



**RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.**

November 30, 2021

Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
N4K 5N5

Attention: Jennifer Burnett

Dear Jennifer:

**Re: Application for Consents and Zoning By-law Amendment
Part Lot 17, Concession 2
Geographic Township of Sarawak, Township of Georgian Bluffs
128 Maple Ridge Drive
Owner: Blair and Cherilyn Radbourne**

Further to our recent preconsultation discussions regarding the severance of three residential lots from the above-noted property, enclosed please find three completed Consent applications and a completed Zoning By-law Amendment application. Also enclosed are:

- Township application fees;
- Grey Sauble Conservation Authority (GSCA) review fee;
- Stormwater Management Report (two copies);
- Nitrate Study (two copies) and,

Please note that the Stormwater Management Report also includes a detailed Site Plan that incorporates the recommendations of the Environmental Impact Study.

To assist your office with its evaluation of these applications, I offer the following:

Purpose of the Applications:

Blair and Cherilyn Radbourne own a 31.26 hectare property situated along the west side of Maple Ridge Drive, in the Township of Georgian Bluffs. Approximately 2.26 hectares of this

Parcel are situated within the designated settlement area of Balmy Beach. The owners wish to sever three residentials within this urban area, and retain a fourth parcel that involves a building envelope within the urban area along with the balance of the property. This lot creation proposal is illustrated on Figure 1 to this Planning Report. Specific details regarding building envelopes and lot grading are found in the Site Plan and the Lot Grading Plan.

In addition to filing three Consent applications, a Zoning By-law Amendment application is also being submitted in order to have the 'RU' portion of the subject lands rezoned to 'R1'. The current 'EP' zoning of the site will be expanded slightly to take into account the "no development" area recommended in the Environmental Impact Study. The remainder of the subject property (i.e. those lands located outside of the designated urban boundaries) fall with the jurisdiction of the Niagara Escarpment Commission's Development Control Area and is therefore not regulated by the Township's Zoning By-law. The proposed zoning is illustrated on Figure 2 to this Planning Report.

Subject Lands:

The subject property is characterized a mix of forested lands and cash-cropping fields, with the Indian Creek traversing the central area of the site.

The easterly portion of the property, where the development will occur, is mostly forested. A ravine, which includes a watercourse, travels from the Township road allowance along the north side of Lot 3 and the south side of Lot 4. As well, a smaller ditch containing an intermittent watercourse runs from the road allowance along the north portion of Lot 4. An existing driveway also exists on Lot 4, providing access from Maple Ridge Road to the cropped fields.

Adjacent Lands:

The subject lands are situated along the west side of the Maple Ridge subdivision. Approximately 30 lots have been created to the north and east of the site, within this subdivision. The Indian Falls Conservation Area is situated to the south. Lands to the west are forested and cash-cropped.

Grey County Official Plan:

Schedule A of the County of Grey Official Plan designates the easterly 2.26 hectares of the site as 'Secondary Settlement Area', as illustrated on Figure 3 to this Planning Report. No land use designation applies to the balance of the property, as these lands fall directly under the Niagara Escarpment Commission's Development Control Area. To be clear, the entire

property falls within the Niagara Escarpment Plan but the regulation of land located outside of the Development Control Area (which includes the easterly 2.26 hectares of the subject property) is the responsibility of the Township of Georgian Bluffs and the County of Grey.

Within the 'Secondary Settlement Area', a variety of urban-type development is permitted, including lot creation for residential purposes; however, such development is generally limited to new land uses that are suitable for the level of servicing provided. In this particular case, municipal water is available in this area but sanitary sewers are not. The creation of three residential lots is typically considered to be an appropriate development within a partially-serviced area if the soil conditions are appropriate. On that note, a Nitrate Study was conducted at the request of the Township in order to assess the subsurface conditions at the site and to assess the nitrate impact as a result of the proposed on-site domestic sewage treatment. The Nitrate Study was carried out in accordance with Ministry of Environment, Conservation and Parks' Guideline D-5-4 and concluded that the property can support the creation of the proposed three new lots provided tertiary treatment systems are utilized. The Nitrate Study did not address site conditions for Lot 4 given its size.

In addition, the servicing policies of the Official Plan also require in certain circumstances that the management of stormwater to be addressed from a water quality and quantity perspective. In this regard, the Grey Sauble Conservation Authority had requested during the preconsultation discussions that a Stormwater Management Report be conducted. As requested, such a report was completed and concluded that stormwater on this development site can be appropriately accommodated, as per the Site Plan and the Grading Plan which are included in the Stormwater Management Report.

