



**Date:** Tuesday, December 12, 2023  
**From:** Rebecca Elphick, Consultant Planner  
**Subject:** **Joint Report for Z-08-23 / B-15-23 (Brown)**  
**Report** DEV.2023.55

This document and its attachments are public and available in an accessible format upon request.

## **Recommendation**

It has been demonstrated that Application B-15-23 for Matt Brown, to sever an area of approximately 2,558m<sup>2</sup> from the subject property in Shallow Lake to support the development of a four-unit, one-storey townhouse dwelling on the severed parcel, is consistent with the 2020 Provincial Policy Statement, conforms with the County of Grey Official Plan and Township of Georgian Bluffs Official Plan, and maintains the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020.

It has further been demonstrated that Application Z-08-23, which proposes to re-zone the severed parcel to allow the intended use of the said townhouse dwelling, is also consistent with the 2020 Provincial Policy Statement, conforms with the County of Grey Official Plan and Township of Georgian Bluffs Official Plan, and maintains the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020.

It is therefore recommended that Application B-15-2023 be approved, subject to the following conditions:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the *Planning Act* at the time of deed stamping. Note: Section 53(43) of the *Planning Act* requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed).
3. That the Owner(s) pays the applicable consent certification fee at the time of certification of the deeds.

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4. That prior to the issuance of a Building Permit, the applicant shall demonstrate to the satisfaction of the Township of Georgian Bluffs that the proposed development does not conflict with the proximate location of the 'Unknown Petroleum Well' identified on Appendix A to the Official Plan for the County of Grey.
5. That an amendment to the Zoning By-law be in force and effect which re-zones the lands severed by Application B-15-2023 to a special provision of the 'Residential Multiple One (RM1)' Zone wherein provisions permit a townhouse dwelling on partial servicing.
6. That the recommendations of the Sewage Feasibility Study report be implemented prior to the issuance of a Building Permit.
7. That, pursuant to Section 53(13) of the Planning Act, the applicant shall pay 5% cash-in-lieu of parkland dedication to the Township of Georgian Bluffs.

## Application Summary

**Owner(s):** Matt Brown

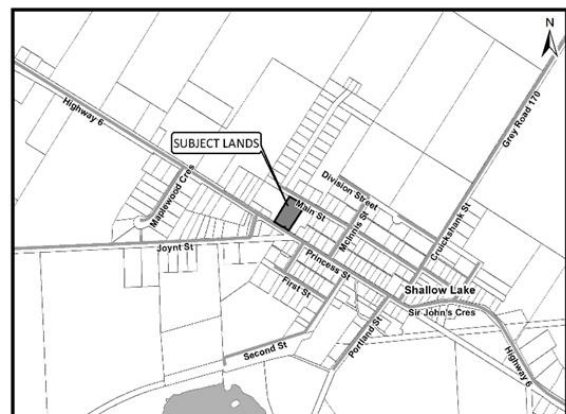
**Agent:** Ron Davidson Planning Consultant Inc.

**Civic:** 440 Princess Street (Shallow Lake)

**Legal:** Part Lot 9, Plan 857, Geographic Village of Shallow Lake

**ARN:** 420362000900700

Application B-15-23 proposes to sever an area of approximately 2,558 m<sup>2</sup> with frontage along Main Street. The retained parcel would have an area of approximately 3,374 m<sup>2</sup> with frontage along Princess Street. The intent of Application B-15-23 is to support the development of a four-unit, one-storey townhouse dwelling on the severed parcel, with each dwelling unit provided with two parking spaces on its own driveway accessing Main Street as well as private amenity areas in the rear yard.



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The subject property is occupied by an existing single-detached dwelling and three accessory buildings. Treed/vegetative buffers extend along the northwestern and southeastern property lines. Two of the accessory buildings are on the severed parcel and would be removed to facilitate the proposed development. The retained parcel would continue to be occupied by the existing single-detached dwelling and one accessory building.

