



Planning and Development

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January 3rd, 2024

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

**RE: Consent Application B-18-23 and Zoning By-law Amendment Z-11-23
Concession 2 SCD, Lot 25, W Part Lot 24 (719409 Highway 6)
Township of Georgian Bluffs
Roll: 420362000212600
Owners: Judith and Thomas Nagel
Applicant: Cuesta Planning Consultants**

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 2.84 hectares and would contain the two existing farm residences and related farming structures. The retained lot will have a lot area of approximately 53.33 hectares. The zoning by-law amendment would re-zone the severed portion's rear and interior side yard provisions and the required lot coverage. The retained lands will also be rezoned to recognize lot frontage and to prohibit future residential use.

County Planning Ecology staff have reviewed the subject application and have a comment stating, *The property contains and/or is adjacent to 'Significant Woodlands', 'Significant Wildlife Habitat', and 'Potential Habitat for Threatened and/or Endangered Species'. It is Grey County staffs understanding that the proposed development will be located adjacent to the 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 Study (EIS) can be waived.*

Further, it is Grey County Staffs understanding stormwater management infrastructure is not needed for the proposal.

In addition, it is Grey County Staffs understanding that the property contains protection areas that are subject to policies of the Source Water Protection Act. As such, the Risk Management Official of Drinking Water Source Protection should be tagged for comments on this application, please contact rmo@greysauble.on.ca. The property also lies within an area designated as a significant groundwater recharge area that may influence highly vulnerable aquifers, as such, low-impact development/infrastructure is 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 our comments relating to Pre-Consultation Request – Nagel Severance and Zoning Amendment have been addressed and County Planning Ecology staff's comments are addressed; County Planning staff have no concerns.

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

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

Yours truly,



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