



## Planning and Development

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November 9<sup>th</sup>, 2023

Michael Benner  
Township of Georgian Bluffs  
177964 Grey Road 18  
Owen Sound, ON  
N4K 5H5

**RE: Consent Application B-09-21  
Concession 21, Lot 15, Part Lot 8 (362460 Lindenwood Road)  
Township of Georgian Bluffs  
Roll: 420362000422300  
Owner/Applicant: Roger Hayes**

Dear Mr. Benner,

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 create one 0.7-hectare non-farm residential parcel, with a lot frontage of 103.6 metres, from an existing 40 hectare agricultural parcel. The retained lot would have a lot area of 39.74 hectares and would have a lot frontage of 292.6 metres. The existing dwelling and garage would be located on the severed parcel. A barn that is currently not capable of housing livestock and a shed would be located on the retained parcel.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.4.3(1) states,

*All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.*

**Table 9: Permitted Rural Severances based on Original Township Lot Size**

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

*In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots (see Diagram 1 below) shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application, but will not require an amendment to this Plan.*

Further Section 8.9.1(18) of the County OP states,

*New lot creation less than 0.4 hectares in size on individual private services, or on partial services using private individual septic systems, shall only be considered with the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5 Series Guidelines, or any successor thereto.*

The size of the original township lot is approximately 41 hectares. The original township lot currently contains one lot. The creation of an additional lot would meet County OP lot densities. The frontage-to-depth ratio for the severed lots is less than 1:3. The severed lot would have a lot area of less than 0.8 hectares in size and would generally not be permitted. However, a nitrate study would not be required, as the lot is greater than 0.4 hectares, and it is likely that the property can be adequately serviced. County Planning staff recommend further justification regarding the proposed lot size of the severed lot is submitted.

Section 5.2.2(5) of the County OP states,

*New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.*

MDS calculations were not submitted with the application. County Planning recommend that MDS calculations be done or that the barn be located on the severed lot.

Section 5.2.2(5)(m) of the County OP states,

*MDS I setback is not required for any unoccupied livestock barns when:*

- *the building has been deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about livestock facilities where appropriate, as being not structurally sound nor reasonably capable of housing livestock; or*
- *the portion of the lot on which the unoccupied livestock barn is zoned such that livestock facilities are not permitted; or*
- *the floor area of the unoccupied barn is under 100 m<sup>2</sup>.*

Should the applicant choose to proceed with maintaining the barn and house on separate lots, staff would look for compliance with section 5.2.2(5)(m) of the County OP in the event MDS cannot be met.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed severance is not located within the Hazard Lands; therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands are within the adjacent lands of 'Provincially Significant Wetlands'. The proposed severance is located outside of the Provincially Significant Wetlands; therefore, County Planning staff have no concerns.

Schedule C of the County OP indicates that the subject lands are within the adjacent lands of 'Core Area'. The proposed severance is located outside of the Core Area; therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates that the subject lands contain 'Karst'. County Planning staff recommend that a Karst Assessment be done to identify a potential building envelope on the retained property.

Appendix B of the County OP indicates the subject lands contain and/or is adjacent to 'Significant Woodlands', 'Significant Wildlife Habitat', potential 'Habitat for Threatened and/or Endangered species', 'Other Wetlands', and 'Fish Habitat'. It is Grey County staffs understanding that the proposed development will be located on adjacent lands to these features on previously disturbed and developed lands. As such, it is Grey County Staffs opinion that the potential impact to natural heritage would be negligible, and the requirement for an Environmental Impact Assessment (EIS) can be waived.

It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act. The property does however lie within an area designated as a significant groundwater recharge area that

may have influence on highly vulnerable aquifers, as such, low-impact development and infrastructure is strongly recommended.

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.

Appendix E of the County OP indicates the subject lands contain 'Bedrock Drift Thickness – Less than 1m' and 'Bedrock Drift Thickness 1m to 8m'. Section 5.6.6(2) states,

*Within Bedrock and Shale Resource Areas shown on Appendix E and on adjacent lands, new non-agricultural uses that require an official plan amendment on existing lots of record, or new non-farm sized lot creation, which would significantly prevent or hinder new extraction operations may only be permitted if:*

- i. the resource use would not be feasible for extraction as per current industry standards (i.e., resources with greater than 8 m of overburden);*
- ii. or the proposed land use or development serves a greater long-term public interest;*
- iii. and issues of public health, public safety and environmental impact are addressed.*

The proposed severance would create a new non-farm sized lot. County Planning staff recommend that a Letter of Opinion be provided by a qualified individual (i.e., engineer) indicating whether the extraction of the bedrock is or is not feasible.

There are several planning matters outstanding that would need to be addressed for County staff to proceed with a formal recommendation. Staff would note one of the priority items is whether the proposal can or cannot meet MDS conditions. Furthermore, staff would be looking for a Letter of Opinion regarding the feasibility of the extraction of the bedrock, a Karst Assessment to identify a building envelope on the retained lot, and confirmation the proposed lot size is sufficient to support private servicing. Currently, County staff recommend deferral of the subject application until such time as the above noted matters are addressed.

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

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

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November 9<sup>th</sup>, 2023

Yours truly,

A handwritten signature in black ink that reads "Derek McMurdie". The script is cursive and fluid, with the first name "Derek" and last name "McMurdie" clearly legible.

Derek McMurdie  
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