	<b>Retained Parcel</b>	<b>Severed Parcel</b>
Lot Area	3,374 m <sup>2</sup>	2,558 m <sup>2</sup>
Frontage	54.6 m	58.96 m
Lot Depth	56.71 m to 57.96 m	43.39 m
Lot Width	58.96 m	58.96 m
Servicing	Municipal Water / Private Septic	Municipal Water / Private Septic
Existing Structures	Single-detached dwelling Accessory buildings (1) (to be retained)	Accessory buildings (2) (to be demolished)
Proposed Structures	None	Four-unit townhouse dwelling

Application Z-08-23 proposes to re-zone the severed parcel from the Residential One (R1) Zone to the Residential Multiple One (RM1-X) Zone to permit the intended townhouse dwelling use on the said parcel, with a site-specific provision to allow the proposed development on partial services (i.e., municipal water and private on-site septic services). While the proposed development further intends to be designed and marketed as rental units for Seniors, this report can only focus on the proposed medium density residential land use in Application Z-08-23, and not the intended users of the said land, pursuant to the *Planning Act* and other provincial and federal legislation.

No other relief to the By-law has been requested.

Adjacent land uses include single-detached dwellings to the east, south and west of the subject property, and a ten-unit apartment building on the abutting property to the north. Existing mature tree vegetation is present on the adjacent properties.

The applicant submitted the following supporting materials for Applications B-15-23 and Z-08-23:

- Sewage Feasibility Study, prepared by GM Blue Plan and dated September 22, 2023;



- Planning Justification Report, prepared by Ron Davidson Land Use Planning Consultant Inc., and dated September 26, 2023

## **Policies Affecting the Proposal**

### **Provincial Policy Statement, 2020 (PPS)**

The 2020 Provincial Policy Statement (PPS) is issued under Section 3 of the *Planning Act* (Act) and provides policy direction on matters of provincial interest related to land use planning and development. The 2020 PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Act requires that all decisions made under the Act by an approval authority shall “be consistent with” the 2020 PPS.

#### *Settlement Area Policies*

Policies under Section 1.1 of the 2020 PPS identify settlement areas as the focus of growth and development and encourage a mix of land uses, housing types, and intensification opportunities to be based on densities which efficiently use land as well as infrastructure and public service facilities which are planned or available.

As noted, the subject property is located in Shallow Lake and as such, is designated Secondary Settlement Area in the County of Grey Official Plan (County OP) and is further designated Residential and Village Centre in the Township of Georgian Bluffs Official Plan (Township OP). As also noted, the applications for consent and re-zoning focus on an existing lot of record and support the development of a four-unit, one-storey townhouse dwelling (on the proposed severed parcel) as well as the retention of the existing single- detached dwelling (on the proposed retained parcel). Further, both the proposed severed and retained parcels have frontage on a public road, Main Street and Princess Street, respectively. Subject to other considerations noted herein, the proposed development would facilitate residential infill and intensification in Shallow Lake, and increase the diversity of the housing stock in the community. As such, the applications for consent and re-zoning are consistent with Section 1.1 of the 2020 PPS.

#### *Water and Wastewater Servicing Policies*

Section 1.6 of the 2020 PPS states that partial services shall only be permitted under certain conditions, including within settlement areas to allow for infilling and minor rounding out of existing development on partial services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

The Shallow Lake Secondary Settlement Area, within which the subject property is located, is partially serviced by municipal water services and private individual on-site septic services. As such, the applicant proposes to service the townhouse dwelling on



partial services and retained GM Blue Plan Engineering to prepare a Sewage Feasibility Study report (dated September 2023) on this basis. The report findings and recommendations are as follows:

1. Findings:

- With respect to nitrogen attenuation, the proposed development has been determined to be suitable for servicing with an on-site sewage system with a low potential for impact to local water resources; and
- It is reasonable to expect that the proposed severed parcel will be able to accommodate a sewage system constructed with a Type-A Dispersal Bed and allow for amenities, setbacks, and contain a reasonable building envelope.

2. Recommendations:

- That a site plan be developed as part of the development to ensure that adequate space remains once access, setbacks, and building sizes are known;
- That in order to achieve an attenuated nitrogen concentration value below 10 mg/L with an existing on-site sewage system already installed on the subject property, the proposed severance utilize a sewage system equipped with tertiary treatment systems that are capable of removing a least 50% of nitrate-nitrogen from the sewage effluent; and
- That the on-site sewage system be designed and constructed by a licensed septic system installer as per the Ontario Building Code and in respect to the required setbacks from applicable features, including neighbouring lots.

