



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

April 1, 2024

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

Attention: Michael Benner
Director, Development and Infrastructure

Dear Michael:

**Re: Applications for Consent and Zoning By-law Amendment
Part Lot 41, Concession 19, Geographic Township of Keppel
Township of Georgian Bluffs
(319913 Keppel Rock Road, Kemble)
Owner: Mitchell, Mark, and Sarah-May Taylor)**

Further to our preconsultation discussions involving the above-noted property, enclosed please find a Consent application and a Zoning By-law Amendment application. Also enclosed are:

- the Township applications fee;
- the Grey Sauble Conservation Authority review fee; and,
- a Minimum Distance Separation (MDS) Report.

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

Proposal:

Mitchell, Mark, and Sarah-May Taylor own a 34.83-hectare property in the former Township of Keppel. Approximately 33.18 hectares are actively cash-cropped. Situated on the property are a new detached dwelling and a shed.

Approximately 1.82 hectares of the property, including the lands occupied by the house and shed, are considered to be within the Kemble urban area. These lands are designated 'Secondary Settlement Area' on Schedule A of the Grey County Official Plan.

The owners wish to sever a 1.23-hectare residential lot containing the existing buildings, and to retain 33.6 hectares of farmland.

The proposed lot creation is illustrated on Figure 1 of this Planning Justification Report.

Approvals Required:

The intended development requires approval of the following Planning Act applications:

- Consent (severance) application; and,
- Zoning By-law Amendment application.

The proposed severance has already been explained above.

The proposed Zoning By-law Amendment will rezone the severed parcel from 'FD' (Future Development) to 'R1' (Residential One). A small portion of the retained parcel (i.e. the additional lands that fall within the 'Secondary Settlement Area' designation) will remain zoned 'FD' (Future Development). A small 'EP' (Environmental Protection) zoned area will remain zoned 'EP'. The balance of the retained parcel, which is currently zoned 'AG' (Agricultural), will remain within the 'AG' zone, however, a special provision will be added to allow for a reduction in the 'minimum lot area' requirement from 40 hectares to 33.6 hectares.

The current zoning and the proposed zoning are illustrated on Figures 2 and 3 of this Planning Justification Report, respectively.

Adjacent Land Uses:

Several residential lots and the Kemble Arena property abut the northerly and northwesterly boundaries of the subject property. These lands are within the recognized settlement area boundaries of Keppel. Other lands in the area appear to be used primarily for agricultural purposes.

County of Grey Official Plan:

i. Land Use Designation

Approximately 1.82 hectares of the subject property is designated 'Secondary Settlement Area' on Schedule A to the County of Grey Official Plan. The balance of the property is designated 'Agricultural', except for a small area on the west side that is designated 'Hazard Lands'. The designations applied to the site are shown on Figure 4. The severed parcel falls mostly within the area designated 'Secondary Settlement Area'; however, the proposed lot has been extended by about 15 metres into the 'Agricultural' designated area in order to include the house and the septic system. County and Township Planning staff advised during preconsultation that including a small amount of 'Agricultural' designated land with the severed parcel would be acceptable.

The 'Secondary Settlement Area' designation applies to partially-serviced and privately-serviced urban areas, and it is intended to provide a limited opportunity for growth and to promote a range of living styles and employment opportunities. Permitted uses in the 'Secondary Settlement Area' include residential, commercial and dry industrial, public, recreational, and institutional uses. The creation of a residential lot is allowed.

ii. Lot Creation

Section 9.12 *Lot Creation* of the Grey County Official Plan provides the following policies:

- 1) *Where division of land is considered, the approval authority must have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following circumstances:*
 - a) *The land division is permitted by the appropriate land use policies of Section 3 to 8;*
 - b) *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;*
 - c) *The proposed use is compatible with existing and future permitted land uses on adjacent land;*
 - d) *The servicing requirements of Section 8.9 must be met;*
 - e) *Direct access from a Provincial Highway or a County road may be restricted*

as outlined in Section 8.3. Where possible, residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves, or grades;

- f) 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;*
 - g) 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;*
 - h) The proposed lots comply with Provincial Minimum Distance Separation Formulae except for lots created within settlement areas.*
- 2) *Any conditions, including zoning if required, must be fulfilled, prior to final approval of the lot creation.*

With regard to these policies, please note the following:

- The 'Secondary Settlement Area' policies allow for residential lot creation;
- The proposed severance is generally consistent with the existing lot fabric and existing land uses within Kemble;
- The severed parcel will continue to be serviced with the existing well and septic system that were installed recently when the new house was constructed. Should development occur in the future on the retained parcel, this lot will be of ample size to accommodate private services;
- The severed parcel will exceed the 'minimum lot area' requirement of the 'R1' zone. Minor relief to the 'AG' zone's 'minimum lot area' provision is necessary, and this will be addressed through the Zoning By-law Amendment;
- The severed parcel is located within a settlement area and is therefore not subject to the Minimum Distance Separation (MDS) Formulae. The retained lot, on the other hand, is situated outside of a settlement area and is therefore subject to the MDS requirements. In this regard, there are two barns situated within 750 metres of the subject lands. An MDS Report has been prepared for both barns and has demonstrated that the future construction of a detached dwelling on the retained parcel will comply with the required barn setbacks; and,

- The Zoning By-law Amendment required to facilitate the severance will be in force and effect before the deed for the severed parcel is stamped by the Land Division Committee's Secretary-Treasurer.

iii. Official Plan Review Conclusion

The proposed lot creation conforms to the relevant policies of the County Official Plan.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) encourages urban type development, such as residential lot creation, to occur within the designated settlement areas.

The PPS allows for development on private services where municipal or communal services are not available, provided the site conditions are suitable for a private well and septic system over the long term. There are no issues in this regard, as explained above.

The PPS also requires development in the rural area to comply with the MDS Statement. MDS compliance has been addressed earlier in this Planning Justification Report.

It is evident that the proposed development is consistent with the PPS.

Conclusion:

Based on the foregoing, the Consent application and associated Zoning By-law Amendment application conform to the Grey County Official Plan and are consistent with the Provincial Policy Statement. This minor development is compatible with the neighbourhood, and overall it represents sound land use planning.

Final Comments:

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

Lastly, please advise us of the potential Public Meeting dates before actually scheduling the meetings in order to ensure our availability.

Sincerely,

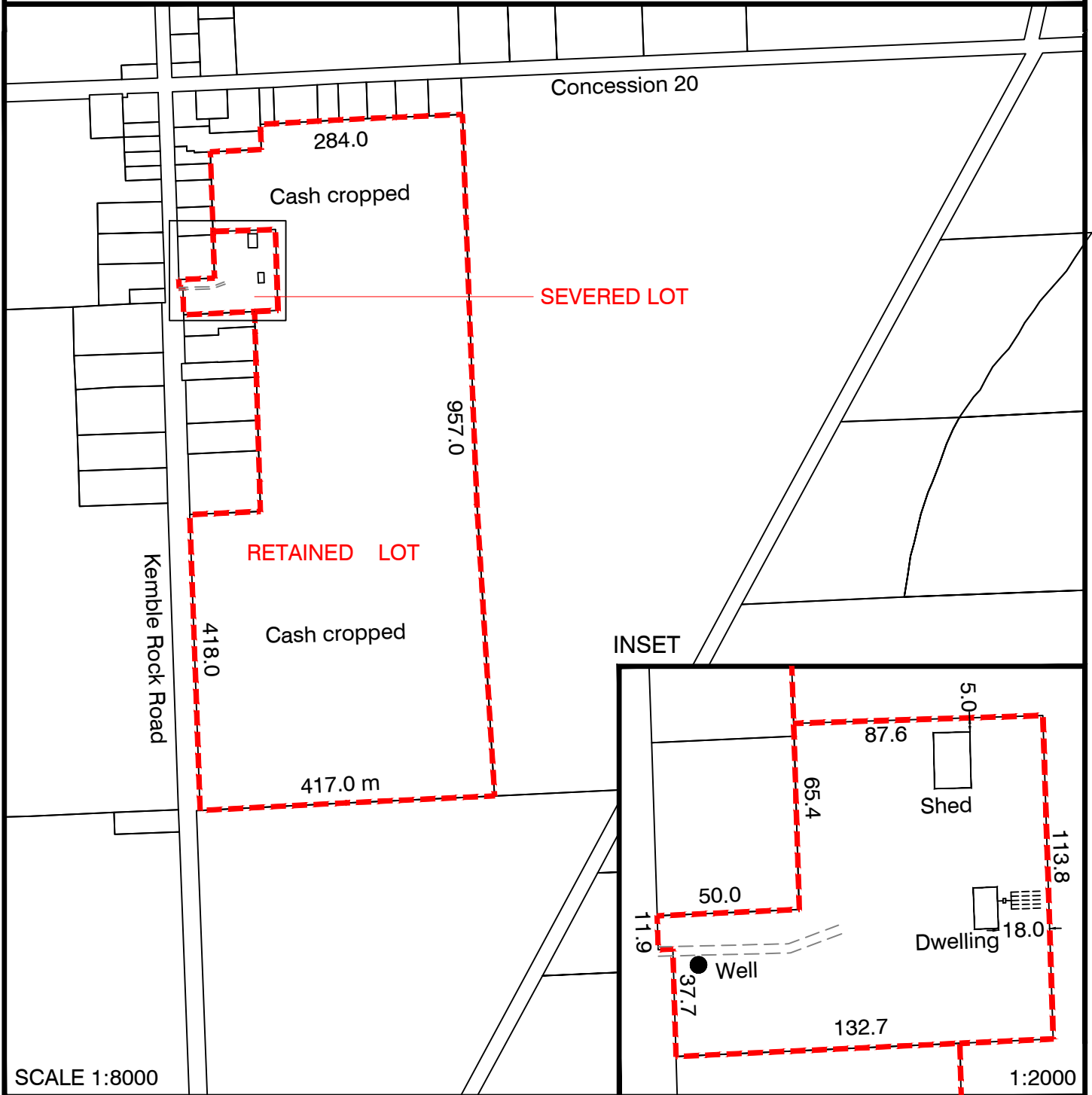
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, cursive script.

