

Committee of Adjustment  
Township of Georgian Bluffs  
177964 Grey County Road 18  
Owen Sound, ON N4K 5N5

December 06, 2023  
File 11645

**Attn: Michael Benner**

**Re: Technical Severance Application  
501241 Grey Road 1  
Township of Georgian Bluffs**

Weston Consulting is the authorized planning consultant for the registered owner of the lands municipally addressed as 501241 Grey Road 1 (herein referred to as the "Subject Property"), in the Township of Georgian Bluffs. The property is comprised of the following PINS:370230312, 370230326, 370230325. On behalf of the registered owner, Weston Consulting has prepared the below rationale and enclosed materials in support of a technical severance application for the correction of title for the Subject Property.

### **Description of Subject Property and Surrounding Context**

The Subject Property is located on the northwest side of Grey Road 1, to the east of Wiarton, Ontario. The property has frontage along Colpoy's Bay. The property is surrounded by an industrial development (Caframo Limited) to the north, Wiarton Keppel International Airport to the east, low-rise residential dwellings to the south and Colpoy's Bay to the west. The Subject Property has an approximate area of 11.38 hectares (28.12 acres) with an approximate frontage of 324.9 metres along Grey Road 1. The Subject Property is split designated *Escarpment Recreation* and *Escarpment Protection* by the Niagara Escarpment Plan. The Township of Georgian Bluffs Zoning By-law 2020-020 split zones the Subject Property as *Planned Development (PD)* and *Environmental Protection (EP)*.

The Subject Property is currently occupied by a single-detached residential dwelling, two accessory buildings, and two wooden sheds. The majority of the Subject Property is forested. The property is subject to Instrument NO. 15872, which is a drainage easement that runs across the property from the Wiarton Keppel International Airport to Colpoy's Bay. In addition, the Subject Property also contains a public shoreline allowance adjacent to the portion that fronts Colpoy's Bay. The property is subject to Plan of Subdivision 180, approved in 1903, as shown on the attached survey which spans from Winter Street to Instrument NO. 15872 and Grey Road 1 to the public shoreline allowance. Plan of Subdivision 180 consists of 25 lots along the southern corner of the Subject Property, as well as a public road allowance (Louise Street) which is used for access for west-facing lots. The lots are currently vacant and Louise Street has not been constructed to date.

### **Purpose of the Application**

The purpose of this application is to complete a technical severance for the lands, as they have merged on title and have been consolidated into a larger landholding. The technical severance is required as part of the estate planning process for the current owner of the Subject Property. The intent is to sever the portion of lands sized 4.16 hectares (10.28 acres), located along the western portion of the Subject Property from Instrument NO. 15872 to Winter Street, as shown on the severance sketch (Figure 1).



Figure 1: Severance Sketch

It is proposed that Plan of Subdivision 180 be deregistered in favour of a lot configuration that is more suitable for the surrounding neighbourhood. Registered Plan 180 proposes small, shallow lots not typically found surrounding the Subject Property. The proposed severance will create a larger parcel of land that has public frontage on three sides. It is the intent of the owner to deregister Plan of Subdivision 180 to allow for Louise Street to be brought back into private ownership and allow for a unified parcel. As a result, the retained parcel (501241 Grey Road 1) will be 6.96 hectares (17.22 acres). No development is proposed on the lands to be severed. The severed lands would have access from Grey Road 1, Winter Street, and the public shoreline allowance.

### Planning Analysis and Justification of Proposed Consent

The Planning Act provides legislative direction with regard to development applications including Consent to Sever applications. The proposed Consent to Sever application must adhere to Section 2 (Provincial Interest), Section 3 (Provincial Plans), Section 51 (Plan of Subdivisions) and Section 53 (Consents).

Section 2 of the Planning Act gives consideration to matters of Provincial Interest which include the protection of ecological systems, natural areas, features and functions, the orderly development of safe and healthy communities and the appropriate location of growth and development. The proposed Consent to Sever application proposes a severance to create an additional block parcel. The Consent to Sever has regard for Section 2 of the Planning Act.

Section 3 of the Planning Act requires development applications and decisions to be consistent with provincial policy statements and conform with provincial plans. The proposed Consent to Sever application is consistent with the Provincial Policy Statement which is addressed in the following sections of this letter.