Township staff further confirm that the Shallow Lake municipal water system has sufficient reserve water capacity to accommodate the proposed townhouse dwelling. Connections from each townhouse dwelling unit to the existing watermain will be required and can be addressed at the Building Permit stage.

Based on the Sewage Feasibility Study report, the availability of reserve municipal water capacity within the Shallow Lake system and subject to other considerations noted herein, the proposed development would facilitate residential infill and intensification in Shallow Lake, and can further be accommodated on partial services. As such, the applications for consent and re-zoning are consistent with Section 1.6 of the 2020 PPS.



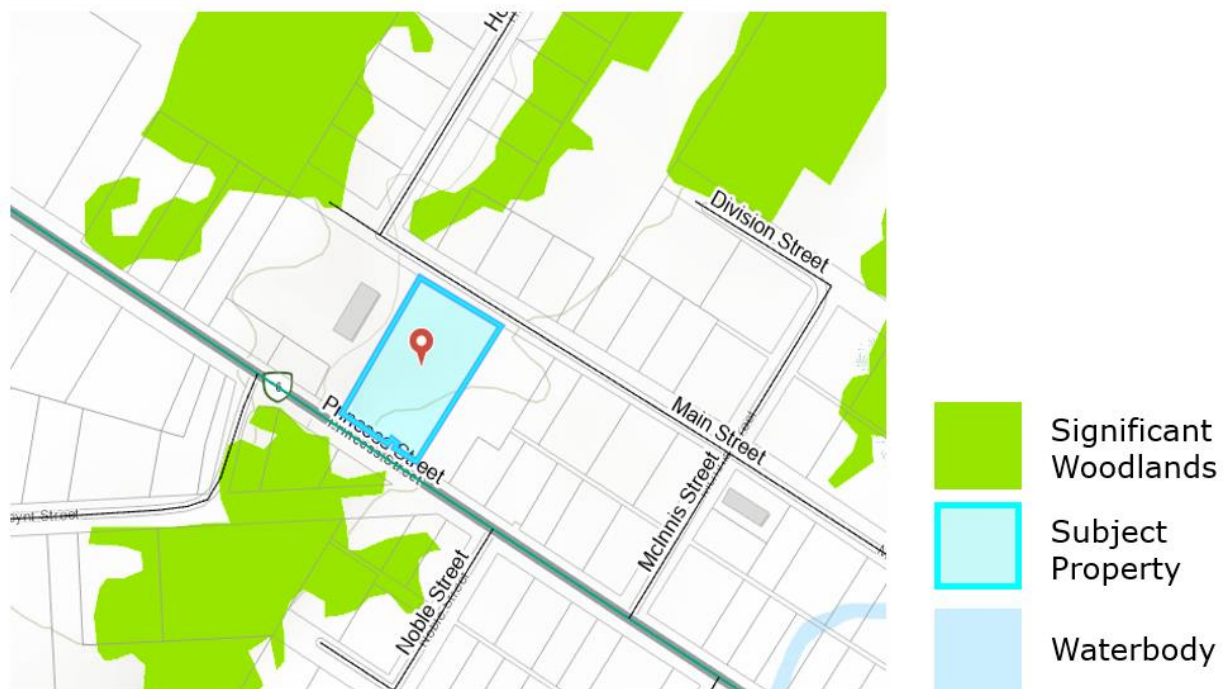


### *Natural Heritage Features*

Policies under Section 2.1 of the 2020 PPS prohibit development and site alteration on lands adjacent to identified natural heritage features unless the ecological function of the adjacent lands has been assessed and it can be demonstrated that there will be no negative impacts to the adjacent lands or their ecological functions.

Adjacent lands to the southwest and northeast of the subject property contain significant woodlands, as illustrated on Appendix B to the County OP, and shown below.

*Figure 1 Excerpt of Appendix B to the County OP (Natural Heritage Features)*



However, these lands are separated from the subject property by Princess Street to the south and Main Street to the north. Moreover, neither of the parcels abutting the subject property to the east or west contain significant woodlands or any other identified natural heritage feature. Furthermore, in correspondence dated December 6, 2023, Grey County staff note: "the proposed development will be located within and/or adjacent to the features on previously disturbed and developed land. As such, it is Grey County Staff's opinion that the impacts to natural heritage would be negligible, and the requirement for an Environmental Impact Assessment (EIS) can be waived." Given that the proposed development is unlikely to have a negative impact on the significant woodlands or their ecological function, the applications for consent and re-zoning are consistent with Section 2.1 of the 2020 PPS.