Furthermore, the County Official Plan also contains policies designed to protect natural heritage features from development and requires an Environmental Impact Study (EIS) in certain instances. Appendix B of the Grey County Official Plan identifies the forested areas of the subject property as 'Significant Woodlands', as illustrated on Figure 4 of this Planning Report. Most of the land along the east side of the site, where the development is proposed, is situated within this constraint area. According to the policies of the Official Plan, development and site alteration is not permitted in a 'Significant Woodland' or within 120 metres unless the woodland feature or its function is not negatively impacted. In this regard, a full EIS was conducted to review the potential impact of the proposed development on the woodland and any other natural heritage features found within the development lands and their 120 metre adjacent lands. The study was not conducted for the entire property, but rather focused on the development lands (i.e. those lands within 76.6 metres of easterly boundary) and the adjacent lands. The onsite investigation component of the EIS determined that three natural heritage features exist within the study area: Fish Habitat; Significant Woodland; and, Significant Wildlife Habitat. (It should be noted that whereas the County Official Plan has mapped some natural wildlife features such as Significant Woodlands as noted above, other features such as Fish Habitat and Significant Wildlife Habitat are not shown on any of the Official Plans' schedules or appendices.) The permanent watercourse situated within the

ravine was deemed Fish Habitat, and therefore the EIS recommended a 30 metre no-development setback from this coolwater stream. The intermittent watercourse was not considered to be Fish Habitat, but it could provide hydrology functions to off-site, in-direct Fish Habitat, and therefore the EIS recommended a 15 metre no-development setback from this seasonal, warmwater stream. With regard to the Significant Woodland feature, the EIS states that development can occur on the subject lands provided: no disturbance occurs within the required watercourse setbacks; and, the total contiguous disturbed area for Lot Nos. 1, 2 and 3 does not exceed 0.4 hectares in size and the disturbed area for Lot No.4 does not exceed 0.4 hectares. Lastly, the EIS onsite investigation determined that the forested property provides habitat for the Eastern Wood-peewee, which is a migratory songbird that is neither on the “threatened” or “endangered” species list, but is considered to be a species of “special concern.” The EIS states that no measurable negative impact on the Eastern Wood-peewee habitat is anticipated provided the tree-clearing areas are limited to 0.4 hectares as noted above, and no tree-clearing occurs from April 1 to August 15. The recommendations of the EIS have been incorporated into the Site Plan, and will be implemented through the Zoning By-law Amendment process as outlined later in this Planning Report, and through a Site Plan Agreement if deemed necessary by the Township. To ensure that the total contiguous disturbed area within Lots 1, 2 and 3 does not exceed 0.4 hectares, site disturbance will be limited to 0.133 hectares per lot.

Moreover, the County Official Plan contains general lot creation policies, to which the proposed three-lot development conforms.

Based on the foregoing, it is evident that the proposal conforms to the County of Grey Official Plan.

Georgian Bluffs Official Plan:

Schedule A-3 of the Township of Georgian Bluffs identifies the easterly 2.26 hectares of the site as being included within the ‘Settlement Area Boundary’, and also designates these same lands as ‘Residential’. The balance of the property does not fall within the planning area of the local Official Plan.

The ‘Residential’ policies of the Official Plan allow for the creation of lots upon which detached dwellings can be erected, as is proposed.

The Township’s Official Plan does not include mapping for natural heritage features other than for Provincially Significant Wetlands, and it therefore refers to the County Official Plan for such mapping where it exists. The text of the local Official Plan, however, does contain policies that serve to protect these features from development and site alteration. A review of natural heritage policies has already been provided earlier in this Planning Report.

Also, the Georgian Bluffs Official Plan provides policies pertaining to servicing and stormwater management. These matters have also been addressed previously in this Planning Report.

Furthermore, the local Official Plan contains lot creation policies, to which the proposed development comply.

In view of the foregoing, the proposed development conforms to the Georgian Bluffs Official Plan.

Niagara Escarpment Plan:

The Niagara Escarpment Plan designates the development lands (i.e. the easterly 2.26 hectares of the site) as 'Minor Urban Centre', with an underlying 'Escarpment Rural' Area designation. The remainder of the property is also designated 'Escarpment Rural Area'.

According to the Niagara Escarpment Plan, the range of permitted uses and the creation of new lots in a 'Minor Urban Centre' will be those provided in an approved Official Plan that is not in conflict with the Niagara Escarpment Plan. As explained above, both the County Official Plan and local Official Plan allow for the intended residential development to occur on the subject property.

The Niagara Escarpment Plan states that development within these areas should be minor only, relative to the size and capacity of the settlement to absorb new growth, so that the community character is maintained. The creation of three new building lots on this property is consistent with this policy.

It is evident that the proposed development conforms to the Niagara Escarpment Plan.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) generally directs development to the designated settlement areas such as Balmy Beach.

The PPS allows for development on partial services, as is proposed, within settlement areas where such development represents infilling and minor rounding out of the existing development provided that site conditions are suitable for the long-term provision of such services with no negative impacts. As explained earlier in this Planning Report, a Nitrate Study has been completed and has demonstrated that the proposed development can be serviced with individual, private septic systems, provided tertiary treatment systems are used.

As well, the PPS requires stormwater management to be addressed, where applicable, from a

water quantity and quality perspective. This has been addressed in the Stormwater Management Report, as explained above.

Furthermore, the PPS provides policies that protect natural heritage features. As noted earlier in this Planning Report, the completed EIS has concluded that the proposed development will not have a negative impact on the three features that have been identified on the site provided the recommendations of the EIS are followed.

Based on the foregoing, the proposed lot creation would be consistent with the PPS.

