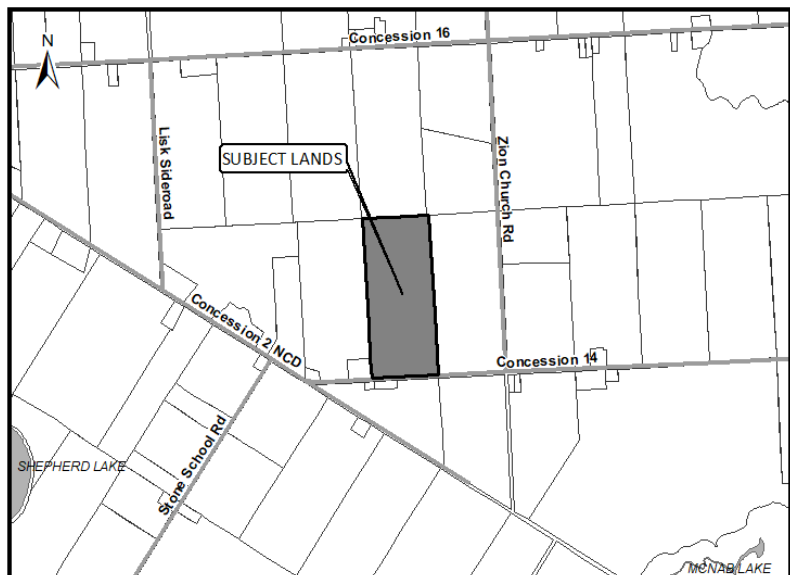
**Owner(s):** Cody Wagner

**Legal Description:** Part Lot 9, Concession 14, Keppel

**Civic Address:** 341065 Concession 14, Georgian Bluffs

**ARN:** 420362000309700

Zoning By-law Amendment Application **Z-04-21** seeks to amend the zoning on the property to permit a two storey 149 m<sup>2</sup> (1600 sq. ft.) secondary suite in a 334 m<sup>2</sup> (3600 sq. ft.) farm storage building approximately 117 m (383 ft.) west of the existing house. No other relief to the By-law was requested.



### **Provincial Policy Statement, 2020, County of Grey Official Plan, 2019, and the Township of Georgian Bluffs Zoning By-law 2020-020**

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

Under Section 4.6 of the PPS, the Official Plan is identified as, "the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans. Official plans shall identify provincial interests and set out appropriate land use designations and policies." (PPS 2020, pg. 35). Schedule A of the Grey County Official Plan (GCOP) locates the subject lands within the Agricultural designation with a small portion of Hazard Lands in the northwest corner. County Official Plan policies are supportive of the application.

Under Section 4.1 of the GCOP, the policies promote a variety of housing styles to meet the needs of area residents.

"The County will aim to provide a variety of housing types to satisfy the present and future social, health, safety, and well-being requirements of residents. In doing so, we want to prioritize housing accessibility and affordability.

This plan encourages housing opportunities that address the needs of seniors and persons with physical, sensory, and mental health disabilities. We want people to be able to remain in a neighbourhood as housing needs change over time." (GCOP, pg. 47)

Further, the GCOP recognizes that, "[i]n the Rural areas, secondary suites (i.e. accessory apartments) will be the most likely means of increasing housing affordability stock in Grey County" (pg. 50). Section 4.2.5 of the GCOP supports Second Units as affordable housing options and states that,

"Second units increase the supply and range of affordable rental accommodation while offering homeowners additional incomes. Further they provide alternative housing options for the elderly, young adults, and populations looking for smaller living quarters; increase the efficiency of the housing stock and offer affordable housing options." (pg. 53)

Section 4.2.5 also identifies that, “[i]n the countryside secondary suites shall be within the farm cluster. Second units shall not be permitted in the Hazard Lands land use type, and may be allowed in the flood fringe overlay subject to conservation authority review.” (GCOP Pg. 54). The proposed location for the suite is outside of the farm cluster as the existing structures are located at a lower elevation on the property and that location accumulates stormwater runoff. The current dwelling is quite old and will be replaced in a few years. When that occurs, the new dwelling will be relocated to higher and drier ground; adjacent to the proposed accessory structure. The County comments dated April 26, 2021 state that the County is satisfied that the proposal achieves the general intent of the County Plan. No development is proposed within the Hazard lands near the Significant Woodland.