## **Official Plan for the County of Grey**

### *Settlement Area Policies*

As noted, the subject property is located in Shallow Lake and as such, is designated Secondary Settlement Area in the County OP. Policies under Section 3.3 of the County OP affecting Settlement Area land use types encourage development within growth areas to occur adjacent to the existing built-up area and to have a compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure, and public service facilities. These policies further encourage development of communities with a wide range of housing types, including detached, semi-detached, townhouse, and apartment units along with a mix of affordable housing, a range of alternative locations, forms and densities of housing, and price ranges to meet a variety of housing needs. Subject to other considerations noted herein, the applications for consent and re-zoning conform to Section 3.3 of the County OP, given their intent and similar consistency with Section 1.1 of the 2020 PPS, as discussed earlier.

### *Water and Wastewater Servicing Policies*

Policies under Sections 3.5 and 8.9 of the County OP specify that where partial services exist in a Secondary Settlement Area, development shall only be permitted to allow for the development of vacant and/or underutilized lots, as well as the creation of lots, subject to satisfying the below requirements:

- The development is within the reserve sewage system capacity or reserve water system capacity;
- Site conditions are suitable for the long-term provision of such services;
- The development is within the existing settlement area;
- The development represents infilling and minor rounding out of existing development, and is subject to the findings of a Servicing Options Study, as per Section 8.9.1(10)(c).

Given that the Shallow Lake municipal water system has sufficient reserve water capacity to accommodate the proposed townhouse dwelling, a Servicing Options Study is not required. Subject to other considerations noted herein, the applications for consent and re-zoning conform to Sections 3.5 and 8.9 of the County OP, given their intent and similar consistency with Section 1.6 of the 2020 PPS, as discussed earlier.



### *Natural Heritage Policies*

As previously discussed and pursuant to the opinion of Grey County staff, it is unlikely that the proposed development will have a negative impact on the significant woodlands adjacent to the subject property (as identified in Appendix B to the County OP) or their ecological function. As such, the EIS requirement under Section 7.4 of the County OP can be waived in regard to the applications for consent and re-zoning.

### *Lot Creation Policies*

Policies under Section 9.12 of the County OP outline criteria for consideration where the division of land is proposed:

<b>Requirement</b>	<b>Proposed Development</b>
The land division is permitted by the appropriate land use policies of Section 3 to 8.	The proposed lot creation and associated residential development is permitted by the Secondary Settlement Area policies of Section 3.6 of the County OP.
The land division is to promote development in an orderly and contiguous manner, and should not conflict with the established development pattern of the area.	The severance proposed would create a new residential lot with frontage along a public road of similar size to adjacent parcels.
The proposed use is compatible with existing and future permitted land uses on adjacent lands.	The proposed residential use of the severed parcel is compatible with existing residential uses on adjacent lands and the permitted uses of the Secondary Settlement Area designation of the County OP.
Servicing requirements of Section 8.9 must be met. Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction.	As noted earlier, the Sewage Feasibility Study report confirms that site conditions are suitable for the use of a private on-site sewage system to service the proposed townhouse dwelling on the severed parcel.





Requirement	Proposed Development
The size of any parcel of land created must be appropriate for the proposed use, and in no case, will any parcel be created which does not conform to the minimum provisions of the zoning by-law.	Both the retained and severed parcel are appropriately sized for residential use and meet the minimum lot area and frontage requirements of the Zoning By-law.

Based on the above, the applications for consent and re-zoning conform to the lot creation policies of Section 9.12 of the County OP.

## **Official Plan for the Township of Georgian Bluffs**

### *Housing Policies*

Section 2.6 of the Township OP outlines general housing policies relevant to the proposed townhouse dwelling. Policies within this section promote residential growth through intensification and redevelopment opportunities as a means of increasing the supply of housing, provided such projects are in keeping with environmental considerations, adjacent land uses, and there is a demonstrated demand for the type of housing units under consideration. The Township OP specifies a target of 15% of new residential development within Primary and Secondary Settlement Areas to occur through means of intensification, also specifies a target of 25% of new residential development to be medium density, and further specifies a target that 35% of new medium density residential development be for rental purposes.