Township of Georgian Bluffs Zoning By-law:

The development lands are zoned 'RU' and 'EP' according to Schedule A of the Township's Comprehensive Zoning By-law. The balance of the property falls directly under the Niagara Escarpment Commission's Development Control Area.

The proposed Zoning By-law Amendment would rezone the 'RU' zoned lands to 'R1', a zone that applies to other residential lots within the Balmy Beach area.

The 'R1' zone requires a 'minimum lot area' and 'minimum lot frontage' of 1500 square metres and 30 metres respectively. The three severed parcels and the retained parcels would comply with these minimum standards. A zoning compliance table illustrating compliance of the four lots within the context of the 'R1' zone provisions is provided on the Site Plan.

The proposed Zoning By-law Amendment would also increase the amount of 'EP' zoned land as a means of protecting the natural heritage features identified on the site in accordance with the recommendations of the Environmental Impact Study. The new 'EP' zone will apply to those lands shown with cross-hatching on the Site Plan.

The requested 'R1' zone should also include special provisions that would have the following effect:

1. Limit the amount of tree clearing on to 0.1333 hectares on each of Lots 1, 2 and 3, and to 0.4 hectares on Lot 4;
2. Limit the tree clearing period to August 15 to March 31 during any given year; and,
3. Require a tertiary sewage treatment system.

With the inclusion of these provisions, a Site Plan Agreement may not be necessary.

Conclusion / Recommendation:

The proposed severances conform to the County Official Plan and the Georgian Bluffs Official Plan, and are also consistent with the PPS. As such, approval of the submitted Consent and Zoning By-law Amendment applications should be granted.

Closing Remarks:

I trust this information is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

On a final note, it would be sincerely appreciated if your office could advise me of the possible Public Meeting dates before actually scheduling the meetings in order to ensure my availability.


Sincerely,

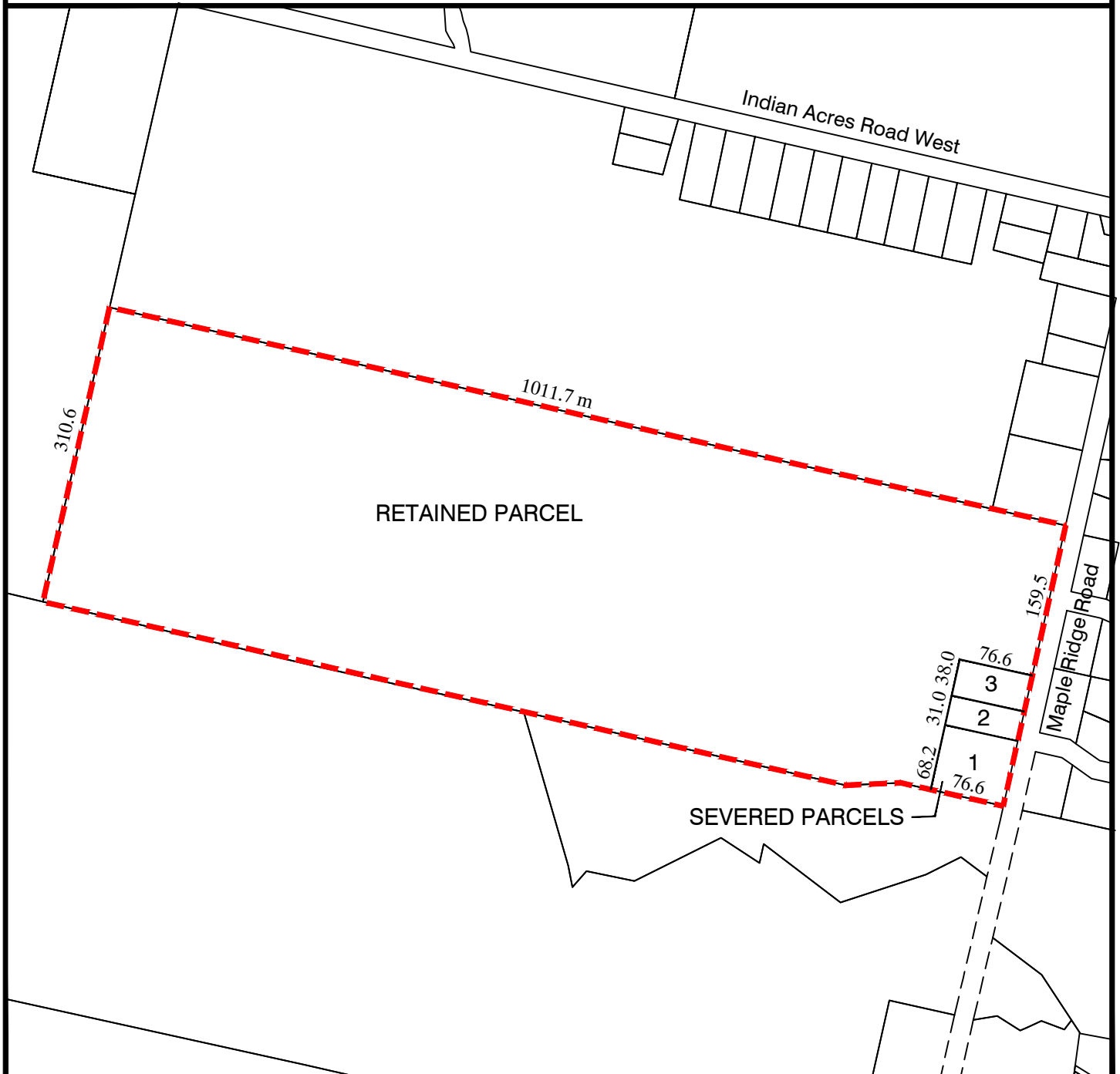
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, flowing script.

