



# Planning and Development

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December 6<sup>th</sup>, 2023

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

**RE: Consent Application B-16-23 and Zoning Application Z-08-23  
Part Lot 9, Plan 857 (440 Princess Street)  
Township of Georgian Bluffs (Shallow Lake)  
Roll: 420362000900700  
Owner: Matt Brown  
Applicant: Ron Davidson**

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 sever an area of approximately 2,558 m<sup>2</sup> with frontage along Main Street to erect a four-unit one-storey townhouse building, which is proposed for rental housing for older adults. The retained parcel would have an area of approximately 3,374 m<sup>2</sup> with frontage along Princess Street and is occupied by an existing dwelling and three accessory buildings, two of which are on the severed parcel and are proposed to be removed to facilitate the development. A portion is to be rezoned from the Residential One (R1) Zone to the Residential Multiple One (RM1) Zone to permit the construction of the four-unit townhouse building, with a site-specific provision to allow for partial servicing.

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

Further, Section 3.6(3) states,

*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 following requirements:*

- a) The development is within the reserve sewage system capacity or reserve water system capacity;*
- b) Site conditions are suitable for the long-term provision of such services;*
- c) The development is within the existing settlement area;*
- d) Allow for infilling and minor rounding out of existing development (see Section 8.9.1(10)(c)).*

In addition, Section 8.9.1(10) of the County OP states,

- c) Development on partial municipal services can include development of vacant and/or underutilized lots, as well as the creation of lots for infilling and minor rounding out, in accordance with the settlement area policies and the requirements noted above. Infilling and minor rounding out can include the creation of new lots from existing lots that are located within the current designated settlement area land use type subject to the findings of the Servicing Options Study.*

Lastly, Section 4.2.7 of the County OP states,

*County planning staff will consider low-density housing options for aging populations in Secondary Settlement Areas, provided servicing requirements can be met as outlined in Section 8.9.1 and safe roadway access can be maintained year-round.*

The proposed development is permitted within the Secondary Settlement Area as it would create four rental units for older adults in the form of a one-story townhome. The proposed development would be on partial servicing as it would use municipal water servicing and private sewage servicing. A D-5-4 Study regarding the feasibility of a private septic system on the severed lot for the four units was completed and determined that the subject property could support being private sewage servicing. Additionally, the feasibility study included recommendations that would ensure the subject property would be able to support the proposed private sewage servicing. Provided that these recommendations are implemented; County Planning staff have no concerns.

Appendix A of the County OP indicates that the subject property is near an 'Unknown Petroleum Well'. The Ontario Oil, Gas, and Salt Library states that the well is within 1000 metres from the mapped location. The subject property is approximately 374 metres from the mapped location of the well. The description of the well states that the location is on the original township lot known as Lot 8, Concession 7. The subject property is located on a different original township lot; however, it is near the lot line. County Planning staff recommend that the applicant do their due diligence to by consulting a qualified engineer to ensure that the Unknown Petroleum Well is not located where the proposed townhome will be at the time of construction.

Appendix B of the County OP indicates that the subject lands contain or is adjacent to 'The property contains and/or is adjacent to 'Significant Woodlands', 'Significant Wildlife Habitat', and potential 'Habitat for Threatened and/or Endangered Species'. County Planning Ecology staff have reviewed the subject application and have the following comment:

*It is Grey County staffs understanding that 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 Staffs opinion that the impacts to natural heritage would be negligible, and the requirement for an Environmental Impact Assessment (EIS) can be waived. It is also Grey County Staffs understanding stormwater management infrastructure is not needed for the proposal. Lastly, 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 having a potential to influence 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.

Provided the recommendations in the Servicing Feasibility Study are implemented, consultation with a qualified engineer occurs, regarding the Unknown Petroleum Well, to ensure that the well is not located where the proposed townhouse will be, and the County Planning Ecology staff's comments are addressed; 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  
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