Section 3.1 Natural Hazards, of the PPS 2020 directs development outside of hazardous areas. GSCA notes that there are Natural Hazards associated with the flood and erosion potential of a watercourse and wetland feature in the northwest portion of the property. No development is proposed near these features. (GSCA letter dated April 28, 2021)

Section 7.4(1) of the GCOP and Section 2.1 of the PPS 2020 directs that Natural features and areas shall be protected for the long term. The GSCA, on behalf of the Township, reviews and comments on the impact of applications on the Natural Heritage features and assesses consistency with the PPS 2020. The GSCA identified that the natural heritage features identified on the subject lands include a significant woodland in the northwest corner of the property. No development is proposed within 120m of that feature.

A portion of the subject lands is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The GSCA identifies that the regulated area is associated with an unnamed watercourse and wetland feature in the northwest portion of the property. A permit is not required for the proposed development.

In accordance with MDS Guideline #14, an MDS I setback is not required to be met for the proposed development where the livestock facility exists on the same lot.

### Zoning By-law

The lands are primarily zoned ‘AG’ Agricultural with a small portion of ‘EP’ Environmental Protection in the northwest corner. Development is not permitted within 15m of the EP zone. The application seeks to amend the zoning by-law to permit a secondary unit in an agricultural accessory building. While second units are permitted as of right in this zone, they are only permitted within residential ancillary structures. The proposed dwelling unit will be located within a 334.89 sq. m. (3600 sq. ft.) farm implement building 117 m west of the existing dwelling. The dwelling unit will be built in accordance with the Ontario Building Code. No other relief to the by-law was requested.

## Relevant Consultation

### Agency

A Notice of Complete Application and Notice of Public Meeting/Public Hearing was circulated to the agencies on March 22, 2021. The following comments were received:

- **Township of Georgian Bluffs Operations Department:** in comments dated April 7, 2021 the Director of Operations noted that “grading and drainage plans are required prior to building the building.”
- **Grey Sauble Conservation Authority:** provided comments dated April 28, 2021, noting no objections to the approval of the subject zoning by-law amendment as it does not impact any areas regulated under Ontario Regulation 151/06, natural hazards and/or natural heritage features. It is the opinion of the GSCA that:
  1. Consistency with Section 3.1 of the PPS has been demonstrated;
  2. Ontario Regulation 151/06 does apply to the subject site. A permit will be required from GSCA for any development or site alteration within the regulated area;
  3. Consistency with Sections 2.1 & 2.2 PPS has been demonstrated;
  4. The subject site is not located within an area that is subject to the policies contained in the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan.
- **Grey County Planning and Development Department:** In comments dated April 26, 2021 Planning Staff note no comments or concerns with the subject applications. The County requests notice of any decision rendered with respect to these files.
- **Risk Management Office (RMO):** Provided comments dated April 7, 2021 noting that “[t]his property is not located within a vulnerable source protection area where source protection policies apply, therefore we have no comments on this application under the Clean Water Act.”
- **Historic Saugeen Metis (HSM):** in email correspondence dated April 19, 2021 the HSM note that, “[t]he Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Zoning By-law Amendment and Consent to Sever Land as presented.”
- **Enbridge Gas:** Provided email comments dated April 7, 2021 noting, “Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed Site Plan. Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.  
If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as

early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.”

- **Bruce-Grey Catholic District School Board (BGCDSB):** in an email dated April 12, 2021, the BGCDSB noted no comments on the application.

## Residents

The Notice of Public Meeting was circulated March 22, 2021 to all property owners within 120 m of the subject property. Written comments were received from the following residents by the report submission deadline:

Kevin and Jacqueline Muir (April 21, 2021) noted concerns with the proposed location of the structure and the potential for their internet connection to be interrupted.

*Staff response:* the Muir’s comments were forwarded to the agent for a response. The property owner spoke with the neighbors to address their concerns.

In comments dated April 25, 2021 the Muir’s provided the following comment:  
“Jacqueline and I spoke with Cody tonight about this proposal. We are confident that we will be able to work with Cody to resolve any issues with internet.”

The Muir’s comments are attached for Council’s review.