Ron Davidson, BES, RPP, MCIP

c.c. Dennis Radbourne

Figure 1: Proposed Lot Creation

 Subject Lands



Proposed Lot Creation
South Part of Lot 17. Concession 2
Geographic Township of Sarawak
Township of Georgian Bluffs



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SCALE 1:6000

Figure 2: Proposed Zoning



Subject Lands



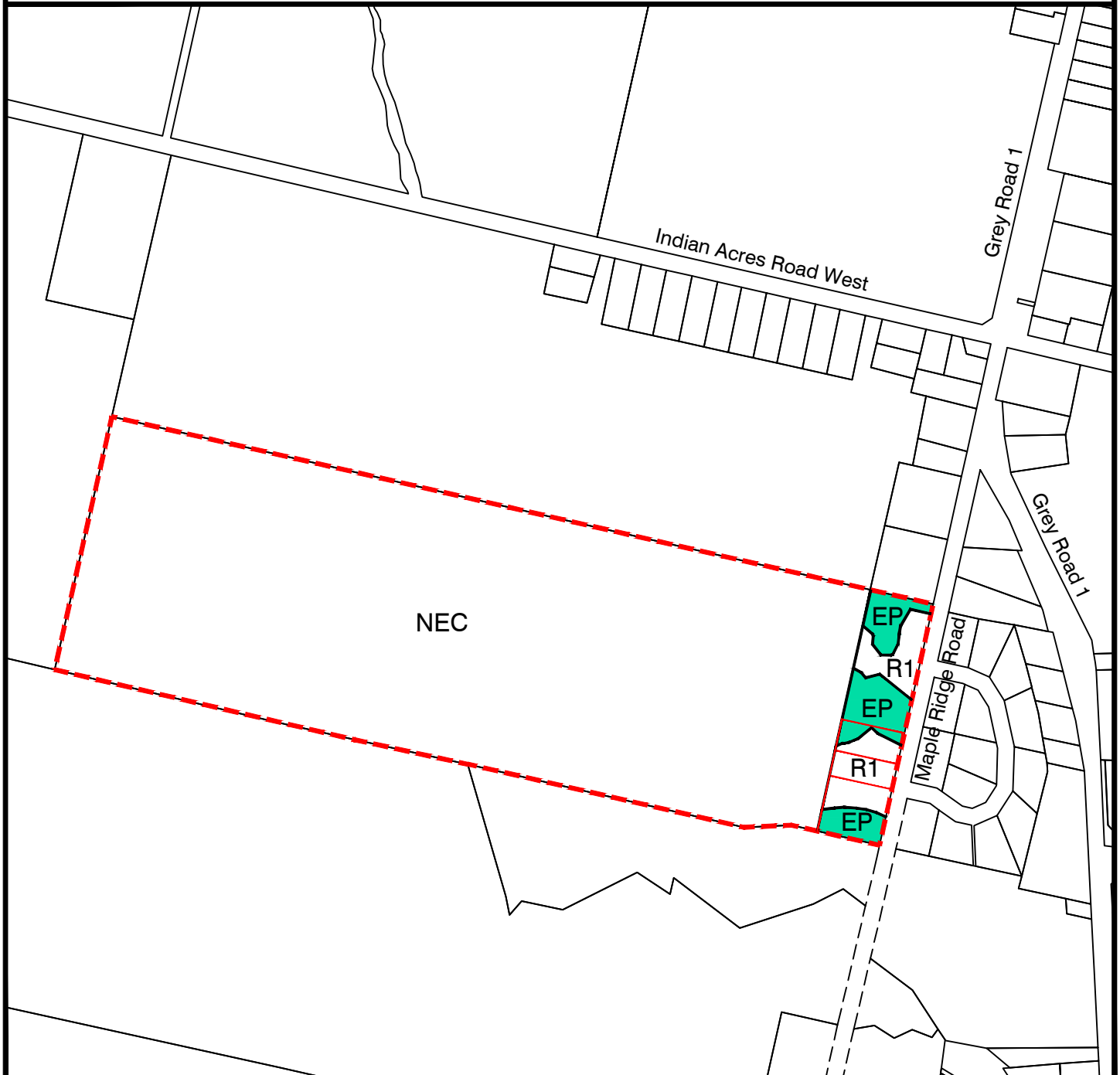
Residential One



Environmental Protection



Niagara Escarpment Plan Development Control





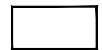


Proposed Lot Creation
South Part of Lot 17, Concession 2
Geographic Township of Sarawak
Township of Georgian Bluffs

