



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

September 20, 2021

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

Attention: Jennifer Burnett, Senior Planner

Dear Jennifer:

**Re: Zoning By-law Amendment Application
Part Lot 36, Concession 2
Geographic Township of Sarawak,
Township of Georgian Bluffs, County of Grey
Owner: 660341 Ontario Inc. c/o Harold Sutherland Construction Ltd.
(A Walker Company)**

Further to our recent preconsultation discussions regarding the above-noted property, enclosed please find a completed Zoning By-law Amendment application. Also enclosed are the Township application fee and the GSCA review fee.

To assist your office in its review of the application, I offer the following:

The Proposal:

In 2020, applications to amend the County of Grey Official Plan and the Township of Georgian Bluffs Comprehensive Zoning By-law were approved for the subject property, thereby allowing for the existing quarry on the abutting property to expand onto this site.

Situated on the subject property, but outside of the area licensed for aggregate extraction, are a detached dwelling and workshop. The owners now wish to rezone this portion of the property to allow the house to be used as an office and meeting place and to permit the repair of trucks and machinery used in the quarry operations within the existing workshop building.

No exterior changes to the buildings or the property itself are proposed.

A Site Plan identifying the location of these buildings, driveways, parking areas, treed areas, septic systems, well, etc. is attached to this Planning Report.

Approvals Required:

In order to utilize the two existing buildings for the purposes proposed, an amendment to the Township's Zoning By-law is required.

Also, the owner will be required to enter into a Site Plan Agreement.

Subject Property:

The subject property is located along the west side of County Road 1, approximately two kilometres northwest of the Cobble Beach settlement area, as illustrated on Figure 1 to this Planning Report.

The site comprises 33.15 hectares of land and contains the two aforementioned buildings, which are situated approximately 40 to 50 metres from the County Road, as illustrated on the Site Plan.

The house is a 1.5 storey building, comprising approximately 335 square metres of floor area with a 60 square metre attached garage. Parking is provided on the driveway directly in front of the garage.

The workshop is one storey in height and occupies about 610 square metres of floor area. Vehicular access to the workshop is provided on the north and west sides of the building. A parking area is situated to the immediate rear of the building, and another is located further back, as shown on the Site Plan.

A large portion of the area to be rezoned is forested. Other pockets of trees are scattered throughout this area. The proposed change of use of the two buildings, however, will not result in the loss of any trees because no physical changes to the property will occur.

An existing driveway provides access to these two structures from the County Road. Please be advised, however, that this driveway will only serve the proposed office building, with access to the repair shop being limited to the existing driveway that

connects the existing quarry (and future quarry expansion) with the shop. The driveway / internal roads are shown on the Site Plan.

Last year, 15.55 hectares of this property were licensed for a quarry; however, extraction operations have not yet moved into this area from the existing quarry to the north. This newly licensed area is currently being cash-cropped. The balance of the property is predominantly forested.

Surrounding Land Uses

The subject property is located within an area of the Township that is represented by a mix of agriculture and residential uses, as well by the adjacent aggregate extraction operation which will soon expand onto the subject property.

Several residential lots have been established along Grey Road 1 within this general area. A residential subdivision (Ishwar Drive) is located to the southeast. The lands to the south and west are used mostly for agricultural purposes although several residential lots exist along the west side of Grey Road 1. The applicant's existing quarry is located to the immediate north.

Township of Georgian Bluffs Zoning By-law:

The subject property was rezoned to 'MX' (Extractive Industrial) in 2020 as part of the quarry expansion proposal. The application at that time was requesting that the 'MX' zone be applied to just the 15.55 hectare of land being licensed area; however, the amendment approved by Township Council was applied to the entire property. This has been recognized by Township staff as a (minor) mapping error.

The 'MX' zone would allow for an office associated with the quarry operations, and this would include the meeting room. The repair of quarry equipment, however, is not permitted in the 'MX' zone and therefore an amendment to the Zoning By-law is necessary.

The proposed Zoning By-law Amendment would have the following effect:

1. Reduce the area zoned 'MX' to reflect the boundaries of the licensed area;
2. Rezone the area where the buildings exist to 'RU – Special' to allow for "office and meeting rooms and equipment repair in conjunction with the onsite quarry".