The Draft Plan of Subdivision application demonstrates regard for Section 51 (24) of the Planning Act. The proposed Consent to Sever proposes a change to the existing landholdings. Table 1 describes how the application has regard for the prescribed criteria for the subdivision of land per Section 51(24) of the Planning Act:

Table 1: Assessment of Section 51 (24) of the Planning Act.

Criteria	Proposed Applications
(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	The proposed Consent has regard for matters of provincial interest as the Subject Property contributes to the appropriate location for growth and development.
(b) whether the proposed subdivision is premature or in the public interest;	The proposed Consent will increase opportunities for additional residential lands and uses within this area.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposed Consent does not conflict with the Official Plan and any adjacent plans of subdivision. Future development applications on the Subject Property will be subject to future municipal approvals.
(d) the suitability of the land for the purposes for which it is to be subdivided;	The proposed new lot conforms with the applicable land use designation permissions. The existing use of the Subject Property will continue and any future development applications on the severed lands will be subject to municipal approvals.
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	Not applicable.
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	The number, width, location and proposed grades and elevations of highways, and other linkages are adequate. The Subject Property is adjacent to Grey Road 1 and Winter Street.
(f) the dimensions and shapes of the proposed lots;	The proposed Consent contemplates a lot that is rectangular in shape and larger than those of the surrounding area.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	Not applicable.
(h) conservation of natural resources and flood control;	The portions of the Subject Property that are zoned <i>Environmental Protection</i> will not be negatively affected by the proposed new lot.
(i) the adequacy of utilities and municipal services;	The Subject Property is not currently serviced. Any future development applications on the severed

	lands will be subject to municipal approval to ensure the adequacy of future servicing.
(j) the adequacy of school sites;	Not applicable.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	Not applicable.
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	The proposed Consent will increase opportunities for future residential uses.
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the <i>City of Toronto Act, 2006</i> . 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	Any future development applications for the property will be subject to municipal approvals.

Section 53 of the Planning Act permits the approval of Consent to Sever applications if a plan of subdivision is not necessary for the proper and orderly development of the municipality which is applicable as the Severed Parcel is within the Draft Approved Plan of Subdivision.

It is our opinion the proposed Consent to Sever has regard for the Planning Act.

### Township of Georgian Bluffs Official Plan Land Division and Consent Policies

The Township of Georgian Bluffs Zoning By-law 2020-020 split-zones the Subject Property as *Planned Development (PD)* and *Environmental Protection (EP)*. Section 5.5 of the Township of Georgian Bluffs Official Plan contains policies related to the division of land. Section 5.5.2 of the Official Plan contains policies related to Consent Applications. Table 2 describes how the application has regard for the Township's policies related to the subdivision of land.

Table 2: Assessment of Township of Georgian Bluffs Official Plan

Criteria	Proposed Applications
<b>5.5 Land Division Policies</b>	
A) This section of the Plan provides policies that are to be applied when considering proposals to divide or create lots through the plan of subdivision process or through the Consent to sever process. It is the intent of this Plan that these policies be adhered to by Council and all other agencies that may be	The proposed Consent adheres to and has regard for the policies in Section 5.5.

involved in the creation of new lots within the Township.	
B) In any case where the land involved in the application for land division is within or partly within 120 metres of areas designated as 'Wetlands', such application shall be accompanied by an Environmental Impact Study in accordance with Section 5.4 of this Plan. Such study shall review and assess the appropriateness of the proposed land use on the natural environment.	Not applicable.
C) As a condition of land division approval, Council may require the dedication of parkland or 'cash-in-lieu of parkland in accordance with Section 3.4.4.3 and road widening in accordance with Section 2.9.4.	Noted.
D) New conservation lot proposals for the purposes of securing lands containing sensitive or significant natural features and/or the Bruce Trail by a public agency or an approved conservation organization, shall be permitted within all designations of this Plan, provided that the new lots are for conservation purposes and no new building lots are created.	Not applicable.
<b>5.5.2 Consents</b>	
1. The following policies shall apply to all Consent applications for new development. It is intended that these policies will be implemented by the Committee of Adjustment or a Land Division Committee and relevant agencies influencing the creation of new lots within the Township.	The proposed Consent generally conforms with the policies listed in Section 5.5.2.
a) A Consent shall only be granted if in conformity with the land use designations and policies of this Plan, the County of Grey Official Plan and the provisions of the Zoning By-law. Where required, such a by-law will be passed by Council prior to a Consent being considered.	The Subject Property is in conformity with the land use designations of this plan and policies of this Plan, the County of Grey Official Plan and the provisions of the Zoning By-law. Any future development applications on the severed lands will be subject to municipal approval.
b) Except for Consents to secure conservation land, Consents for new development shall only be granted where both the severed and retained parcels conform to the provisions of the Zoning By-law and have frontage on	The proposed severed lot conforms to the provisions of the Zoning By-law can be accessed by Grey Road 1 and Winter Street. The existing lot will continue to have access via Grey Road 1.