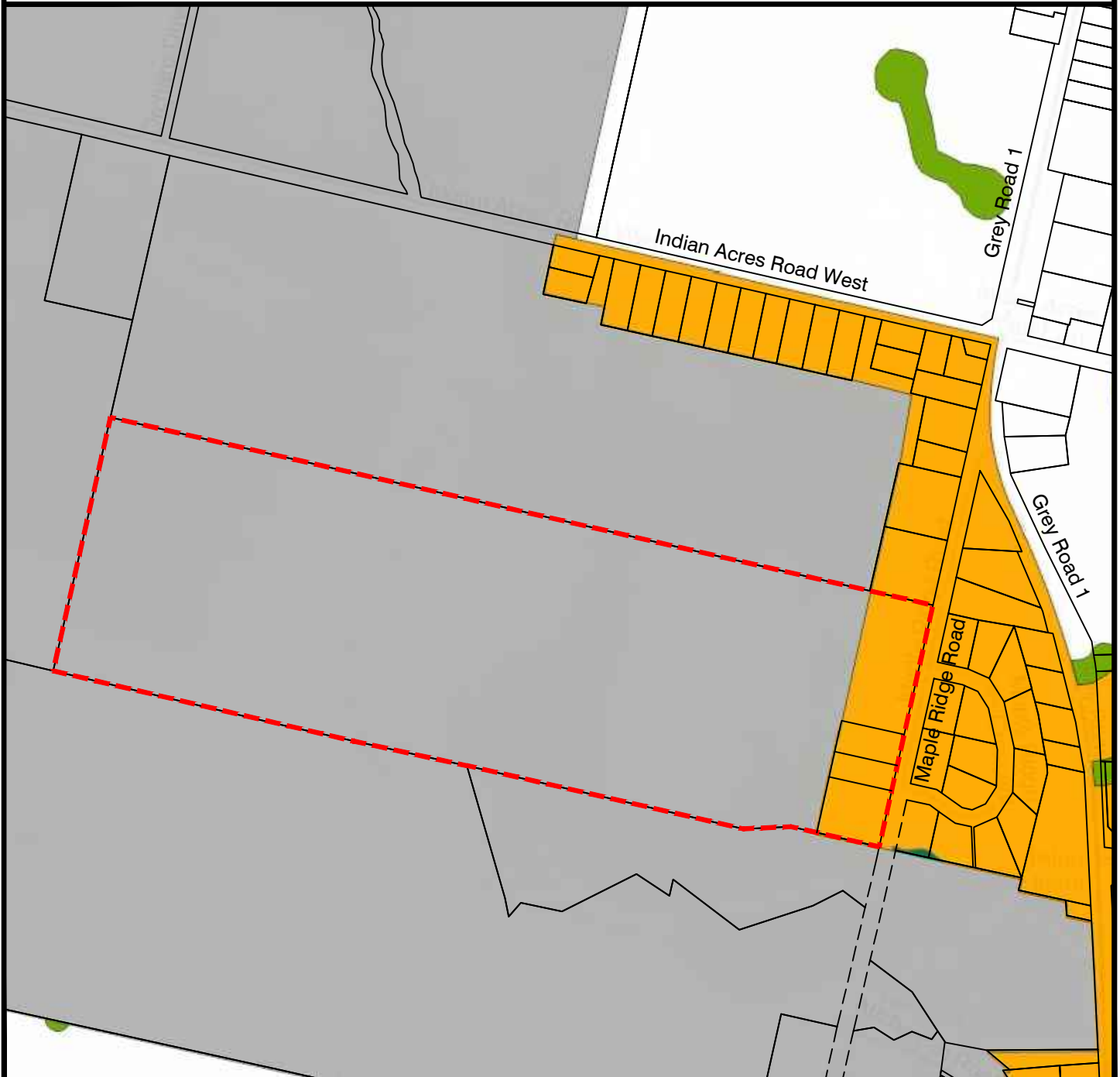


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Figure 3: County of Grey Official Plan Schedule A





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|---|--|
|  Subject Lands |  Secondary Settlement Area |
|  Rural |  Niagara Escarpment Plan Area |
|  Hazard Lands | |