Ron Davidson, BES, RPP, MCIP

c.c. Mitchell, Mark, and Sarah-May Taylor

Figure 1: Proposed Lot Creation

 Subject Property

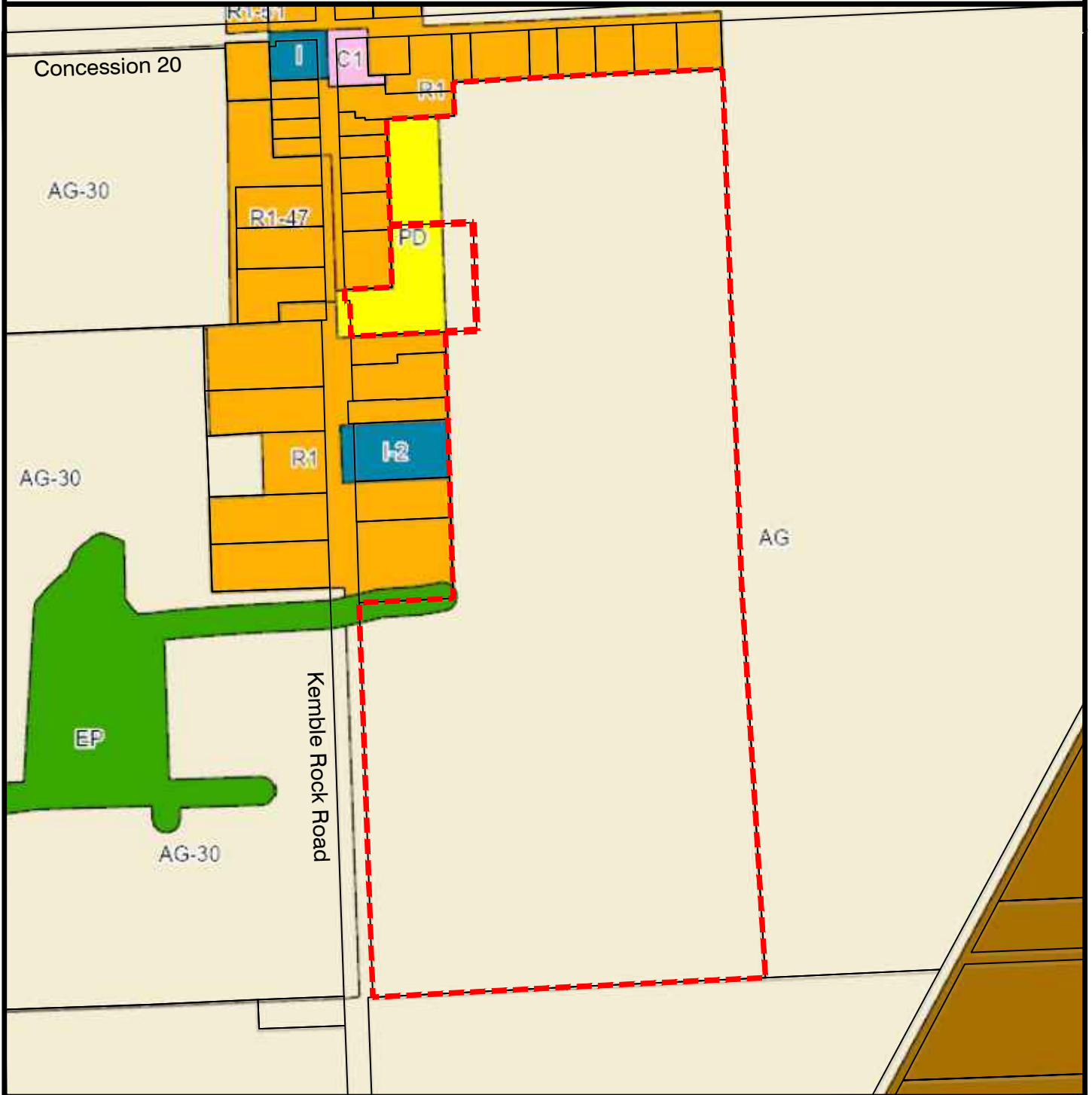


319913 Kemble Rock Road
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Figure 2: Georgian Bluffs Zoning By-law