3. Rezone the balance of the property to 'AG' and 'RU', with the location of these zones reflecting the County Official Plan's 'Agricultural' and 'Rural' designations.

The proposed zoning of the site has been superimposed on the aerial photograph provided in Figure 2 to this Planning Report.

Please note that the south boundary of the area to be rezoned for an office and machinery repair is shown at 15 metres south of the workshop. Although an arbitrarily drawn line, the idea is to provide a buffer area between the area to be rezoned and the abutting residential lot to the south for the benefit of the neighbour.

Official Plan:

The subject property is designated 'Agricultural' and 'Rural' on Schedule A to the County of Grey Official Plan. The licensed area is now shown as 'Mineral Resource Extraction' on Schedule B of the Official Plan as a result of the Official Plan Amendment approval last year.

The front portion of the property where the house and workshop exist is designated 'Rural'. As such, the proposed Zoning By-law Amendment will be evaluated within the context of the 'Rural' policies. In this regard, the 'Rural' designation generally applies to areas that do not involve prime agricultural land. Permitted uses including agricultural uses, agricultural-related uses, on-farm diversified uses, forestry, resource based recreational uses, small-scale transport terminals, institutional uses, and buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops, etc. During the preconsultation discussions, the Grey County Planning Department advised that the equipment repair shop would comply with the 'Rural' policies under Section 5.4.1(2)(c) which specifically allows "buildings and yards associated with trades, including contractors yards", in addition to the office, as long as these uses are solely supporting and servicing the onsite quarry operation.

It should also be noted that the forested areas of the site, which include lands located within a few metres of the two existing buildings, are identified on Appendix B of the Official Plan as 'Significant Woodland'. Development and site alteration are not permitted in this natural heritage feature or within 120 metres unless it can be demonstrated that no negative impact on the woodland would occur. On this note, there is no development or site alteration of any sort proposed as part of this proposed change in use of the lands, and therefore the woodland feature will not be impacted.

Based on the foregoing, the proposed Zoning By-law Amendment will conform to the County of Grey Official Plan.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) gives consideration to areas within the countryside that are not considered prime agricultural lands to be used for uses above and beyond agriculture agriculturally-related uses including: the management or use of resources; resource-based recreational uses; residential development, including lot creation, that is locally appropriate, in accordance with provincial standards; home occupations and home industries; cemeteries; and other rural land uses. The intended use of the site would fall under “other rural land uses” which has been more clearly defined in the County Official Plan as explained above.

The PPS also protects natural heritage features such as Significant Woodlands. Those policies have been carried forward into the County of Grey Official Plan. As explained earlier, the proposed change of use of the existing buildings will have no impact on the forested lands existing on the site.

The PPS is also supportive of employment opportunities.

It is evident that the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement.

Additional Discussion, Summary and Conclusion:

Having an office with meeting space as well as an equipment repair shop on the same property as the quarry makes sense from an operations/logistics perspective.

In terms of land use compatibility, the proposed Zoning By-law Amendment should not result in any conflicts with neighbouring properties. The office building will employ only one or two people and will be used only occasionally for small meetings, and even then the use will not be intrusive to the neighbours. The increase in vehicular traffic should not be noticeable. With regard to the equipment repair operation, all equipment being repaired will enter the shop through the driveway leading from the quarry, and not from the County Road. As well, all repairs will occur inside the building, and the only doors that will open during the warmer months will face west and north, and not in line with any of the residences in the neighbourhood; and, therefore, the area residents should not be impacted by any noise emanating from the shop.

The proposal conforms to the County of Grey Official Plan and is consistent with the Provincial Policy Statement, as explained above.

In view of the foregoing, the Zoning By-law Amendment has merit and can be approved.

I trust you will deem the applications complete. Should you require any additional information, please contact me. Before scheduling the public meeting for this application, please advise of the potential meeting date to ensure our availability.