<p>an open public road which is maintained on a year-round basis.</p>	
<p>c) Ribbon development along arterial roads shall be prevented. Access to county or municipal roads designated as “Arterial Roads” in this Plan or in the County of Grey Official Plan shall be restricted and only permitted where no traffic hazard will be created by the Consent</p>	<p>The proposed severance will not contribute to ribbon development. Any future development applications on the severed lands will be subject to municipal approval.</p>
<p>d) The availability of access to Provincial Highways will be subject to the Ministry of Transportation’s (MTO’s) review of the proposed Consent and will be based on compliance with the requirements of MTO’s highway access control policies and the Public Transportation and Highway Improvement Act.</p>	<p>Not applicable.</p>
<p>e) No lot will be created in an area susceptible to flooding, erosion, or any other physical or environmental constraint unless it has been demonstrated and verified by the Ministry of Natural Resources and/or the Grey Sauble Conservation Authority, that the proposed use will not impact or be impacted by such constraints.</p>	<p>Not applicable.</p>
<p>f) No new lots for residential uses will be created within: i. One kilometre of an active sanitary landfill site; ii. 500 metres of a closed sanitary landfill site, and/or; iii. within 500 metres of an Aggregate resource area, as identified in the County Official Plan.</p>	<p>The Subject Property is not within one kilometer of an active sanitary landfill site, 500 metres of a closed sanitary landfill site, and/or within 500 metres of an Aggregate resource area.</p>
<p>g) Consents in settlement areas may be granted in accordance with the policies of Section 3 of this Plan and subject to the following criteria; i. The scale of development or development potential would not require a plan of subdivision. ii. The proposed lot(s) are consistent with the lot area, frontage and density pattern of the surrounding area. iii. Appropriate servicing can be provided and no extension of municipal services is required.</p>	<p>The proposed lot is consistent with the lot area, and servicing would be addressed through future development applications which will be subject to municipal approval.</p>

## Niagara Escarpment Plan

The Niagara Escarpment Plan designates portions of the Subject Property *Escarpment Recreation Area* and *Escarpment Protection Area* (Figure 2). Section 1.4.4 of the Niagara Escarpment Plan contains policies related to lot creation within the *Escarpment Protection Area*. Section 1.8.4 and 1.8.5 of the Niagara Escarpment Plan contains policies related to lot creation within the *Escarpment Recreation Area*. Section 2.4 of the Niagara Escarpment Plan contains policies related to Development Criteria for the creation of new lots. Table 3 describes how the application has regard for the Niagara Escarpment Commission’s policies related to the subdivision of land.