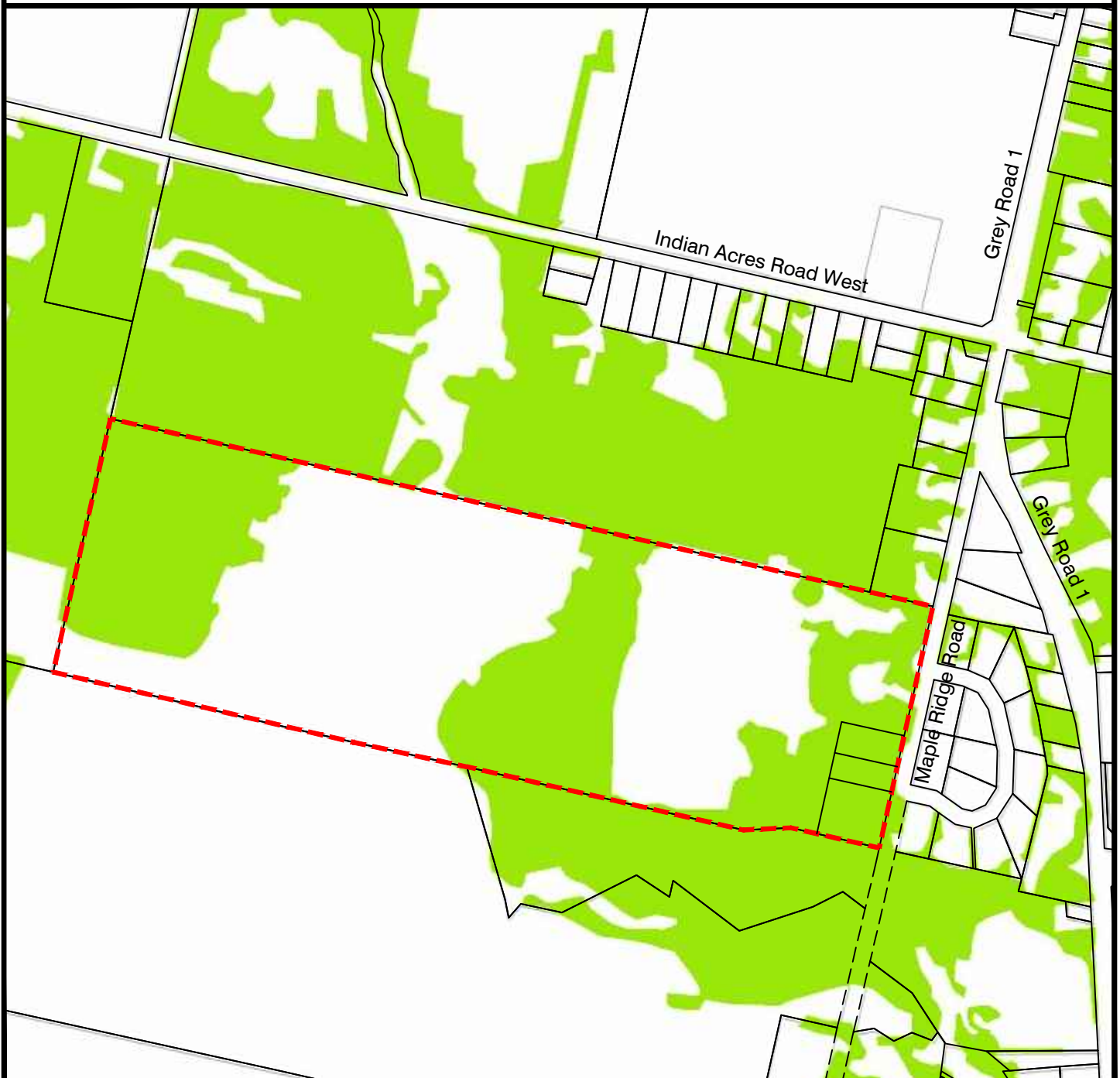


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Figure 4: County of Grey Official Plan Appendix B

-  Subject Lands
-  Significant Woodlands








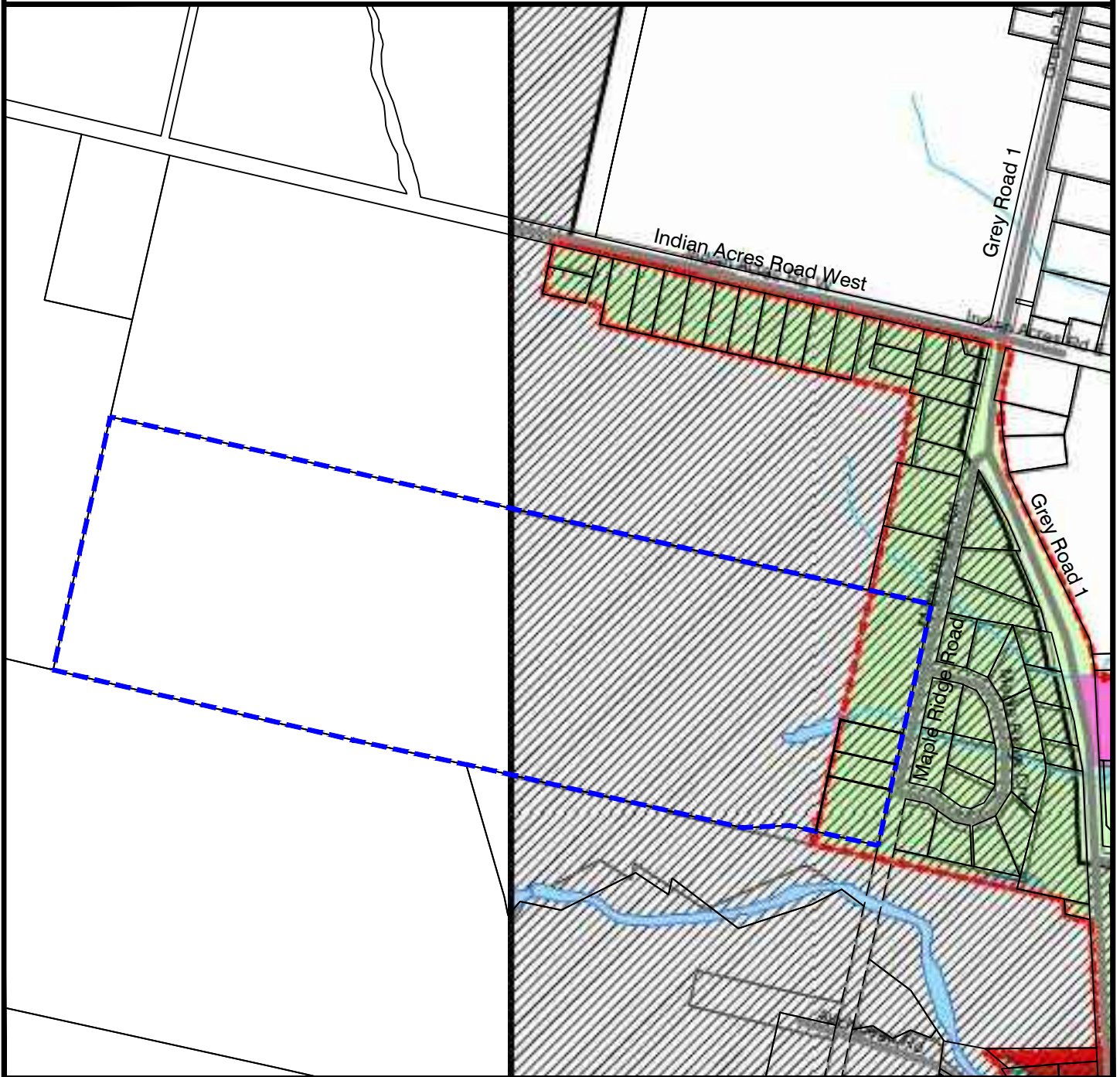
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Figure 5: Township of Georgian Bluffs Official Plan Schedule A






