

RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

March 10, 2021

Township of Georgian Bluffs
177964 Grey Road 18
R.R. #3
Owen Sound, ON
N4K 5N5

Attention: Jennifer Burnett, Intermediate Planner

Dear Jennifer:

**Re: Lot Line Adjustment Proposal
Applications for Consent and Zoning By-law Amendment
Part Lot 14, Concession 3
Geographic Township of Keppel
Township of Georgian Bluffs
242161 Concession 3
Owner: Ron Davy**

Further to our recent preconsultation discussions regarding the above-noted property, enclosed please completed Consent and Zoning By-law Amendment applications. Also enclosed are the Township application fee and the GSCA review fee.

To assist your office in its review of the application, I offer the following:

Purpose of the Applications:

The purpose of the Consent application is to adjust the property boundary between a 38.45 hectare lot and the abutting 30.67 hectare property. The end result would be a 1.53 hectare lot containing an existing detached dwelling and garage and a 76.9 hectare lot containing a drive-in shed and a storage building. A dwelling will be erected on the 76.9 hectare parcel.

Background:

Ron Davy owns the 38.45 hectare property. Situated in the southeast corner of this parcel is the family home and a garage. A larger percentage of this lot is covered by a forested wetland.

Ron's wife, Patricia Davy, owns the adjacent 30.67 hectare lot which is occupied by drive-in shed and a storage building. Approximately six hectares of this property is farmed, while the balance is forested.

Mr. Davy wishes to sell the family home and erect a new dwelling on the parcel owned by Mrs. Davy. They wish, however, to keep as much of Mr. Davy's property as possible for passive recreational purposes. As such, the Consent application proposes to convey 36.92 hectares of his 38.45 hectare property to his wife. The remaining 1.53 hectares of land, containing the existing house and garage, will be sold.

For the purposes of the Consent application, the 1.53 hectare parcel will serve as the severed lot and the 36.92 hectare parcel will be the retained lot. As a condition of Consent, Mr. Davy's lawyer will be required to provide an undertaking to merge the retained parcel on title with property owned by Mr. Davy. By having the smaller parcel serve as the severed parcel, Mr. Davy will save a considerable amount of money in surveying fees.

Mr. Davy's property is zoned predominantly 'EP' (Environmental Protection). Three small areas of the site are zoned 'RU' (Rural), including the southeast corner where the house and garage exist. According to the Zoning By-law, a residential lot in the 'RU' zone is required to comprise a minimum of 0.8 hectares of land and provide at least 100 metres of frontage. Whereas the severed parcel will comply with the lot area requirement, relief from the Zoning By-law is required to allow for the 76.2 metre frontage. For this reason, an application to amend the Zoning By-law has been filed.

Official Plan:

Schedule A to the County of Grey Official Plan designates the majority of the property as 'Provincially Significant Wetlands'. Also on the property are areas of 'Hazard' and 'Rural'. The area where the house and garage are located is designated 'Rural'.

The 'Rural' designation allows for limited lot creation using a density based on the size of the original Crown-surveyed lot. In this particular instance, the lot line adjustment will not result in the creation of a new lot and therefore the lot density policy wouldn't apply.

The 'Provincially Significant Wetland' designation applies to a large portion of the subject lands, including some of the proposed residential parcel. No development or site alteration is permitted within this designation. As well, no development or site alteration is permitted within 120 metres of the wetland boundary unless it can be demonstrated that no negative impact would occur. Typically, this is addressed through an Environmental Impact Study. In this particular situation, no development will occur anywhere close to the 'Provincially Significant Wetland' designation. Mr. and Mrs. Davy will be building a new house, but that will occur on the east side of their enlarged property at a distance of about 300 metres from the wetland feature.

Appendix B of the Official Plan recognizes the forested portion of the subject lands as 'Significant Woodland'. The policies do not allow for development or site alteration in this feature or within 120 metres unless it can be demonstrated that the woodland would not be negatively impacted. No development or site alteration will occur within 120 metres of the 'Significant Woodland'.

With regard to the nature heritage features mentioned above, it should be noted that the owner contacted the Grey Sauble Conservation Authority (GSCA) to discuss this lot line adjustment during the preconsultation exercise, at which time the GSCA advised that the proposal would be acceptable.

Based on the foregoing, it is evident that the proposed lot line adjustment would conform to the County Official Plan.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) does not generally interfere with a lot line adjustment on rural lands.