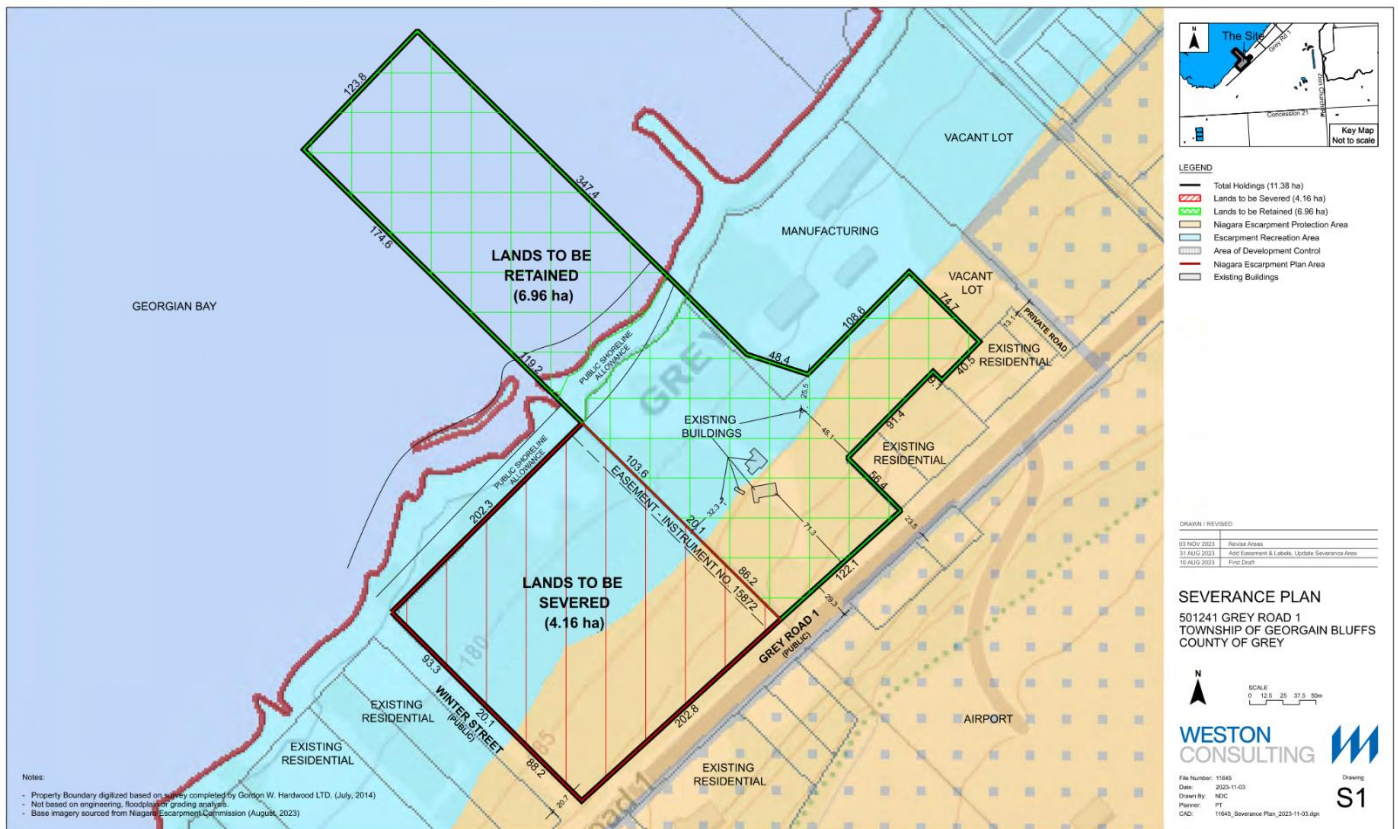


Figure 2: Severance Sketch With NEC Mapping

Table 3: Assessment of Niagara Escarpment Plan Policies

Criteria	Proposed Consent
<b>1.4.4 Escarpment Protection Area</b>	
1. A lot may be created by severing one original township lot or original township half lot, from another original township lot or original township half lot, provided there have been no previous lots severed from one of the affected original township lots or original township half lots. Such severances shall only occur along the original township lot line.	There have been no previous lots severed from the Subject Property.
2. Notwithstanding Part 1.4.4.1, provided no new building lot(s) is created, a severance may be permitted: a) for the purpose of correcting conveyances, provided the correction does not include the re-creation of merged lots; b) for the purpose of enlarging existing lots; c) as part of, or following, the acquisition of lands by a public body; or as part of, or following, the acquisition of lands by an approved conservation organization for the purpose of establishing a nature preserve.	Not applicable
3. New lots may be created for agricultural uses, provided both the severed and remnant lots are of sufficient size to remain useful for agricultural purposes, and such lots are not less than 16 hectares in a specialty crop area or 40 hectares in any other prime agricultural area. These new lots shall only be permitted in municipalities where the official plan has identified specialty crop areas and/or prime agricultural areas.	Not applicable.
4. New lots may be created for agriculture-related uses, provided that any new lot is limited to the minimum size needed to accommodate the use. A lot created for an agriculture-related use shall not be used for residential purposes.	Not applicable.
5. In the Town Plot of Brooke, Grey County, a lot may be created by severing one of the original Town Plot lots from another, provided there have been no previous lots severed from one of the affected Town Plot lots. Such severances shall only occur along the original Town Plot lot lines.	Not applicable.
6. The severance of a lot with a residence that has been rendered surplus to an agricultural operation as a result of a farm consolidation is permitted, subject to the	Not applicable.