As noted earlier, the proposed townhouse dwelling on the severed parcel will facilitate infill and intensification within a Secondary Settlement Area, in a mixed density neighbourhood developed with predominantly single-detached dwellings and a ten-unit apartment building to the north of the subject property. If approved, the applications for consent and re-zoning will assist the Township in meeting the above targets for infill and intensification, medium density residential development, and housing tenure goals. Based on the above and subject to other considerations noted herein, the applications for consent and re-zoning conform to Section 2.6 of the Township OP.

### *Settlement Area Policies*

As noted earlier, the subject property is designated Residential and Village Centre in the Township OP. The division between the two designations generally adheres to the proposed lot line separating the retained parcel and severed parcel.



The retained parcel is designated Village Centre. Policies under Section 3.4.2 of the Township OP indicate that its intent is to accommodate a wide variety of retail, office, service, administrative, cultural, community facility, convenience commercial, medical and entertainment uses which are intended to serve the village neighbourhood as well as the surrounding rural community and the travelling public. Residential uses may be permitted within the Village Centre designation and should generally be in the form of dwelling units above or behind the principal employment use of the building. As discussed earlier, no changes to the retained parcel are proposed, as it would continue to be occupied by the existing single-detached dwelling and one accessory building.

The severed parcel is designated Residential. Policies under Section 3.4.1 of the Township OP allow low density housing such as single-detached dwellings and medium density housing such as the proposed townhouse dwelling. More specific policies regarding medium density housing are as follows:

Requirement	Proposed Development
Where new development or redevelopment is proposed, consideration will be given to its compatibility with adjacent land uses, respecting such matters as massing, composition, and design of the surrounding area.	The built-up area surrounding the subject property is a mixed density neighbourhood, in that adjacent land uses comprise single detached dwellings and a ten-unit apartment building on the abutting property to the north. As such, the intent and scale of the proposed development (i.e., a four-unit, one-storey townhouse dwelling), relative to the mixed density composition of the neighbourhood (i.e., single detached dwellings and an apartment building) is a critical consideration within this 'medium density' policy context.
New medium density development should be encouraged in proximity to commercial areas and arterial or collector roads.	The subject property is proximate to the Village Centre 'core' uses along Princess Street, which is also an 'arterial road' as per Section 2.9 and Schedule B in the Township OP.

Policies in the Township OP also give direction to consider the following criteria when reviewing proposed medium density housing developments:



Requirement	Proposed Development
Compatibility with the general built form of surrounding buildings.	As noted above.
The extent and/or suitability of landscaping, on-site open space, lot grading and stormwater management provisions.	The severed parcel upon which the townhouse dwelling is proposed has treed/vegetative buffers extending along its northwestern and southeastern limits; and private amenity areas are also proposed in the rear yard of the proposed townhouse dwelling.
The adequacy of off-street parking, access and traffic circulation provisions.	The proposed townhouse dwelling would have frontage along Main Street (with each of the four dwelling units afforded private driveway access off Main Street and two parking spaces on each driveway). As per Section 2.9 and Schedule B in the Township OP, Main Street is a 'local road' which is intended to provide access to abutting properties.
Water supply and sewage disposal shall be provided in accordance with Section 5.0 of the Township OP.	Based on the Sewage Feasibility Study report and the reserve capacity of the Shallow Lake municipal water system, the proposed townhouse dwelling can be accommodated on partial services.

Detailed site designs (including tree retention, buffering and landscaping provisions) and building layouts will be addressed at the Building Permit stage, as site plan control is no longer an available tool for municipalities to leverage when residential development of less than ten units on a single lot is proposed.

Subject to other considerations noted herein, the applications for consent and re-zoning conform to Sections 3.4 and 5.0 of the Township OP, given their intent as well as similar conformity with Sections 3.3, 8.9 and 9.12 of the County OP and consistency with Sections 1.1 and 1.6 of the 2020 PPS, as discussed earlier.