Lastly, the owner is anxious to proceed with the Site Plan Control application and will be filing the necessary paperwork in the near future. We will wait, however, for your office to review the Site Plan attached to this rezoning application package and provide comments before submitting the Site Plan Control application.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP, MCIP

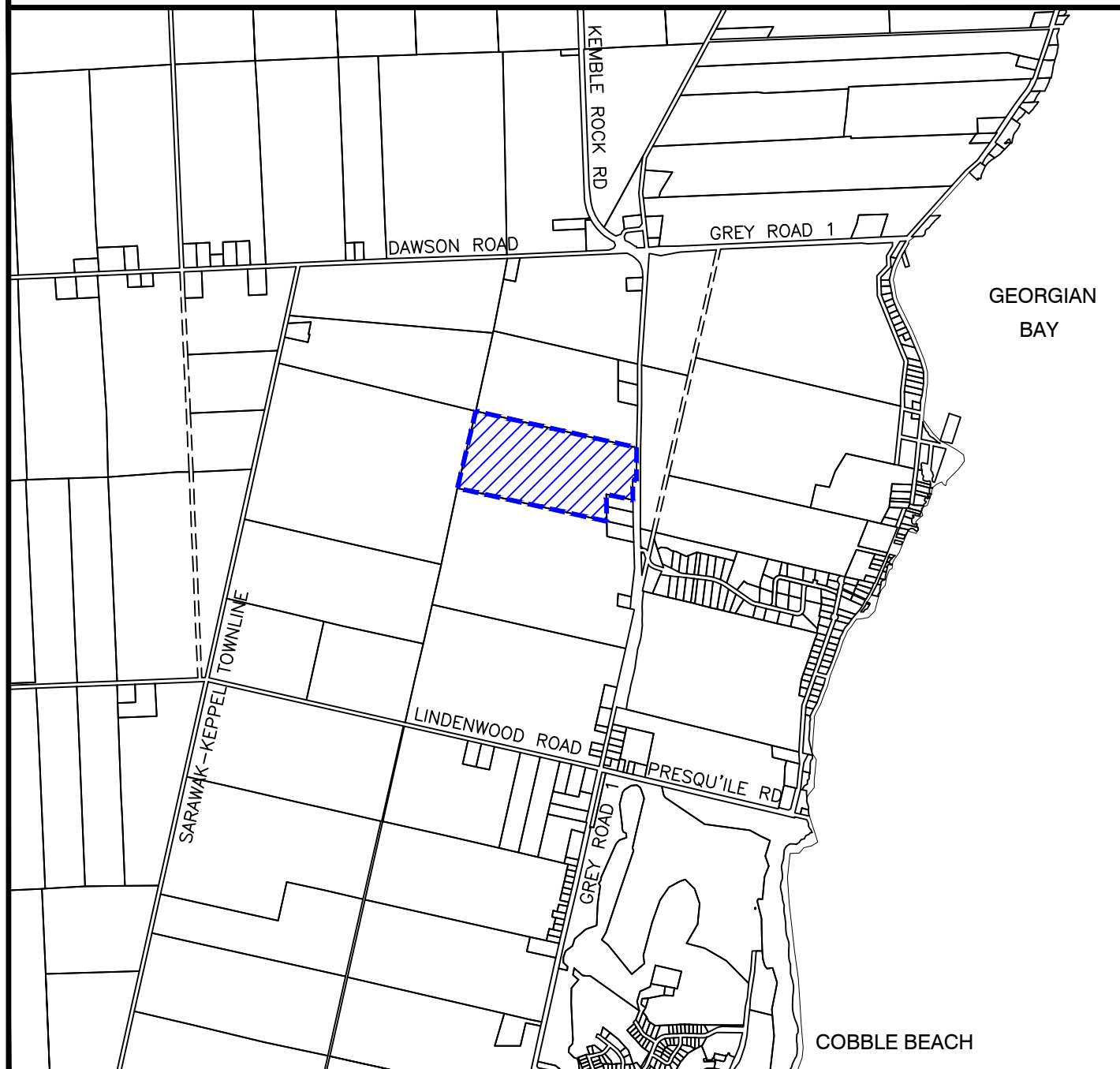
c.c. Dave Munro

attachments: Figure 1: Location Map
Figure 2: Proposed Rezoning
Site Plan

Figure 1: Location Map



Subject Property



Proposed Quarry

660341 Ontario Inc. c/o Harold Sutherland Construction Ltd. (A Walker Company)

319600 Grey Road 1


Geographic Township of Sarawak


Township of Georgian Bluffs





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LAND USE PLANNING CONSULTANT INC.
OWEN SOUND, ONTARIO
SCALE 1:30 000