<p>policies found in Part 2.4 of this Plan that apply to such a severance and the associated remnant APO lot created by this severance.</p>	
<p>7. A lot created by a public body (e.g., for a road or park) or by an approved conservation organization for a nature preserve will not be considered a previous lot. A remnant lot(s) created as a result of a lot acquired by a public body or an approved conservation organization which may be used as a building lot(s) shall be considered an existing lot of record if the pre-existing lot was an existing lot of record and will be considered a previous lot for the purpose of determining entitlement to further severances if the pre-existing lot was a previous lot.</p>	<p>Not applicable.</p>
<p><b>1.8.4 Escarpment Recreation Area</b></p>	
<p>Subject to the Development Criteria in Part 2, the Development Objectives of this section and the requirements of applicable official plans, secondary plans and/or by-laws that are not in conflict with the Niagara Escarpment Plan, new lots may be created for permitted uses.</p>	<p>The proposed Consent has regard for the Development Criteria in Part 2 of the redevelopment Objectives as well as the relevant municipal planning documents.</p>
<p><b>1.8.5 Development Objectives</b></p>	
<p>1. Development within Escarpment Recreation Areas shall not encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas</p>	<p>The severed lands are split-designated <i>Escarpment Recreation</i> and <i>Escarpment Protection</i>. Furthermore, no development is proposed on the severed lands or the retained lands. Any future development for the severed lands would be located within the <i>Escarpment Recreation</i> designation and will be subject to municipal approvals.</p>
<p>2. Development within Recreation Areas should encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions (consistent with provincial reduction targets to 2030 and 2050) and working towards the long-term goals of lowcarbon communities, net-zero communities and increased resilience to climate change, through maximizing opportunities for the use of green infrastructure and appropriate low impact development.</p>	<p>Any future development applications for the property will be subject to municipal approvals.</p>
<p>3. New lots within Escarpment Recreation Areas shall not be created if such lots encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or</p>	<p>The Subject Property is split designated <i>Escarpment Recreation</i> and <i>Escarpment Protection</i>. The proposed severance will allow for future development to be accommodated within the <i>Escarpment Recreation</i> designation</p>

<p>Mineral Resource Extraction Areas adjacent to the Urban Area.</p>	<p>and not encroach into the <i>Escarpment Protection</i>. Any future development applications for the property will be subject to municipal approvals.be subject to municipal approval.</p>
<p>4. Lots within Escarpment Recreation Areas shall not be enlarged to encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas in order to provide more area for development.</p>	<p>Not applicable.</p>
<p>5. Notwithstanding Objectives 3 and 4 above, new lots may include Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas designation under the following circumstances: a) correcting conveyances; b) where the land has, or is to be, acquired by a public body or an approved conservation organization; or c) enlarging existing lots, provided that no further fragmentation of the Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas adjacent to the Escarpment Recreation Area would result and that there is sufficient area within the Escarpment Recreation Area to accommodate development.</p>	<p>The technical severance will correct the previous conveyance involving the Subject Property. As mentioned previously, the severance application does not re-create merged lots. It is understood that registered Plan of subdivision 180 is a standalone lawfully existing subdivision and has not merged with the adjacent as the property owner.</p>
<p>6. In ski centres and four-season recreational resort areas, development on prominent Escarpment slopes shall be limited to: a - e</p>	<p>Not applicable.</p>
<p>7. In the Town of The Blue Mountains and the Municipality of Grey Highlands no additional development, including the creation of new lots, shall be permitted on the Escarpment slope above the contour identifying the toe of the Escarpment slope or the applicable property boundary deemed to be the toe of the Escarpment slope, except for those uses approved as part of the Town of The Blue Mountains Official Plan (as approved by the County of Grey on December 10, 2004), the Castle Glen Official Plan (dated October 23, 2006, and approved by the Ontario Municipal Board on December 4, 2006) or the Municipality of Grey Highlands Official Plan (as approved by the Ontario Municipal Board on September 29, 2003).</p>	<p>Not applicable.</p>
<p>8. Lakeshore residential areas may extend inland to permit new development in a</p>	<p>Not applicable.</p>