#### *Lot Creation Policies*

Pertinent lot creation policies under Section 5.5.2 of the Township OP relative to the proposed application for consent are as follows:



Requirement	Proposed Development
Consents for new development shall only be granted where both the severed and retained parcels conform to the provisions of the Zoning By-law, have frontage on an open public road which is maintained on a year-round basis, and prevent ribbon development along arterial roads.	As discussed in greater detail in the section to follow and subject to other considerations noted herein, the retained parcel and severed parcel maintain the general intent and purpose of the Zoning By-law.  In addition, no new lot is proposed on an arterial road (i.e., Princess Street).
No new lot will be created in areas susceptible to flooding, erosion or any other constraint unless it has been demonstrated and verified that the proposed use will not impact or be impacted by such constraints.	The subject property is not susceptible to flooding, erosion or any other constraint and the Sewage Feasibility Study report includes an engineered Site Plan which addresses stormwater management.
No new lot for residential uses will be created within (i) 1 kilometre of an active sanitary landfill site; (ii) 500 m of a closed sanitary landfill site; and/or (iii) 500 m of an Aggregate Resource Area, as identified in the County OP.	The subject property is not proximate to sanitary landfills (active or closed) and/or Aggregate Resource Areas.

Consents in settlement areas may be granted in accordance with the policies of Section 3 of the Township OP and subject to the following criteria:

Requirement	Proposed Development
The scale of development or development potential would not require a plan of subdivision.	The scale of development is not appropriate for a plan of subdivision, as only one residential lot is proposed.
The proposed lot(s) are consistent with the lot area, frontage and density pattern of the surrounding area.	The proposed lot area and frontage for the severed parcel is consistent with that of the surrounding area. Adjacent lands are developed with predominantly single-detached dwellings and a ten-unit apartment building on the abutting property to the north,



Requirement	Proposed Development
	consistent with the medium density residential use proposed.
Appropriate servicing can be provided, and no extension of municipal services is required.	Based on the Sewage Feasibility Study report and the reserve capacity of the Shallow Lake municipal water system, the proposed townhouse dwelling can be accommodated on partial services.
As a condition of land division approval, Council may require the dedication of parkland or cash-in-lieu of parkland in accordance with Section 3.4.4.3.	As a condition of provisional consent approval, the applicant will be required to pay 5% cash-in-lieu of parkland dedication to the Township in accordance with Section 53(13) of the Act.

Subject to other considerations noted herein, the application for consent conforms to Section 5.5.2 of the Township OP, given its intent as well as its similar conformity with Sections 3.4 and 5.0 of the Township OP, Sections 3.3, 8.9 and 9.12 of the County OP and consistency with Sections 1.1 and 1.6 of the 2020 PPS, as discussed earlier, and as further noted above.

### **Township of Georgian Bluffs Zoning By-law 2020-020**

The subject property is currently zoned 'Residential One (R1)' Zone in the Township of Georgian Bluffs Zoning By-law 2020-020 (Zoning By-law).

Permitted uses in the R1 Zone are limited to a single-detached dwelling, semi-detached dwelling, duplex dwelling, home occupation and park. The existing single-detached dwelling on the retained parcel is therefore a permitted use under the R1 Zone.

The zone requirements of the R1 Zone are shown below in Table 1, as they pertain to the retained parcel and the existing single-detached dwelling. The Zoning By-law further permits accessory buildings and structures, including the existing shed on the retained parcel, subject to the provisions of Section 5.1 of the Zoning By-law as shown in Table 2 below. Existing development on the retained parcel and the proposed lot area and frontage, comply with all relevant requirements of the Zoning By-law.



Table 1: Zone Requirements of the R1 Zone (Partial Services)

Provision	Requirement	Retained Parcel / Existing Dwelling	Compliance
Min. Lot Area	1500 m <sup>2</sup>	3374 m <sup>2</sup>	Yes
Min. Lot Frontage	30 m	54.6 m	Yes
Min. Front Yard	7.5 m	> 7.5 m	Yes
Min. Side Yard	4.5 m	> 4.5 m	Yes
Min. Rear Yard	7.5 m	> 7.5 m	Yes
Max. Building Height	10 m	< 10 m	Yes
Max. Lot Coverage	20%	6%	Yes

Table 2: Requirements for Accessory Buildings, Structures and Uses

Provision	Requirement	Retained Parcel / Existing Shed	Compliance
Max. Accessory Structure Lot Coverage	5%	3%	Yes
Max. Building Height	5 m	< 5 m	Yes
Min. Building Separation	2 m	> 2 m	Yes
Min. Road Setback	4 m	> 4 m	Yes
Min. Interior Side Yard	2 m	> 2 m	Yes
Min. Rear Yard	2 m	2 m	Yes