 Subject Property

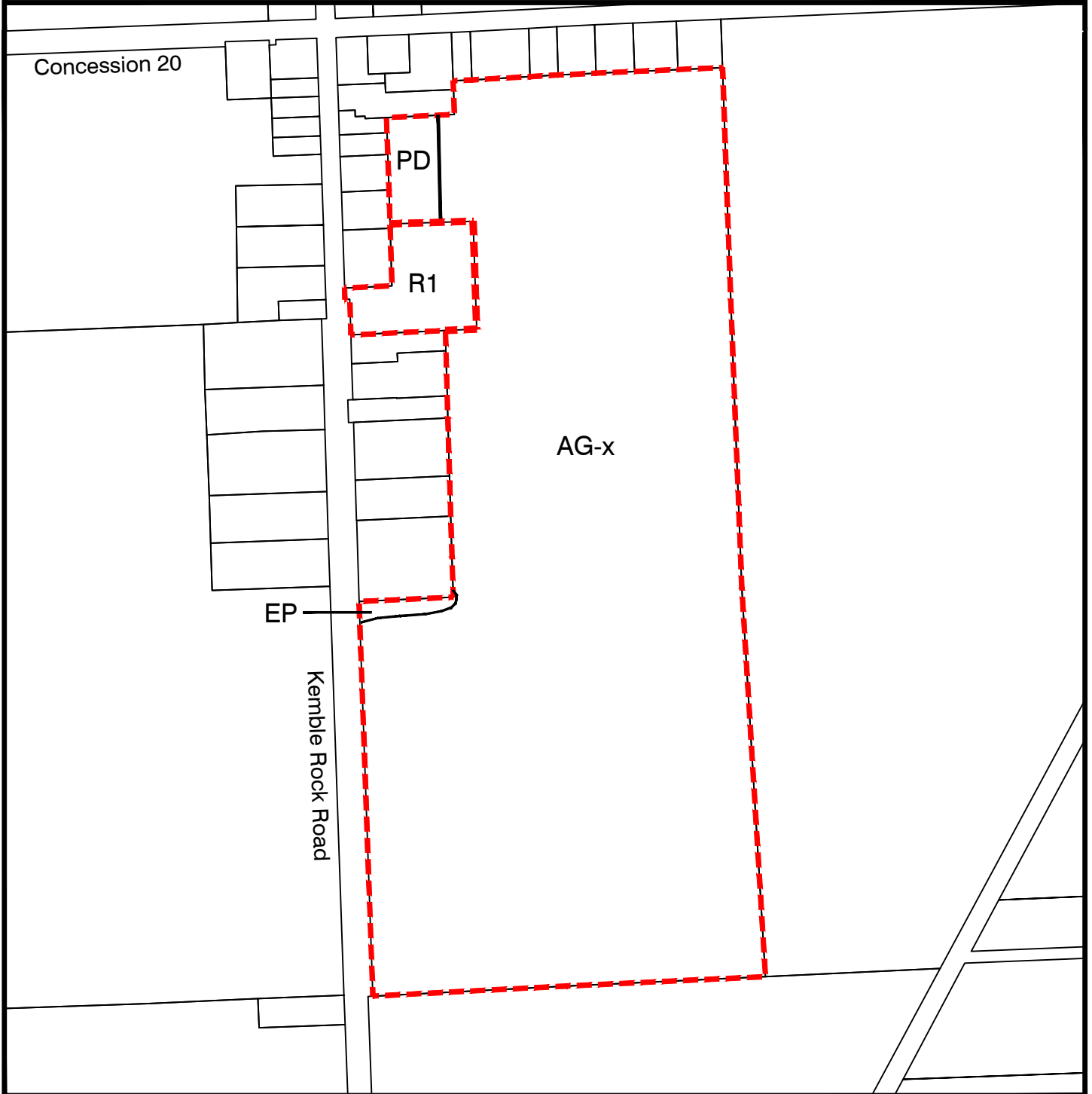


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Figure 3: Proposed Zoning

 Subject Property



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Figure 4: Grey County Official Plan Schedule A