<p>planned group provided that it does not encroach upon the Escarpment Natural Area or the Escarpment Protection Area designations and does not exceed approximately 200 metres in depth measured from the high water mark.</p>	
<p>9. Within lakeshore residential areas, where proposed lots within a subdivision have no lake frontage, provision shall be made with the municipality (land or cash in lieu) prior to registration for public lake frontage to be part of or adjacent to the subdivision.</p>	<p>Not applicable.</p>
<p>10. Growth and development in Escarpment Recreation Areas shall be compatible with and provide for:  a) the protection of natural heritage features and functions;  b) the protection of hydrologic features and functions;  c) the protection of agricultural lands, including prime agricultural areas;  d) the conservation of cultural heritage resources, including features of interest to First Nation and Métis communities;  e) considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;  f) sustainable use of water resources for ecological and servicing needs; and compliance with the targets, criteria and recommendations of applicable water, wastewater and stormwater master plans, approved watershed planning and/or subwatershed plans in land use planning.</p>	<p>Any future development applications for the property will be subject to municipal approvals to ensure the protection of appropriate environmental features, mitigate impacts on climate change and ensure adequate servicing.</p>
<p>11. Recreational uses shall be designed to utilize existing site and topographical conditions. Minimum regrading, placement/excavation of fill and vegetation removal are allowed only if they are essential to the use and there are minimal negative impacts on the Escarpment environment.</p>	<p>Any future development applications for the property will be subject to municipal approvals.</p>
<p>12. Municipalities are encouraged to pass sign by-laws to ensure that community character, open landscape character and scenic resources of the Escarpment are maintained and enhanced.</p>	<p>Not applicable.</p>
<p>13. Municipal sewer and water services will be the preferred form of servicing and, in the Town of The Blue Mountains, will be required in the Service Districts of Craigeleith,</p>	<p>The Subject Property is currently vacant and any future development applications on the severed lands will be subject to municipal approval to ensure the adequacy of servicing.</p>

Camperdown, Castle Glen, and Swiss Meadows, in accordance with the municipal official plan.	
<b>2.4 Development Criteria</b>	
1. Lot creation, including lots created within Urban Areas, Minor Urban Centres and Escarpment Recreation Areas, shall be subject to conformity with official plans and/or secondary plans and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan, and the criteria set out under Part 2, Development Criteria.	The proposed Consent generally conforms with the Development Criteria in Part 2 of the Development Objectives as well as the relevant municipal planning documents.
2. New lots to meet residential needs should be created primarily in designated Urban Areas, Minor Urban Centres and Escarpment Recreation Areas.	Not applicable.
3. Ribbon or strip development should be prevented.	Not applicable.
4. The size and configuration of new lots shall be subject to the requirements of official plans and/or secondary plans, and where applicable, zoning by-laws and the objectives of the designation.	The proposed Consent does not conflict with the Grey County or Township of Georgian Bluffs Official Plan or Zoning By-law.
5. New lots must: a) maintain and enhance the existing community character and/or open landscape character of the Escarpment; and b) protect and enhance existing natural heritage and hydrologic features and functions.	The proposed lot will maintain and enhance the existing community character, as well as not negatively impact the existing natural heritage and hydrologic features and functions.
6. Prior to commenting upon proposals for new lots, the implementing authority shall consider: a) the number, distribution and density of vacant lots in the area; b) the additional lots that may be created in conformity with this Plan; c) the consequences of the development of the lots with regard to the objectives of the designation; and d) providing for or protecting public access to the Niagara Escarpment, including the Bruce Trail corridor.	The proposed lot will be one of the largest vacant lots on the south side of Colpoy's Bay within close proximity to Warton. Any future development applications for the property will be subject to municipal approval.
7. Where a lot is proposed in more than one designation, the severance policy of the least restrictive designation shall apply. There should be sufficient area in the least restrictive designation to accommodate the development.	The majority of the proposed severed lands are located within the <i>Escarpment Recreation Area</i> , while a minority portion is within the <i>Escarpment Protection Area</i> .
8. Except for new lots permitted under Part 2.4.12, new lots created by Consent shall front	The proposed lot can be accessed by Grey Road 1 and Winter Street.

