



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

March 26, 2022

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

Attention: Jennifer Burnett

Dear Jennifer:

**Re: Application for Zoning By-law Amendment
Part Lot 12, Concession 4,
Geographic Township of Derby
Township of Georgian Bluffs
Owner: Mitchell Schultz**

Further to our recent discussions regarding the proposal to erect an accessory building on the above-noted property, enclosed please find a completed Zoning By-law Amendment application. Also enclosed are the Township application fee and Grey Sauble Conservation Authority (GSCA) review fee.

To assist your office with its evaluation of this application, I offer the following:

Proposed Development:

Mitchell Schultz owns a 0.4859 hectare residential lot situated along the east side of Grey Road 18, in the former Township of Derby. Located on the property is a detached dwelling and accessory building.

Mr. Schultz is hoping to erect a second accessory building on the site, measuring 14.64 metres x 30.48 metres (48' x 100'). The building would be used for personal storage.

Approvals Required:

The current 'RU' zoning of the subject property allows for accessory buildings; however, the size of such buildings are restricted in part by two maximum lot coverage provisions. In this regard, relief from these provisions is required, as follows:

Zoning Provision	Required	Proposed
<i>Maximum lot coverage for all buildings</i>	10%	16.22%
<i>Maximum lot coverage for accessory buildings</i>	5%	11.7%

The Zoning By-law Amendment application is requesting the above-noted relief.

Subject Lands:

Situated on the subject property is a detached dwelling and garage. The property is attractively landscaped and very well maintained.

Mr. Schultz stores his family's camper trailer (7.6 metres in length), snowmobile / jet ski trailer and most of his vehicles outside at the present time. A vehicle and a tractor used for onsite snow blowing are kept in the garage.

Also situated on the property are two sea containers which are also used for personal storage.

By constructing the proposed accessory building, the owner would be able to store his vehicles and trailers indoors and also remove the sea containers from the property.

Adjacent Lands:

The subject property is one of several clustered rural (residential) lots located along the east side of Grey Road 18. Residential lots exist to the north and south of the Schultz property.

The lands to the immediate rear (east) of the subject property are heavily forested.

A farm exists to the west, along the opposite side of the County Road.

Official Plan:

The County of Grey Official Plan designates the subject property as predominantly 'Rural', with a small amount of land at the rear designated 'Hazard Lands'.

Permitted uses in the 'Rural' designation include agriculture, agricultural-related, and on-farm diversified uses. Limited lot creation may also be considered. It is the general intent of the 'Rural' policies to allow for a detached dwelling and accessory buildings to be erected on a property, subject to certain requirements. The 'Rural' policies do not, however, include development standards pertaining to such issues as lot coverage.

A small section of the property is designated 'Hazard Lands', as noted above. No portion of the new building will be constructed within this area.

Appendix B identifies the adjacent forested property as 'Significant Woodland'. This feature encroaches slightly onto the subject property by about 3 metres, at its furthest point. The policies of the Official Plan state that no development or site alteration shall be permitted in a 'Significant Woodland' or within 120 metres unless it can be demonstrated that such development or site alteration would not negatively impact this natural heritage feature or its function. In this regard, the proposed building would be situated about 12 metres from the closest portion of this woodland feature. This 12 metre setback is cleared and forms part of the site's landscaped yard, which means that these lands are substantially disturbed (i.e., not in a natural state) and therefore likely provide no benefit to the ecological function of the woodland. As such, the lands that are to be developed would also not have an ecological connection to the woodland and therefore building in the chosen location should have no negative impact on the woodland feature.

Based on the foregoing, it is evident that the proposed building conforms to the Grey County Official Plan.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) recognizes the site as 'Rural Lands'. The PPS does not contain detailed policies that would place a limitation on the size of a personal accessory building.

The PPS protects natural heritage features including significant woodlands. As explained above, the proposed development should have no impact on the woodland feature.