The PPS contains policies that protect various natural heritage features including provincially significant wetlands and significant woodlands. As explained above, neither of these features will be affected by the lot line adjustment. Any development that occurs on the property benefiting from the lot line adjustment will occur at a considerable distance from these two mapped features.

The lot line adjustment is consistent with the PPS.

Summary and Conclusion:

The proposed lot line adjustment and associated Zoning By-law Amendment conform to the County of Grey Official Plan and are consistent with the Provincial Policy Statement.

In view of the foregoing, the proposal has merit and can be approved.

I trust you will deem the applications complete. Should you require any additional information, please contact me.

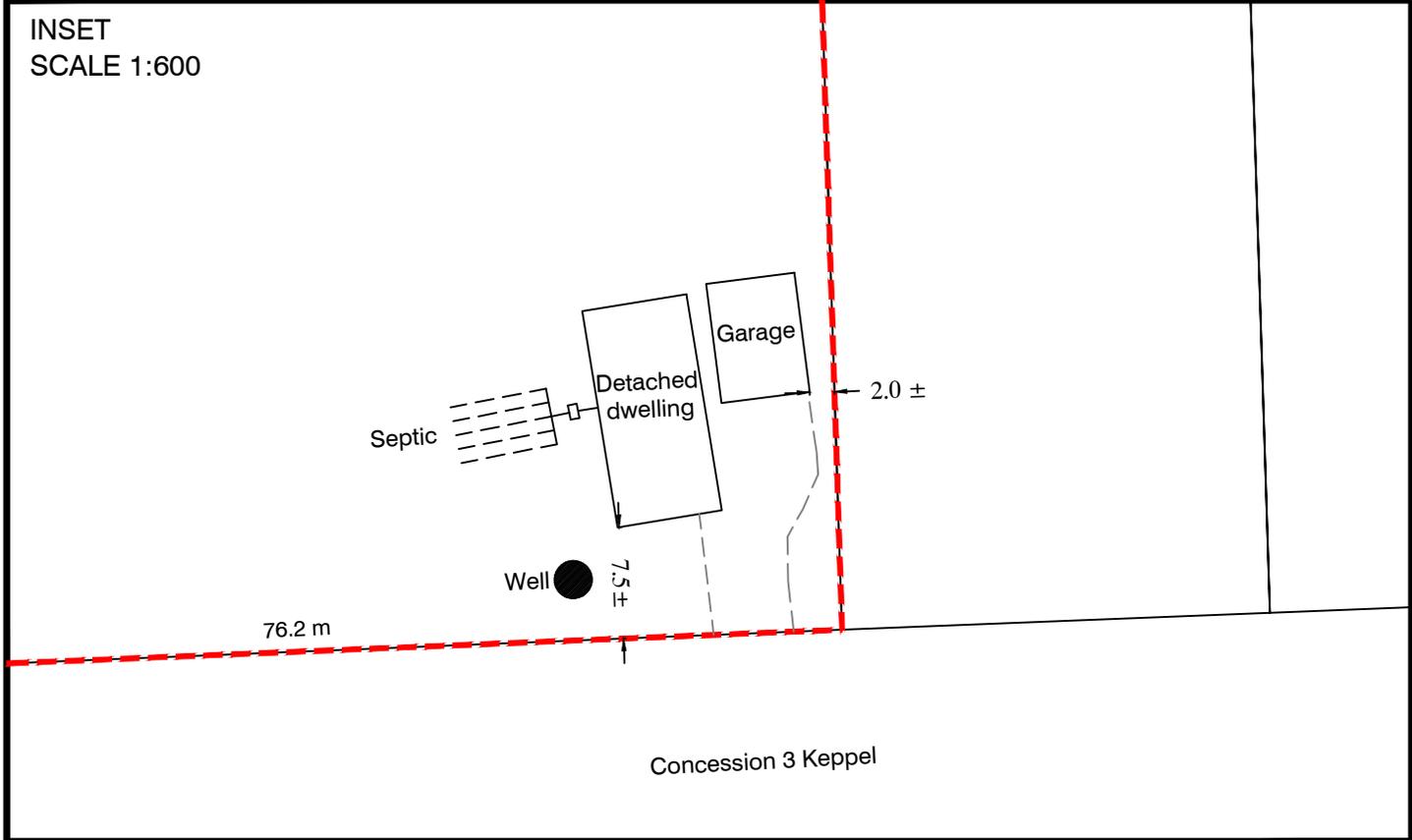
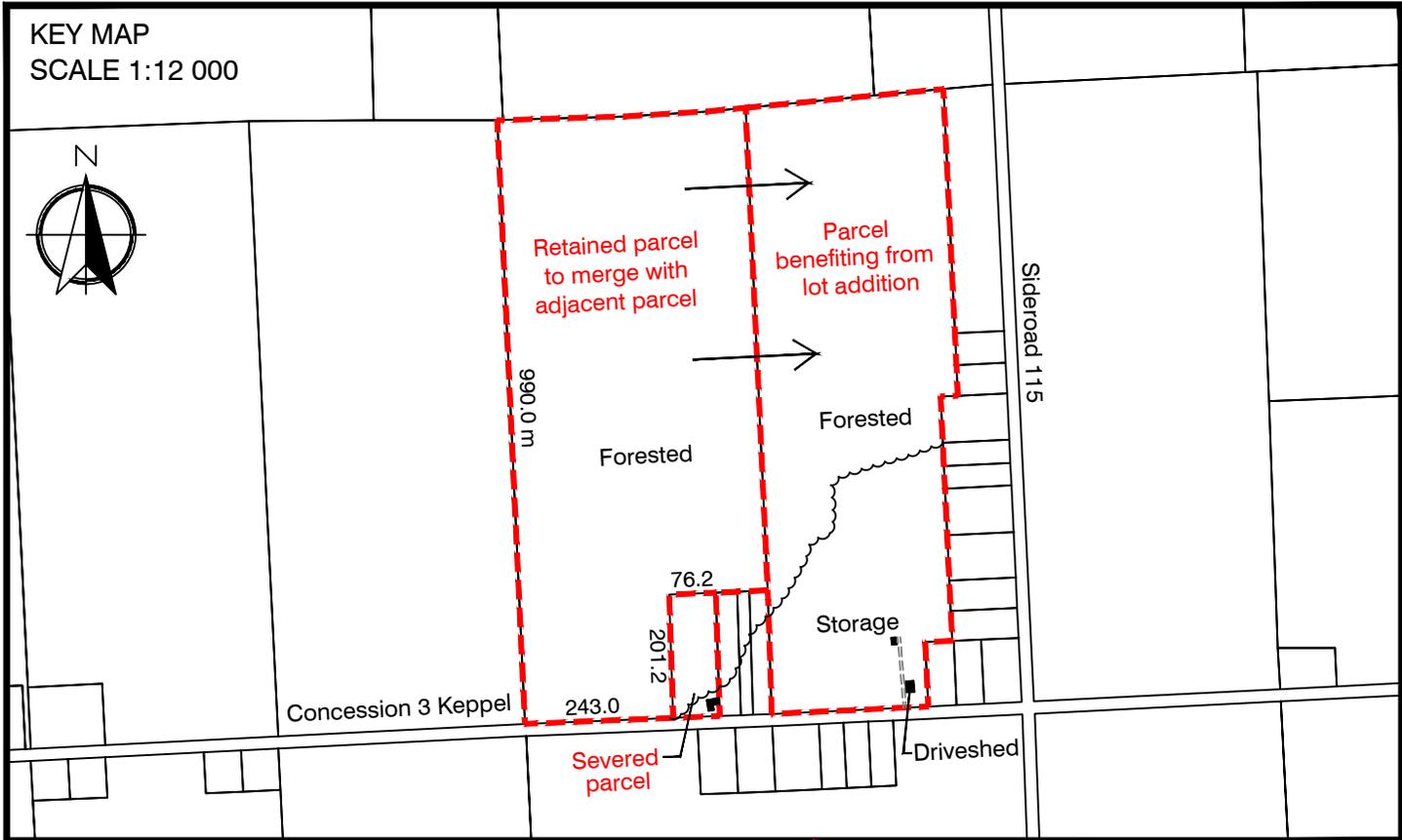
Lastly, before scheduling the public meetings for these for these applications, please advise of the potential meeting date to ensure our availability.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, cursive script.

Ron Davidson, BES, RPP, MCIP

c.c. Ron Davy



Lot Line Adjustment
242161 Concession 3 Keppel
Township of Georgian Bluffs