Subject Property



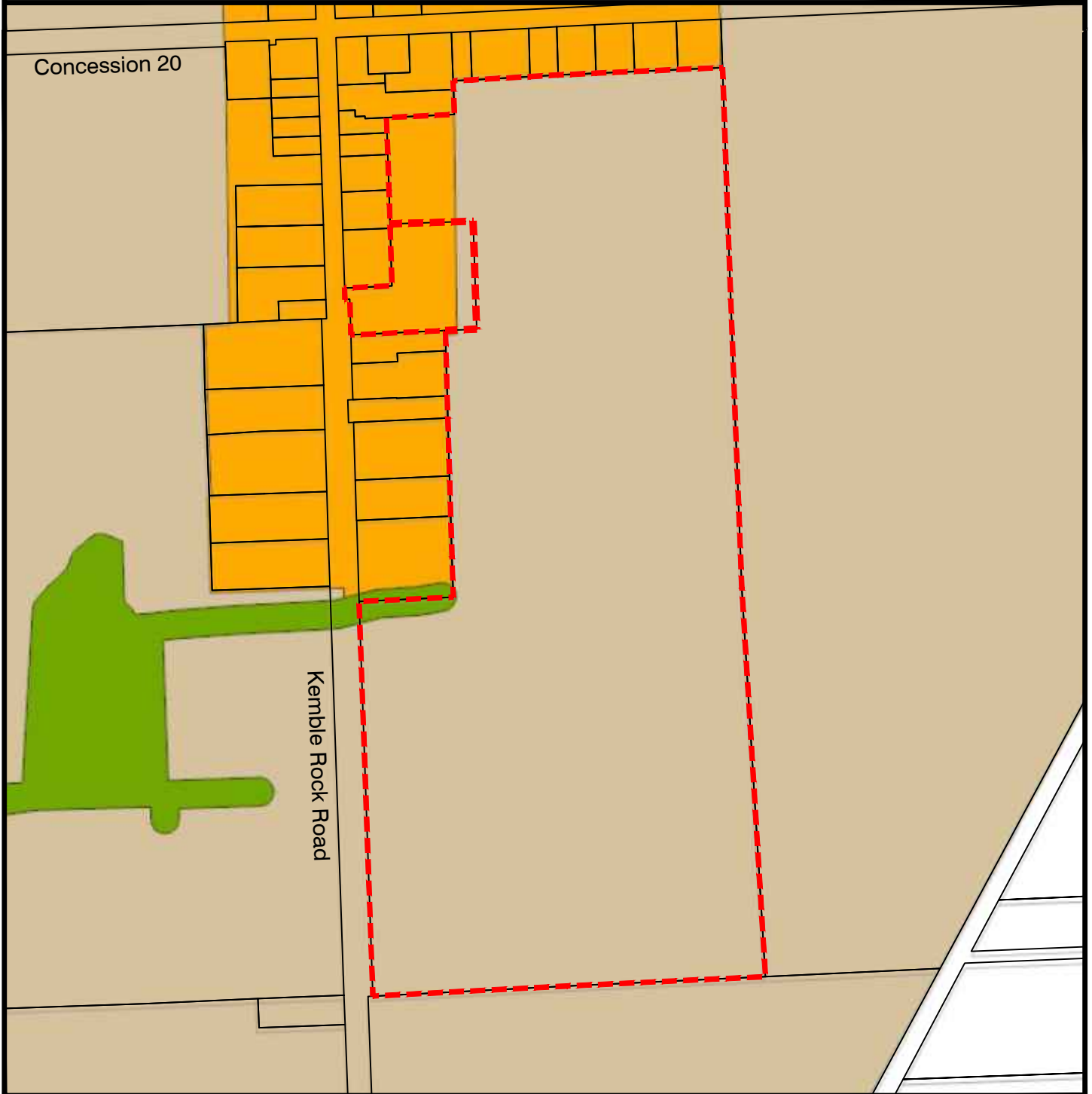
Secondary Settlement Area



Agricultural



Hazard Lands



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