Re-zoning of the severed parcel is required as the proposed townhouse dwelling is not permitted under the R1 Zone. As such, the severed parcel is proposed to be re-zoned to the 'Residential Multiple One (RM1-X)' Zone, as a townhouse dwelling is a permitted use thereunder. A site-specific exception to the RM1 Zone is also proposed to allow the proposed development on partial services (i.e., municipal water and private on-site septic services), given that permitted uses under the RM1 Zone can only be developed on full municipal services. As previously discussed, based on the Sewage Feasibility Study report and the reserve municipal water capacity within the Shallow Lake system, the proposed townhouse dwelling can be accommodated on partial services.

Despite the proposed severed parcel and townhouse dwelling complying with all minimum requirements of the RM1 Zone, as noted above, these zone requirements do not deal with partially serviced development. As such, a supporting special provision would be required as part of the Amending By-law. In addition to dealing with partial





servicing, this special provision could also extend to other site-specific standards such as minimum setbacks and maximum lot coverage for the principal building and/or accessory buildings or structures.

Table 3: Zone Requirements of the RM1 Zone

Provision	Requirement	Severed Parcel / Townhouse	Compliance
Min. Lot Area	350 m <sup>2</sup> / unit (1400 m <sup>2</sup> for 4 units)	2558 m <sup>2</sup>	Yes
Min. Lot Frontage	35 m	59 m	Yes
Min. Front Yard	7.5 m	12 m	Yes
Min. Side Yard	3.0 m	7.7 m	Yes
Min. Rear Yard	7.5 m	21.4 m	Yes
Max. Building Height	10 m	< 10.5 m	Yes
Max. Lot Coverage	40%	12%	Yes

## Relevant Consultation

A Notice of Complete Application and Public Hearing was circulated to relevant agencies for comment on November 14, 2023. The following comments were received before the report submission deadline:

**Risk Management Office (RMO):** In correspondence dated November 15, 2023, RMO staff note that the subject property is not located within a vulnerable source protection area where policies apply under the Clean Water Act. As such, RMO staff have no comments on the subject applications.

**Hydro One:** In correspondence dated November 27, 2023, Hydro One staff note no comments or concerns regarding the subject applications upon review of issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

**Grey County Planning & Development:** In correspondence dated December 6, 2023, Grey County staff note that:

- (1) Adjacent lands to the southwest and northeast of the subject property contain significant woodlands. However, County staff note that the proposed development will be located within and/or adjacent to the features on previously disturbed and developed land. As such, County staff conclude that the impacts to natural heritage would be negligible, and the requirement for an EIS can be waived; and



- (2) The subject property is located near an 'Unknown Petroleum Well' (i.e., approximately 374 m from the mapped location of the well). County staff recommend that the applicant undertake due diligence at the time of construction to ensure that petroleum well is not located where the proposed development is to be sited. Grey County staff have no concerns with the subject application, provided:

Grey County staff have no concerns with the subject applications, provided:

- (1) Consultation with a qualified engineer occurs as to the siting of the proposed townhouse dwelling in relation to the 'Unknown Petroleum Well' identified on Appendix A to the County OP;
- (2) The recommendations in the Sewage Feasibility Study report are implemented by the applicant;
- (3) Adherence by the applicant to the County's Forest Management By-law, should the applicant seek to injure or destruct trees on lands that extend more than 15 m from the outer edge of which a Building Permit has been issued.

**Grey Sauble Conservation Authority (GSCA):** In correspondence dated December 7, 2023, GSCA staff note that the subject property is not regulated under O.Reg 151/06 nor are there any natural hazards identified on the subject property, and therefore no permission is required from GSCA for the development on the severed parcel or retained parcel.

GSCA staff note the presence of karst topography immediately adjacent to the subject property, but that this feature does not extend into the subject property itself. GSCA staff further note that the karst area is sufficiently addressed in the Sewage Feasibility Study report.