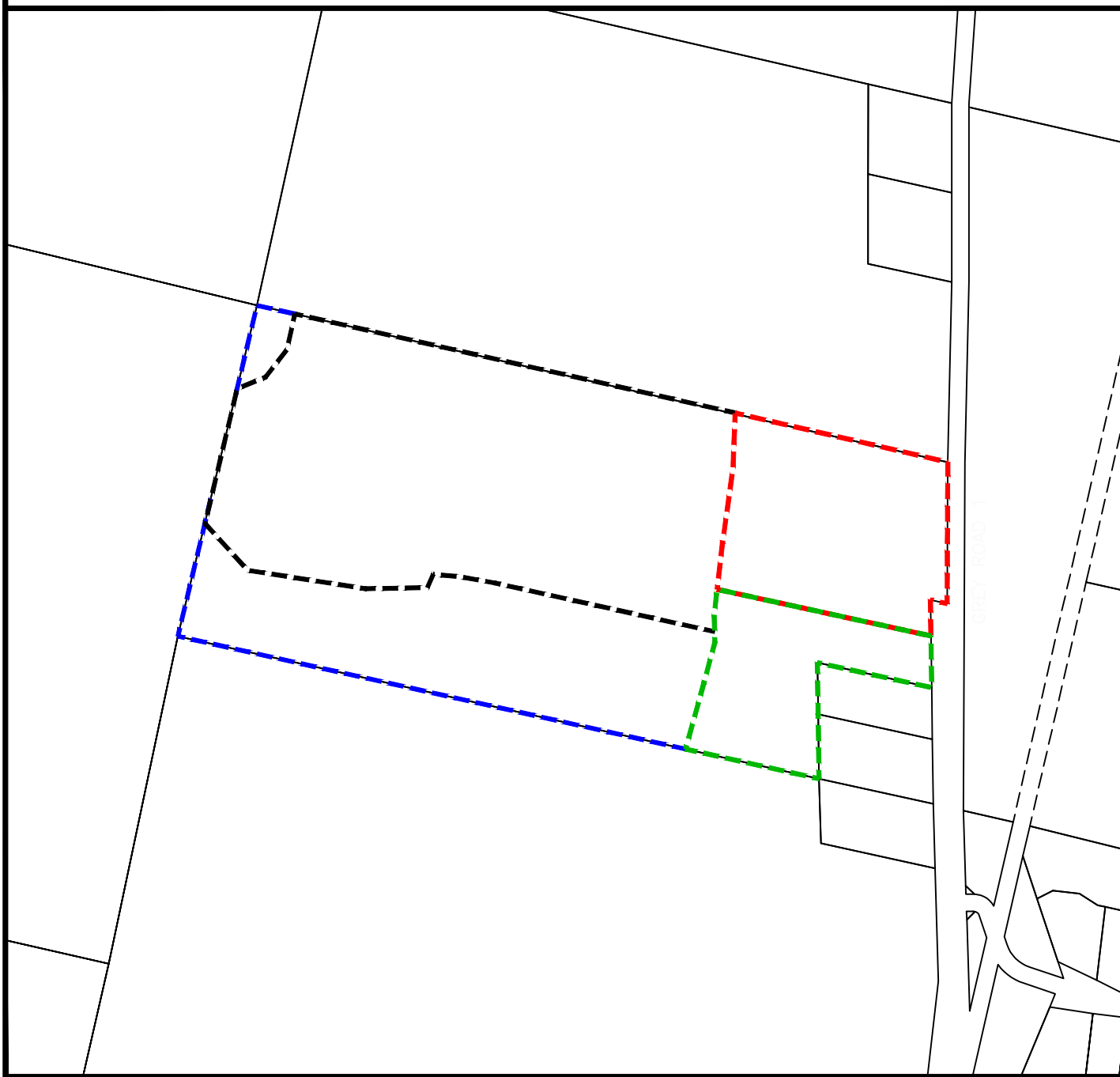
Figure 2: Proposed Rezoning

 Lands to be zoned 'RU Special'

 Lands to remain zoned 'MX'

 Lands to be zoned 'AG'

 Lands to be zoned 'RU'



Proposed Quarry
660341 Ontario Inc. c/o Harold Sutherland Construction Ltd. (A Walker Company)
319600 Grey Road 1
Geographic Township of Sarawak
Township of Georgian Bluffs

RD **RON DAVIDSON**
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