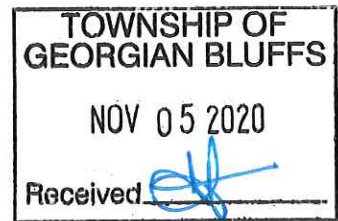




RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.



October 28, 2020

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

Attention: Jennifer Burnett, Intermediate Planner

Dear Jennifer:

**Re: Application for Zoning By-law Amendment
Lots 177 and 179, East of Somers Street, Registered Plan 98
Town Plot of Brooke
Geographic Township of Sarawak
Township of Georgian Bluffs
Owner: Len and Deborah Bird**

The following report has been prepared to support a Zoning By-law Amendment that was filed for the above-noted property by the owners. Please consider the following:

Background:

Mr. and Mrs. Bird own a 2023 square metre property at the southeast corner of the Somers Street / 16th Street West intersection, in the Brooke area of Georgian Bluffs. Situated on the property is a detached dwelling and a small shed.

The owners are wishing to install an inground swimming pool on a portion of their lawn.

During discussions with the Township regarding this matter, the Birds were advised that their property actually comprises two separate lots on a registered plan, and that their house straddles the boundary between their two lots. As such, a Deeming By-law needs to be adopted by Council in order to merge the lots. This must occur before any further development is allowed on the site.

Although not relevant, it's worth noting that the Birds are the fourth set of owners of this property since the dwelling was constructed in 1993.

Unfortunately for Mr. and Mrs. Bird, once the deeming by-law is adopted by Council their parcel is no longer considered to be a "lot" as defined in the Zoning By-law and therefore no permits can be issued until this matter is resolved. Therefore, the owners have submitted a Zoning By-law Amendment application to address this technicality.

Official Plan:

The subject lands are designated 'Brooke Residential A' on Schedule A-8 of the Township of Georgian Bluffs Official Plan. The policies for this particular area of the Township state that development of existing lots of record may be considered provided the lots are of adequate size to support water and sewer services and suitable soil conditions exist. As well, the policies generally prohibit lot creation.

With regard to the above policies, the subject property is already developed. The existing house is serviced with a private well and septic system. At this time, the owners are simply having an inground pool installed. It's worth noting that the Township and Grey Sauble Conservation Authority have both advised that a lot grading and drainage plan would not be required for the pool installation.

Based on the foregoing, the proposal to simply recognize the subject lands as a "lot" would clearly conform to the Official Plan.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) directs urban type development to the settlement areas of the Township. Brooke is considered to be a settlement area according to the Township and County Official Plans.

As well, the PPS also encourages development to be connected to municipal water and sanitary sewers where such services are available, but also gives consideration to private wells and septic systems where municipal or communal services are not available and where the site conditions are suitable for such a private servicing arrangement over the long term. As stated earlier, the lands are already developed and are serviced with a private well and septic system.

Furthermore, the PPS protects natural heritage features from development and site

alteration. Recognizing the subject lands as a lot through this Zoning By-law Amendment could not impact natural features in the area, should they exist, nor could constructing a swimming pool on the manicured lawn.

The proposed Zoning By-law Amendment is clearly consistent with the PPS.

Zoning By-law:

The subject property is zoned 'R1-c' in the Township's Zoning By-law. The 'R1-c' zone requires a 'minimum lot area' of 2000 square metres and a 'minimum lot frontage' of 40 metres. Whereas the subject property exceeds the lot area standard, this parcel possesses only 33.5 metres of frontage. The Township may choose to recognize this matter in the By-law to be considered by Council.

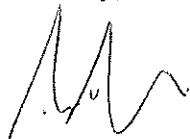
Conclusion:

The requested Zoning By-law Amendment is intended to address a technicality by simply recognizing the subject lands as a "lot".

The subject lands have, for all intents and purposes, operated as a single lot for decades. Having the lands officially merge through a deeming by-law process has considerable merit, whereas leaving the lands as two separate parcels poses many problems. With the deeming by-law comes the need for a Zoning By-law Amendment which, again, is simply necessary to address a technicality. This Amendment should be approved.

I trust this information is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP, MCIP

c.c. Len and Deborah Bird