In view of the foregoing, the proposed lot creation would be consistent with the PPS.

Township of Georgian Bluffs Zoning By-law:

The subject lands are zoned 'RU' in the Township's Zoning By-law, with a small 'EP' zone area at the rear. The new building will be erected entirely within the 'RU' zone.

As explained earlier in this Planning Report, an accessory building used for the personal use of the landowner is permitted, subject to certain provisions. The chart provided above illustrates that relief from two provisions of the Zoning By-law, both pertaining to lot coverage, is necessary in order for the proposed building to be erected.

Grey Sauble Conservation Authority Regulated Area:

The rear portion of the subject property falls within the GSCA's Regulated Area. By providing a 15.24 metre setback from the rear lot line, the building will be outside of the Regulated Area. This matter was discussed in a general sense by Mr. Shultz and the GSCA as part of the pre-consultation discussions. If it is determined through the circulation of this application that a slightly larger rear yard is required, Mr. Schultz is willing to shift the building location accordingly.

Planning Merit:

The intent and purpose of controlling the size of all structures, including both principal and accessory buildings, is to ensure that a property does not become overdeveloped. It is important that sufficient land remains for landscaping, open space, parking, septic systems and wells where applicable, etc. An overdeveloped property can also be aesthetically unappealing.

At the same time, the intent of controlling the size of accessory buildings is to ensure that the principal building continues to serve as the prominent use of the site. Furthermore, by limiting the size of the accessory building(s), the chances of the accessory building becoming a large home industry is reduced. A large home industry may present land use conflicts in the neighbourhood.

In support of the proposed amendment, please consider the following:

To begin with, the subject property is relatively large, and therefore erecting the proposed building on this site should not cause an overdevelopment or unsightly appearance. Ample area will remain on the site for parking, servicing, open space, etc.

Also, not only will the property be spared from an unattractive development, the appearance of the property will no doubt improve with the erection of the new building. Whereas the two existing buildings are attractive and the property has been landscaped in a striking manner, the overall appearance of the site should be even better once the trailers and vehicles are stored indoors and the two sea containers are removed from the site.

Furthermore, despite its size, the new building should not become the dominant feature on the site. It will be only 5.0 metres (maximum) in height and located at the rear of the property. The detached dwelling will maintain its role as the prominent building on this lot.

In addition, with regard to land use compatibility, there should be no impact on the adjacent land owners. The detached dwellings located on the residential lots to the north and south are situated near the front of their respective parcels and therefore the neighbours should not be negatively impacted by the construction of the new building at the rear of the site. It is important to note that the new building will comply with all other relevant zoning provisions including minimum side yard, minimum rear yard, maximum building height, etc.

Moreover, the owner has no intention of using the new accessory building for a home industry and is volunteering to have "home industry" removed from the list of permitted uses in the zoning of this property. This approach was suggested by the Township office during preconsultation discussions.

In addition to the forgoing, it should be stressed that a lot coverage of 16.22%, as proposed, is still quite low. Most Comprehensive Zoning By-laws would allow for a greater coverage, even on privately-serviced lands. Lots of this size in other municipalities would be subject to a maximum lot coverage ranging from 20% to 35%. (The Township may wish to consider changing the lot coverage provisions during an upcoming Zoning Bylaw update.)

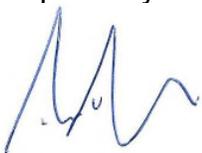
Lastly, the proposed amendment conforms to the County Official Plan and is consistent with the Provincial Policy Statement, as explained above.

Final Comments:

I trust this application package is sufficient and will allow your office to deem the application complete. Should you require any additional information, please contact the undersigned.