The Notice of Complete Application and Public Hearing was also circulated to members of the public in accordance with the requirements of the Act. As of the report submission deadline, two comments from members of the public were received in opposition to the applications for consent and re-zoning:

**Brian and Jacqueline Wilson:** In correspondence dated December 6, 2023, Mr. and Mrs. Wilson note the following concerns:

- Increase in permanent residents may disturb the quiet enjoyment of the area with additional traffic and noise;



- Increase in traffic and speed along Main Street following development along Howe Drive which may be further escalated with the proposed development, posing a potential risk to public safety;
- Compatibility of the townhouse dwelling within a neighbourhood of predominantly single-detached dwellings;
- Potential for the townhouse dwelling units to be used for short-term rental accommodations, causing disruption to neighbours; and,
- Potential for post-development runoff to adversely affect neighbouring properties.

**Bradey Monahan:** In correspondence dated December 6, 2023, Mr. Monahan notes the following concerns:

- Increase in permanent residents may disturb the quiet enjoyment of the area with additional traffic and noise, and may pose a risk to pedestrian safety;
- Potential for the townhouse dwelling unit to be used for short-term rental accommodations, with disruption to neighbours;
- Compatibility of the townhouse dwelling within a neighbourhood of predominantly single-detached dwellings.

*Staff Response:* Townhouse dwellings in settlement areas are consistent with the 2020 PPS and are also permitted in the Secondary Settlement Area designation of the County OP and the Residential designation of the Township OP. As such and as discussed earlier:

- The built-up area surrounding the subject property is a mixed density neighbourhood, in that adjacent land uses comprise single detached dwellings and a ten-unit apartment building on the abutting property to the north. Furthermore, the proposed townhouse dwelling would have frontage along Main Street, with each of the four dwelling units afforded private driveway access off Main Street and two parking spaces on each driveway. As per Section 2.9 and Schedule B in the Township OP, Main Street is a 'local road' which is intended to provide access to abutting properties. As such, the intent and scale of the proposed development (i.e., a four-unit, one-storey townhouse dwelling), relative to the mixed density composition of the neighbourhood (i.e., single detached dwellings and an apartment building) is a critical consideration within this current development and land use policy context.
- The severed parcel upon which the townhouse dwelling is proposed has treed/vegetative buffers extending along its northwestern and southeastern limits.



Private amenity areas are also proposed in the rear yard of the proposed townhouse dwelling.

- The subject property is proximate to the Village Centre 'core' uses along Princess Street, which is also an 'arterial road' as per Section 2.9 and Schedule B in the Township OP. No new lot is proposed on Princess Street in further compliance with the Township OP.
- Based on the Sewage Feasibility Study report and the reserve municipal water capacity within Shallow Lake, the proposed townhouse dwelling can be accommodated on partial services. Furthermore, the subject property is not susceptible to flooding, erosion or any other constraint and the Sewage Feasibility Study report includes an engineered Site Plan which addresses stormwater management.
- Detailed site designs (including tree retention, buffering and landscaping provisions) and building layouts will be addressed at the Building Permit stage.
- Should property owners have concerns over the use of the subject property for short-term rental accommodations, it is recommended that these issues be raised directly at the Township through By-law Enforcement.

## **Conclusion & Recommendation**

Applications B-15-23 and Z-08-23 are consistent with the 2020 PPS, conform to the County OP and Township OP, and maintain the general intent and purpose of the Township Zoning By-law.

It is therefore recommended that Application B-15-2023 be approved, subject to the following conditions:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping. Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed).
3. That the Owner(s) pays the applicable consent certification fee at the time of certification of the deeds.



4. That prior to the issuance of a Building Permit, the applicant shall demonstrate to the satisfaction of the Township of Georgian Bluffs that the proposed siting of the proposed development does not conflict with the proximate location of the 'Unknown Petroleum Well' identified on Appendix A to the Official Plan for the County of Grey.
5. That an amendment to the Zoning By-law be in force and effect which re-zones the lands severed by Application B-15-2023 to the 'Residential Multiple One (RM1)' Zone wherein provisions permit a townhouse dwelling on partial servicing.
6. That the recommendations of the Sewage Feasibility Study report be implemented prior to the issuance of a Building Permit.
7. That, pursuant to Section 53(13) of the Planning Act, the applicant shall pay 5% cash-in-lieu of parkland dedication to the Township of Georgian Bluffs.

Respectfully Submitted:

Rebecca Elphick, M.Pl

Reviewed by:

Wes Paetkau, RPP, MCIP