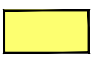
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|  | Subject Lands |  | Lands Subject to Grey Official Plan |
|  | Settlement Area Boundary |  | Niagara Escarpment Plan Area |
|  | Residential | | |

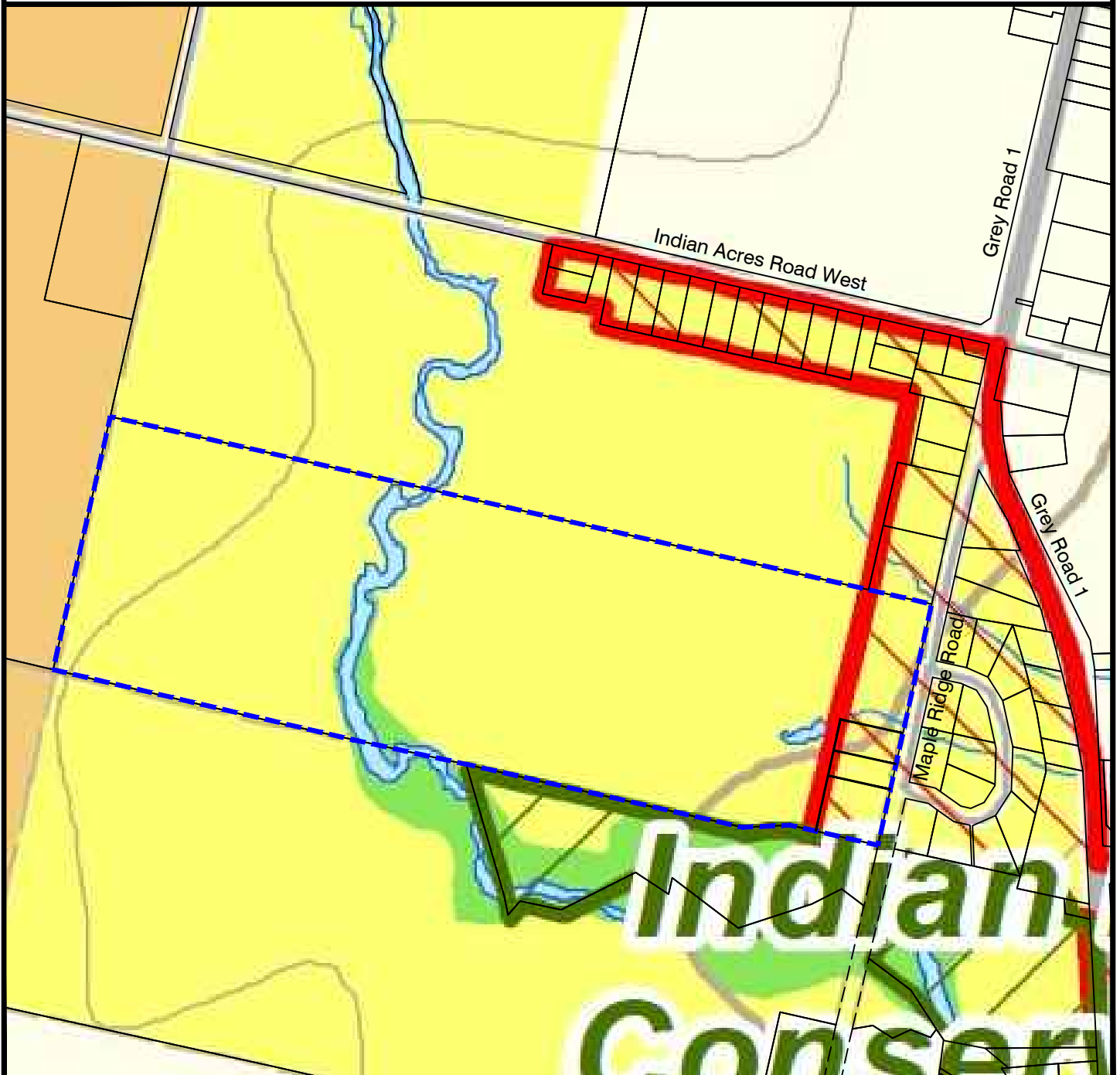


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Figure 6: Niagara Escarpment Plan Map 7

- | | | | |
|---|---|---|----------------------------|