<p>onto an existing public road that is of a reasonable standard of construction and generally maintained all year round.</p>	
<p>9. Public bodies and private persons are encouraged to consolidate existing vacant lots to establish lots of such a size as to permit uses consistent with the objectives of the designation in which they are located.</p>	<p>Not applicable.</p>
<p>10. Where a portion of an original township lot or original township half lot includes a Minor Urban Centre, Urban Area or Escarpment Recreation Area, the Lot Creation policies of the applicable designations will apply only to the area outside the Minor Urban Centre, Urban Area and Escarpment Recreation Area boundary provided that:</p> <p>a) the lands outside constitute more than 50 per cent of the original township lot or original township half lot;</p> <p>b) the boundary of the Minor Urban Centre, Urban Area or Escarpment Recreation Area has been clearly defined in an approved official plan and/ or secondary plan not in conflict with the Niagara Escarpment Plan; and</p> <p>c) where the lands lying outside the boundary of a Minor Urban Centre, Urban Area or Escarpment Recreation Area constitute less than 50 per cent of the original township lot, new lots are not permitted.</p>	<p>Not applicable.</p>
<p>11. Where a portion of an original township lot or original township half lot lies outside the Niagara Escarpment Plan area, the lots created outside the Niagara Escarpment Plan area will be considered previous existing lots of record under the Lot Creation policies of the applicable designations.</p>	<p>Not applicable.</p>
<p>12. Notwithstanding 10 above, new lots may be created by a public body or an approved conservation organization, subject to the following:</p> <p>a) new lots may be created by a public body through acquisition, disposal or exchange, provided such a lot does not conflict with the Lot Creation policies and severance limits contained within Parts 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, and 1.9, and the provisions of Part 3 of this Plan; and</p> <p>b) subject to receiving the required municipal approval, new lots may be created by an</p>	<p>Not applicable.</p>

<p>approved conservation organization to establish a nature preserve, through acquisition, disposal or exchange, provided such a lot does not conflict with the Lot Creation policies and severance limits contained within Parts 1.3, 1.4, 1.5, 1.6, 1.7, 1.8 and 1.9. In the case of an approved conservation organization, Part 3 of this Plan also applies to lands held by such an organization if the property is added to the Niagara Escarpment Parks and Open Space System, provided the criteria for such an addition to this Plan are met.</p>	
<p>13. Any new lot created as a nature preserve by an approved conservation organization under Part 2.4.12 shall have an appropriate legal restriction registered on the property's title guaranteeing that: a) the property will be accessible to the public and used as a nature preserve; and b) the property will be transferred to an appropriate conservation organization or public body should the original approved conservation organization holding the property fail, cease to exist or wish to transfer or dispose of the nature preserve in whole or in part.</p>	<p>Not Applicable</p>
<p>14. Where the implementing authority has approved a new lot for the establishment of a nature preserve, the property and details regarding the nature preserve's ownership, size, characteristics and location shall be recorded and listed in Appendix 4 to this Plan. Removal of a nature preserve from the list in Appendix 4 will require an amendment to the Niagara Escarpment Plan.</p>	<p>Not applicable.</p>
<p>15. Where more than one single dwelling exists on the same lot, a new lot may be created for the additional dwelling(s) provided that: a) neither the dwelling on the new lot nor the dwelling(s) to be retained were approved on the basis that they would be for temporary use or as a dwelling unit accessory to agriculture; b) all the dwellings on the property are existing uses as defined in this plan and have received approval from the municipality; c) both the dwelling on the new lot and the dwelling retained are of a reasonable</p>	<p>Not applicable.</p>

<p>standard for habitation and have been used as a dwelling unit within the year before making application to sever; d) severance of the existing dwelling does not conflict with Part 2.4.18 below; and e) a new lot is not to be created for a mobile or portable dwelling unit</p>	
<p>16. Where more than one single dwelling exists on a lot and where an additional lot could be severed from the existing lot in accordance with the Lot Creation policies of the applicable designation, any severance permitted must contain one of the two single dwellings and the two single dwellings will be treated as two lots for the purposes of determining entitlement for future severances from the existing lot.</p>	<p>Not applicable.</p>
<p>17. Severances shall not be permitted on any property subject to a heritage conservation easement agreement.</p>	<p>Not applicable.</p>
<p>18. Notwithstanding 2.4.17, if the number of severances permitted by the Niagara Escarpment Plan has already been granted or exceeded, the second single dwelling may be permitted, but future severance of a new lot off the existing lot of record is prohibited.</p>	<p>Not applicable.</p>
<p>19. A home occupation or home industry shall not be severed in the Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Area designations.</p>	<p>Not applicable.</p>
<p>20. Lot creation in prime agricultural areas is discouraged and may only be permitted for: a) agriculture-related uses, provided that the lot satisfies the New Lots provisions in Part 1 of this Plan and will have minimal impact on the Escarpment environment; b) a residence surplus to a farm operation, as a result of a farm consolidation as provided for in this Plan; or c) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.</p>	<p>Not applicable.</p>