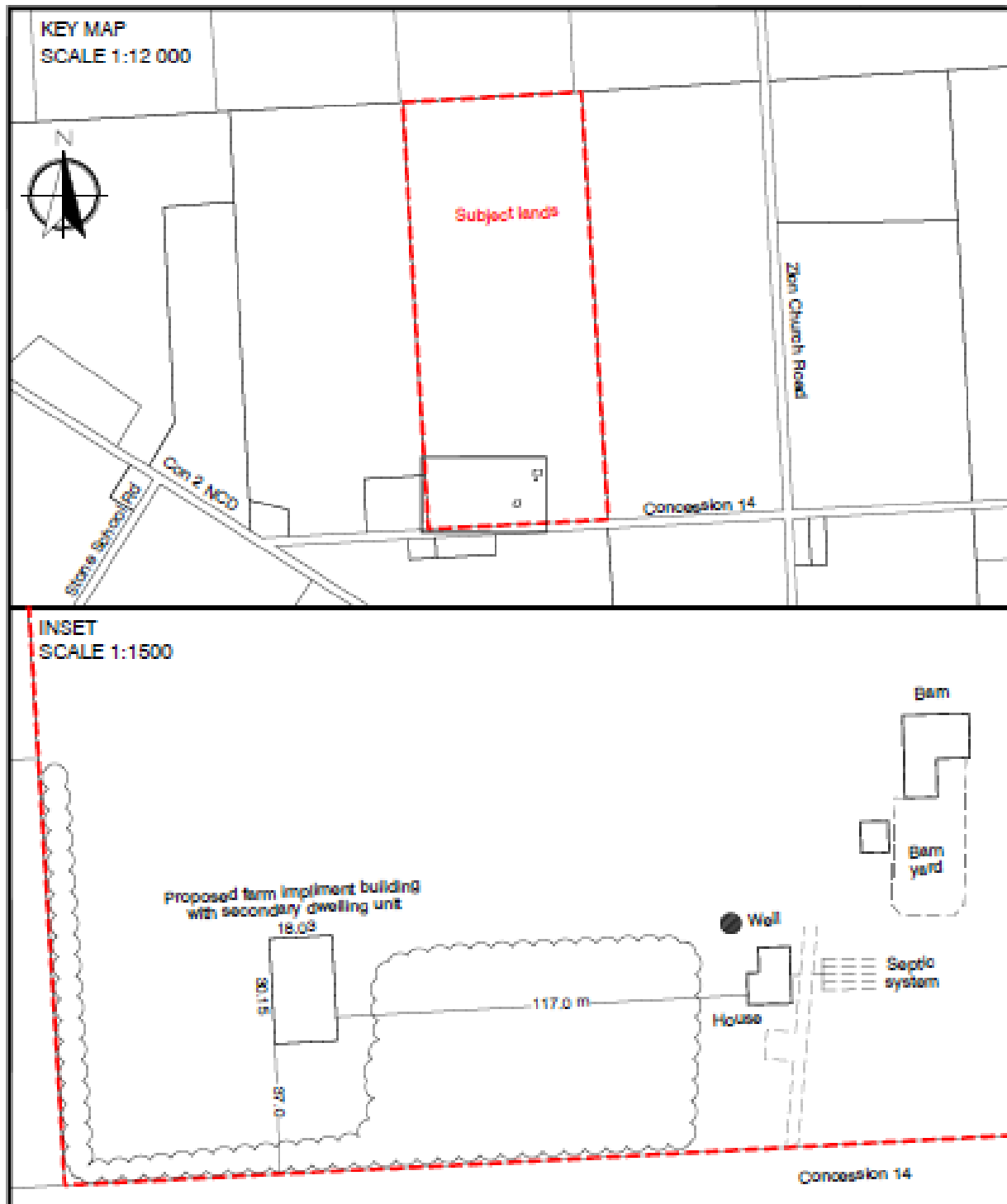
## Conclusion & Recommendation

It has been demonstrated that application Z-04-21 for Cody Wagner for lands described as Part Lot 9, Concession 14, Keppel, is consistent with the Provincial Policy Statement 2020, the County of Grey Official Plan, Recolour Grey and the intent of the Township of Georgian Bluffs Zoning By-law 2020-020. If no concerns are raised at the Public Meeting on May 12, 2021, it is recommended that the application be approved.

Respectfully Submitted:

Jenn Burnett, MSc., MCIP, RPP  
Senior Planner

Site plan submitted by applicant



Proposed Secondary Dwelling  
341065 Concession 14  
Township of Georgian Bluffs

**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO

## Report Approval Details

Document Title:	PL.2021.23 Z-04-21 for Wagner.docx
Attachments:	<ul style="list-style-type: none"><li>- GSCA Comments (M Plewes).pdf</li><li>- redacted Muir comments April 21 and April 25, 2021.pdf</li></ul>
Final Approval Date:	May 6, 2021

This report and all of its attachments were approved and signed as outlined below:

Tim Lewis, Chief Building Official / By-law Enforcement Officer

Steven Dollmaier, Director of Operations

Janet Hilts, HR Manager

Kassandra Rocca, Director of Finance / Treasurer

Brittany Drury, Clerk

Al Meneses, Chief Administrative Officer