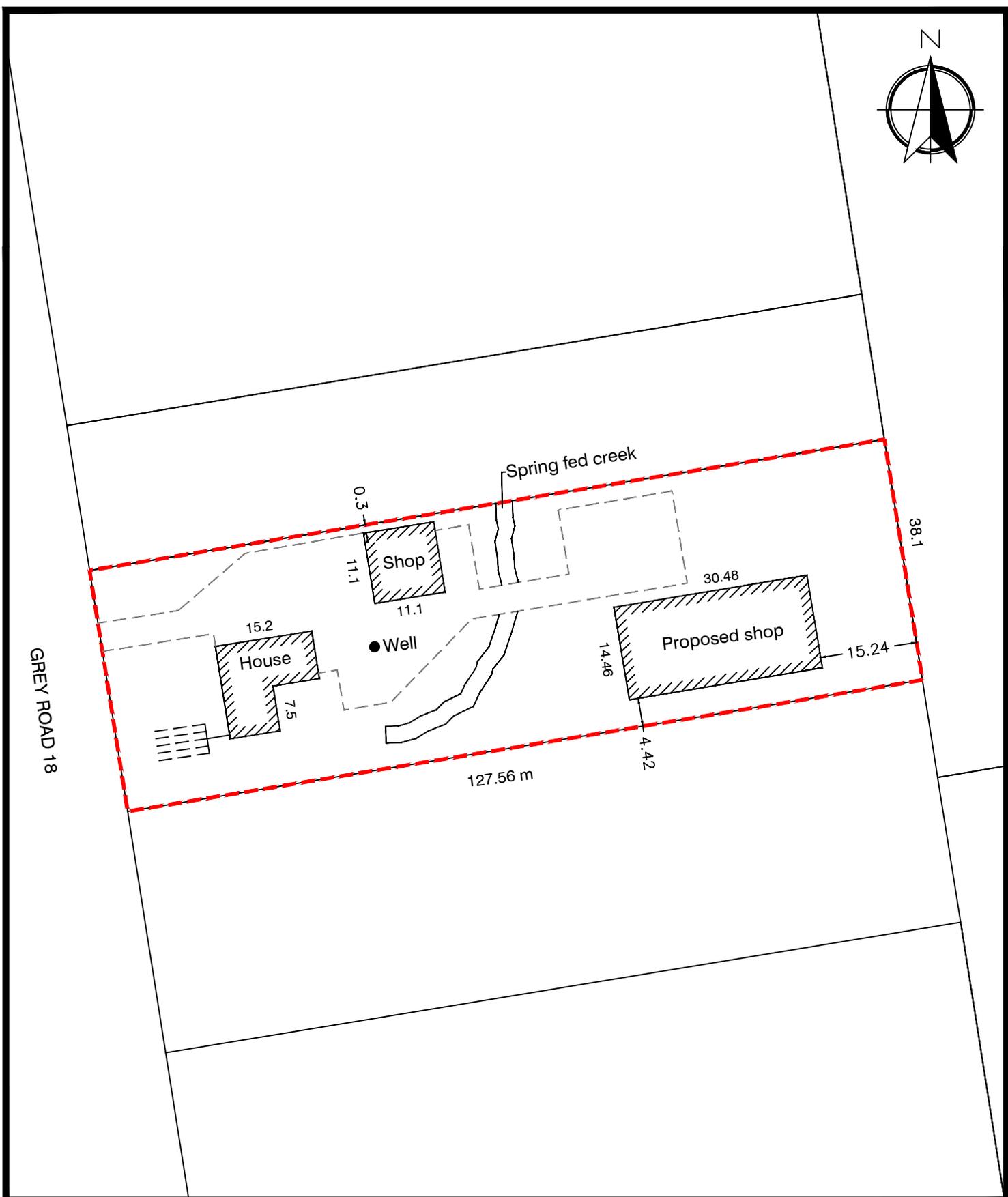
On a final note, it would be sincerely appreciated if your office could advise of a possible public meeting date before actually scheduling the meeting in order to ensure my availability.

Respectfully submitted,



Ron Davidson, BES, RPP

c.c. Mitch Shultz



Site Plan
177687 Grey Road 18
Township of Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:800