



Planning and Development

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January 27, 2021

Jenn Burnett, Planner
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, Ontario
N4K 5N5

*Sent via E-mail

**RE: Applications: B11, B12 & B13/21 AND Z-17-21 Radbourne
718129 Hwy. 6, Owen Sound
Township of Georgian Bluffs
Applicant/Owner: John & Pat Johnston**

Dear Ms. Burnett,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP), Recolour Grey. We offer the following comments.

Zoning Amendment Application Z17-21 proposes to rezone a portion of the subject lands from 'PD' Planned Development to Residential to facilitate severance applications B11/21, B12/21 & B13/21. The proposed lot sizes meet the minimum lot area and frontage for partially serviced lots in the 'R1' – General Residential zone. In accordance with the Environmental Impact Study, the 'EP' – environmental Protection zone boundary will be realigned. Relief to Section 5.5 (c) will permit a 0 m setback to the realigned EP zone. The lands within the Niagara Escarpment Plan area will remain zoned NEC. Large portions of the lands also falls within the GSCA Regulatory Area.

The proposed severed and retained lots would have the following dimensions and areas:

	B11-21	B12-21	B13-21	Retained
Frontage	+/- 66.45 m	+/- 31 m	+/- 38 m	159.13 m
Width: Rear Lot Line	+/- 66.45 m	+/- 31 m	+/- 38 m	294.58 m
Depth: Side Lot Line	+/- 76.6 m	+/- 76.6 m	+/- 76.6 m	1011.94 m
Area	+/- 5090 m ²	+/- 2374.6 m ²	+/- 2910.8 m ²	30.36 ha

Schedule A of Recolour Grey designates the subject property as 'Secondary Settlement Area' and 'Niagara Escarpment Plan'. The three proposed severed lots would appear to be contained within the Secondary Settlement Area, while the entirety of the NEC area would remain intact on the retained portion, along with a fourth potential building envelope in the Secondary Settlement Area. It is recommended that further comments be received by the NEC.

Secondary Settlement Areas encourage appropriate residential intensification. The proposed lots would be serviced by existing municipal water, but a private septic system would be required to service all new lots. Section 3.6 of the County's Official Plan speaks to opportunities and limitations for lot creation on partial services:

Where partial services exist in a Secondary Settlement Area, development shall only be permitted to allow for the development of vacant and/or underutilized lots, as well as the creation of lots, subject to satisfying the following requirements:

- a) The development is within the reserve sewage system capacity or reserve water system capacity;
- b) Site conditions are suitable for the long-term provision of such services;
- c) The development is within the existing settlement area;
- d) Allow for infilling and minor rounding out of existing development (see Section 8.9.1(10)(c)).

These policies largely echo the policies of Section 1.6.6.5 (b) of the Provincial Policy Statement, which speak to the potential for "rounding out of existing development" in areas with partial services.

In this case, the proposed lots are within the reserve water system capacity; are located in an existing settlement area; and are contributing towards infilling by making use of existing road and water infrastructure serving other homes in Maple Ridge Subdivision. To determine if "site conditions are suitable for the long-term provision of such services," a Nitrate Study has been undertaken by Peto MacCallum Ltd.. The report concludes by noting:

Provided the use of tertiary treatment is allowed by the approval authority for lot sizing calculations and the concentration of nitrate in the effluent can be reduced to 24 mg/L; the proposed developable land parcel can support the proposed three lots.

The County would recommend that Georgian Bluffs Building Staff provide further comments on the Ontario Building Code requirements of tertiary systems and that consideration be given to any longer-term maintenance of these systems on the subject lands.

Appendix A indicates that the subject lands fall within an Intake Protection Zone 2. These mapped areas are largely concerned with large-scale storage of fuel and should therefore not hinder this application. The County generally has no concerns in this regard.

Appendix B indicates that the Indian River flows across the subject lands, with a smaller watercourse towards the east of the site, within the proposed development area. There are also mapped areas of Significant Woodlands throughout the property, including at the site of the proposed development.

Section 7.9 (2) of the County's OP states:

2) No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

Section 7.4 of Recolour Grey states,

1) No *development* or *site alteration* may occur within *Significant Woodlands* or their *adjacent lands* unless it has been demonstrated through an *environmental impact study*, as per Section 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*.

Given the proximity of these natural heritage features, an Environmental Impact Study was undertaken by AWS Environmental Consulting Inc. The EIS concludes with a number of mitigation measures that should be applied to the proposed development in order to avoid detrimental implications for the surrounding natural heritage features. In particular, there is a recommended 15 m forest buffer to be maintained between cleared building envelopes, and a recommendation that tree clearing not exceed 0.4 ha, amongst others. It is recommended that Grey Sauble Conservation Authority provide further comments on the completed EIS, and that the recommendations of the EIS be included as conditions of any approval of the relevant Consent application(s).

Pre-consultation comments from GSCA (dated November 22, 2019), recommended that a Storm Water Management Report and Topographic Plan be prepared in relation to the proposed consent applications. A Stormwater Management Report was prepared by Darryl M. Robins Consulting Inc. With the existing topography and proposed sizes of the lots, the creation of a grass swale (suggested to be maintained by the Township) was recommended as the best option for addressing stormwater flows on site. The County would recommend that the Township consider the installation of the grass swale and opportunities for longer-term maintenance, as suggested in the SWM Report. Further comments should be received by GSCA.

Provided that:

- Positive comments are received by the NEC and GSCA;

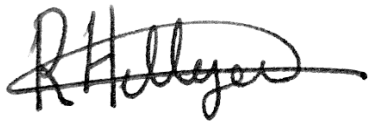
- Positive comments are received from Georgian Bluffs Building Officials in relation to the any OBC requirements and long-term maintenance considerations for tertiary septic systems;
- The mitigation measures recommended in the EIS are implemented as conditions of consent and/or through GSCA development permit conditions;
- Mitigation measures are taken to ensure that stormwater is managed on site (such as the installation of the recommended grass swale),

The County has no further concerns with the above application.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "R. Hillyer", with a long horizontal flourish extending to the right.

Becky Hillyer
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