

Justification Report

Re-zoning for residential build allowance on Balmy Beach parcel

Purpose:

The purpose of this application is to have the parcel at 454 Balmy Beach Road re-zoned in order to build a residential family home on the North aspect of the 19.71 acres. The favoured and recommended area for building is located in a GSCA regulated area and is currently zoned EP A2.

Property Description and Background:

The property is located at 454 Balmy Beach Road. Plan 447, Part Lot 25, Concession III. Geographic Township of Sarawak, Township of Georgian Bluffs, County of Grey, Ontario.

In an early report provided by Justine Lunt of the GSCA for the previous parcel owners the proposed building envelope was not ideal due to the lack of road access, thus the application for a new road allowance was rejected by the Township. This report suggests both an Environmental Impact Statement and a Drainage Site Plan, which have since been completed and included as attachments with this report.

The newly proposed building site has been both recommended in previous discussions and reports by Justine Lunt of the GSCA and Jenn Burnett of the Township of Georgian Bluffs due to its direct access to the existing road allowance, which has already been cleared by the previous owners. This area has since been assessed by SAAR Environmental and GSS Engineering.

As recommended in the EIS and directed by the GSCA I am applying to have this parcel re-zoned for the purposes of building my family residence. The GSCA, the Township of Georgian Bluffs, GSS Engineering and SAAR Environmental have all found it to be the most practical location for construction with the least amount of interference to the existing landscape and pond easement, as well as it being conveniently located with direct access to the already existing road allowance and Balmy Beach Road.

Additional benefits of this location:

- Proximal access to town water
- Proximity to gas and electrical services
- Shorter distance for snow removal (length of driveway)

Compliance with Policy:

Official Plan: County of Grey Official Plan

Secondary Settlement Areas: Section 3.6

- 2) *Permitted uses in the areas designated as Secondary Settlement Areas are residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public, recreational, and institutional uses intended to support the surrounding agricultural community.*
- 3) *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*

Hazard Lands: Section 9

The section of the property being recommended for building has been assessed by GSS Engineering and SAAR Environmental and has been deemed safe and free from hazardous potentials. Points a-f of section 9 will satisfy the conservation authority.

Rural Land Use Type: Section 5.4

- *Outside of settlement areas, the Rural land use type offers flexibility for lot creation (both agricultural and non-agricultural), economic development, tourism, residential, and recreation. A wider range of lot sizes and accommodations are provided in the Rural land use type, than in other countryside land use types. While there is greater flexibility in the Rural land use type, farming and resource uses are still to be given priority for protection.*

The applicable sections of the official plan support the development of Secondary Settlement Areas, satisfaction of Hazard Land requirements for development and Rural Land Use Type lot creation for the purposes of residential uses and given that the surrounding properties of 454 Balmy Beach Road are in majority zoned residential it is clear when looking at the Grey County GIS mapping that this parcel is one of the last remaining EP A2 and would indeed fit the criteria outlined to qualify it for re-zoning.

Zoning:

Section 5.5 of zoning by-law 2019-000, “Environmental Protection Zone”

- d) *The minimum required setback from an Environmental Protection Zone (EP) Zone shall be 15 metres.*

This requirement will be met as any items outlined in the EIS have been set back 15 meters from the proposed structure, such as the pond and willow tree and are demonstrated in the attached site plan with appropriate measures. All other environment concerns brought forth by the Conservation Authority have been addressed in the EIS.

Stormwater/Drainage Plan:

There would not appear to be any drainage issues on the lands if all construction carried out complies with recommendations put forth by GSS engineering to divert water around/away from structure in congruence with the natural direction of water flow; this includes the existing pond easement.

Services:

For this parcel a private septic system would be required. Section 8.9.1, 4b of County of Grey Official Plan

- b) *Private communal sewage services and private communal water services, where municipal sewage and municipal water services are not provided. Municipalities will*

require the entering into of a responsibility agreement and provision of sufficient financial assurance between the owner/operator and the municipality. The responsibility agreement is to ensure on-going maintenance of these systems is provided in order to avoid impacts to human health and the environment

A location for a septic system has been identified by GSS and Chet Ashcroft Excavation that will comply with all necessary standards for removal of waste and to ensure no leaching occurs.

Summary:

The Environmental Impact Study put forth by SAAR Environmental and the Drainage and Site Plan by GSS Engineering have addressed the concerns outlined by the GSCA and the findings were in favour of the parcel being suitable for building. These findings are aligned with applicable sections of the official plan, and because most adjoining properties and those in the surrounding area are zoned residential it would be consistent to re-zone 454 Balmy Beach Road to a residential designation in order to allow for our home to be built.

Please see attached items for further clarification:

1. Scoped Environmental Impact Study by SAAR Environmental Limited.
2. Drainage and Site Plan by GSS Engineering
3. Sketched Site Plan
4. Proposed Residential Development by GSCA conducted for previous owners