|  | Subject Lands |  | Escarpment Natural Area |
|  | Minor Urban Area |  | Escarpment Protection Area |
|  | Niagara Escarpment Parks and Open Space |  | Escarpment Rural Area |



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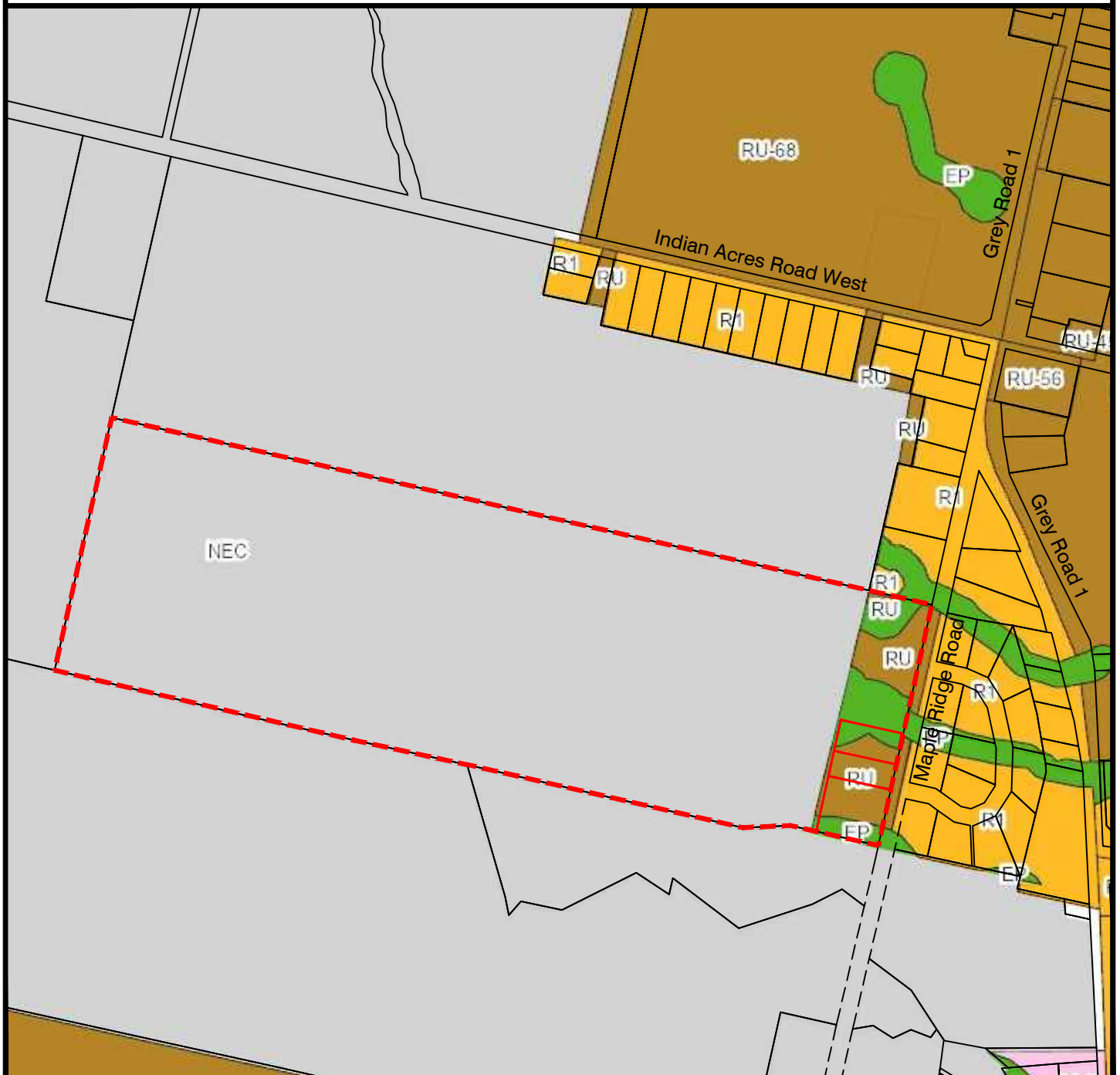


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Figure 7: Township of Georgian Bluffs Zoning By-law Schedule A



Subject Lands



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