**Grey County Official Plan**

Section 9.12 of the Grey County Official Plan contains policies related to lot creation within the *Escarpment Protection Area*. Table 4 describes how the application has regard for Grey County’s policies related to the subdivision of land.

*Table 4: Assessment of Grey County Official Plan*

<b>9.12 Lot Creation</b>	
<b>Criteria</b>	<b>Proposed Consent</b>
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:	Noted.
a) The land division is permitted by the appropriate land use policies of Section 3 to 8;	Not Applicable.
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;	The proposed Consent does not conflict with the development pattern of the area. Any future development applications for the property will be subject to municipal approvals.
c) The proposed use is compatible with existing and future permitted land uses on adjacent lands;	The proposed Consent creates a vacant lot which can be used for residential purposes. Any future development applications for the property will be subject to municipal approvals.
d) The servicing requirements of Section 8.9 must be met;	The Subject Property is currently serviced by municipal servicing. Any future development applications on the severed lands will be subject to municipal approval to ensure the adequacy of servicing.
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;	Future developments will be accessed via Winter Street and Grey Road 1.
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;	Any future development applications for the property will be subject to municipal approvals.
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.	The proposed Consent creates a parcel that conforms to the minimum provisions of the zoning by-law. Any future development applications for the property will be subject to municipal approvals.
h) The proposed lots comply with Provincial Minimum Distance Separation Formulae except for lots created within settlement areas.	Not applicable.



2) Any conditions, including zoning if required, must be fulfilled, prior to final approval of the lot creation.	Noted.
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**Conclusion**

The submitted Consent application conforms to the Planning Act s.51(24), has regard for the Grey County Official Plan Township of Georgian Bluffs Official Plan, Niagara Escarpment Plan and represents good planning with particular regard to promoting growth opportunities on an underutilized site. The proposed Consent aims to deregister the existing plan of subdivision associated with the landholdings which would revert Louise Street back to private ownership and create a lot pattern that is consistent with the surrounding area.

Although the proposed lot is split designated *Escarpment Recreation and Escarpment Protection* by the Niagara Escarpment Plan, there are no intentions to develop the severed lot at this time and there is sufficient room to accommodate future development on the portion of the lands designated *Escarpment Recreation*, subject to municipal approvals.

At this stage, it is our opinion that allowing the proposed Consent application for the correction of title, represents good planning, is consistent with the policy framework and intends on re-establishing the lands to their original intent.

**Submission Materials**

In support of the Severance application, please find:

- 1) One (1) copy of the completed Consent to Sever application form with original signatures;
- 2) One (1) copy of a Survey, prepared by Gordon W. Harwood LTD.;
- 3) One (1) copy of the Severance Sketch, prepared by Weston Consulting;
- 4) One (1) copy of the Severance Sketch with NEC mapping underlay, prepared by Weston Consulting;
- 5) One (1) copy of the November 30, 1977 photocopy of the Abstract Book regarding Plan of Subdivision 180;
- 6) One (1) copy of the scanned, originally signed Registered Plan of Subdivision 180; and
- 7) One (1) cheque in the amount of \$3,515.00 to the Township of Georgian Bluffs (\$1,515.00 Consent application fee and the \$2,000.00 application deposit).

We request that the provided materials be received and circulated for review and comment so that the application can proceed to the earliest available Committee of Adjustment meeting.

Should you have any questions or require any additional copies of these materials, please contact the undersigned at ext. 290.

Yours truly,  
**Weston Consulting**

Per:



Paul Tobia, BURPI, MCIP, RPP  
Senior Planner

c. Marietta Heidolph