



Planning and Development

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November 21st, 2022

Jenn Burnett
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
N4K 5H5

RE: Zoning By-law Amendment Z-16-22
Concession 1, Part Lot 10, RP 16R6368 Part 1 (102759 Grey Road 18)
Township of Georgian Bluffs
Roll: 420354000106005
Owners/Applicants: Rob and Carolyn Hicks

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). We offer the following comments.

The purpose and effect of the subject application is to rezone the property from PD – Planned Development to R1 – Residential and permit a detached garage to be built in the front yard 95 feet from the front lot line and 13 feet in front of the dwelling.

Schedule A of the County OP designates the subject lands as 'Secondary Settlement Area'. Section 3.6(2) states,

Permitted uses in the areas designated as Secondary Settlement Areas are residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public, recreational, and institutional uses intended to support the surrounding agricultural community.

The proposed garage would be residential in nature and is permitted within the Secondary Settlement Area. Therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates the subject lands contain 'Karst'. Section 7.5 states,

In areas mapped as 'Karst Area' on Appendix A, it will be necessary for the proponent of any planning application to provide an assessment of the proposed

area of development. Often, this can be accomplished by on-site test holes, however in some circumstances broader landscape features may indicate karst and may indicate the need for further assessment/confirmation. Depending on the site and the scale of the development, an environmental impact study, Hydrogeological or Karst Study, completed by a qualified individual may be required.

A karst assessment was submitted with the application and concluded that there was no evidence of hydraulically active karst within the area of the proposed garage. Further, the assessment also recommended that the bedrock/soil of the site be inspected at the time of construction, as potential issues may be uncovered, which would require adjustments be made to the foundation. As there were not findings of karst that would negatively impact the proposed development, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands'. Section 7.4(1) states,

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. Adjacent lands are defined in Section 7 and 9.18 of this Plan.

County Planning staff recommend receiving comments from the Conservation Authority regarding the Significant Woodlands. 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 <http://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.

County Transportation Services have reviewed the subject application and have no concerns. A 75-foot setback from the centreline of the County Road is in effect for any new development on the subject property.

Provided positive comments are received from the Conservation Authority regarding the Significant Woodlands, County Planning staff have no concerns with the subject application.

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

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If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, flowing style.

Derek McMurdie
Planner
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