



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

June 2, 2022

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

Attention: Jennifer Burnett

Dear Jennifer:

**Re: Applications for Consent and Zoning By-law Amendment
Lot 55 and Part Lot 56, Plan 828
Geographic Township of Derby, Township of Georgian Bluffs
394 2nd Avenue SE
Owner: Smithcorp Reality Inc. c/o John Smith**

Further to our recent discussions regarding the proposed lot creation on the above-noted property, enclosed please find a completed Consent application and Zoning By-law Amendment application.

Also enclosed are:

- Township application fee and GSCA review fee;
- Land Transfer Sheet;
- GSCA preconsultation comments;
- Engineered Conceptual Site Plan;
- Correspondence from City of Owen Sound.

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

Proposed Development:

Smtihcorp Reality Inc. c/o John Smith owns a 1.24 hectare lot within the Creamy Hill area of Georgian Bluffs. The east side of this property has frontage along 2nd Avenue SE whereas the north side of the property can be accessed from 4th Avenue SW.

Situated on the property are a detached dwelling and shed. This house is accessed from 2nd Avenue SE and is serviced with municipal water from the City of Owen Sound and a private septic system. A lands along the west side of the property are forested and form part of a larger woodland. The Kramer Municipal Drain flows through the site's west side.

The owner proposes to sever a 1951.46 square metre lot containing the existing house and shed, and retain a 1.04 hectare vacant parcel. The vacant parcel will be sold as building lot and will be serviced with a private well and a septic system.

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

Approvals Required:

The proposed lot creation requires approval of a Consent application by the Township's Committee of Adjustment and the adoption of a Zoning By-law Amendment by Council. The Zoning By-law Amendment will amend the 'RU' (Rural) zone, as it applies to the severed parcel, by reducing the 'minimum lot frontage' requirement from 30 metres to 23.6 metres. This Amendment is simply addressing a technicality since the lot frontage is not actually changing.

In order for the retained parcel to gain access from 4th Avenue SW, the existing 0.3 metre reserve that separates the street from the subject property will need to be removed. This would be achieved by the Township conveying this tiny parcel to the applicant or adding that parcel to the road allowance.

Preconsultation Discussions and Submission Requirements:

This lot creation proposal was discussed with Township staff and the Grey Sauble Conservation Authority (GSCA) approximately six months ago as part of the preconsultation exercise.

The Township requested that the City of Owen Sound be contacted to discuss the possibility of providing an additional water service to the retained parcel. In this regard, the City was

contacted about this issue and subsequently advised (see attached e-mail) that municipal water would not be available.

The GSCA was asked to provide a comment regarding the proposal to construct a driveway across a portion of the property that is zoned 'EP' (Environmental Protection) and lies within a Regulated Area. The GSCA provided a letter in response (see attached) stating the following:

Based on the review of Aerial Photography, the Kramer Municipal Drain appears to flow above ground through the subject property, where it then flows underground through an existing culvert at the northern property line. The proposed entrance should be designed by a qualified engineer and sized appropriate to provide access to the building site without impact any downstream or upstream properties.

As requested by the GSCA, Capes Engineering has prepared such a drawing, see attached.

Grey County Official Plan:

The County of Grey Official Plan designates the subject property predominantly as 'Secondary Settlement Area' on Schedule A. A small area along the west side of the property falls with the Niagara Escarpment Commission's Development Control Area.

The 'Secondary Settlement Area' policies allow for limited lot creation provided appropriate service arrangements are made. As stated earlier, the severed parcel containing the existing house will continue to be serviced with municipal water and a private septic system. Future development on the retained parcel, which involve a house, will be serviced with a private well and septic system. This parcel will comprise over 1.0 hectare of land, which is of ample size to accommodate a house with private services.

The forested lands along the west side of the site is identified as a 'Significant Woodland' on Appendix B. In this regard, 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, it should be noted that development will occur on the east side of the retained parcel, away from the forested lands. The lands between the house and forested area are already substantially disturbed (i.e., not in a natural state) and therefore those lands 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 the construction of a house on this parcel should have no negative impact on the woodland feature.

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

Township of Georgian Bluffs Official Plan:

The subject lands are designated primarily 'Tertiary Settlement Area' in the Township's Official Plan. A small area along the west side of the site is situated within the Development Control Area of the Niagara Escarpment Commission.

The following policies are relevant to the proposed lot creation:

3.3. General Policies For All Settlement Areas

1. *Where new development or redevelopment is proposed, consideration will be given to its compatibility with adjacent land uses.*
2. *New development should generally be directed to occur along existing municipal road allowances opened and maintained on a year-round basis.*
3. *New road patterns may be considered as part of a rounding-out subdivision design and should provide linkages with existing and future development areas.*
4. *Site designs and building layouts that enhance community aesthetics and promote pedestrian-oriented accessibility shall be encouraged.*
5. *The Township will support new development and redevelopment which enhances the streetscape environment in a manner that is reflective of the pedestrian scale and existing neighbourhood character, provided that such development is appropriate for the lands in question and servicing availability.*
6. *Adequate buffering shall be maintained between various land uses and densities through such means as retention of tree cover, landscaping, fencing and site and building design formats.*
7. *Adequate on-site parking shall be provided. On-site parking immediately adjacent to public road allowances should be avoided, where possible in order to facilitate visually appealing streetscapes.*
8. *Where new development is proposed, including lot creation, the Township shall require the development policies of this plan to be reviewed and the applicable plans and reports prepared in support of the proposal.*

9. *Where a municipal water system is available, new development will only be permitted where capacity exists on the municipal water system, or where appropriate arrangements, financial or otherwise, can be made to extend and/or upgrade the required service in a feasible manner.*
10. *New development may be subject to Site Plan Control in accordance with Section 6.8 of this Plan.*
11. *On-street parking that does not disrupt traffic movement on provincial highways, County roads and Township arterial roads, may be permitted.*
12. *Expansions to settlement area boundaries shall only occur through an amendment to this plan and an amendment to the County of Grey Official Plan and shall be supported by a Comprehensive Review in accordance with the Provincial Policy Statement and the County of Grey Official Plan and where it has been demonstrated that sufficient opportunities to accommodate residential growth in accordance with Section 2.6.4 1) are not available.*

With regard to these policies, please consider the following:

The surrounding lands are used for residential purposes, with the exception of the property to the south which is occupied by a church. The creation of another residential lot will represent a development that is compatible with the neighbourhood.

Both the severed and retained parcels will have frontage and access to existing public roads that are opened and maintained on a year-round basis.

Municipal water from the City of Owen Sound is not available.

Given the simple nature of the development (i.e., creation of a residential lot upon which one house will be constructed), a Site Plan Agreement should not be necessary unless the Township feels it is necessary to carry forward the engineered drawing into such an Agreement.

Based on the foregoing, the proposed lot creation should conform to the Township's Official Plan.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) directs urban type development to the designated settlement areas.

The PPS also encourages urban development to be serviced with municipal services where available, but does give consideration to partial or private servicing where the site conditions are appropriate for the long term. In this instance, the severed parcel containing the existing house will continue to be serviced with municipal water and a private septic system. Future development on the retained parcel, which involve a house, will be serviced with a private well and septic system. This parcel will comprise over 1.0 hectare of land, which is of ample size to accommodate a house with private services.

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 mostly 'R1'. The municipal drain and surrounding lands on the property's west side are zoned 'EP'. The most westerly portion of the property is within the Niagara Escarpment Commission's Development Control Area. It's worth noting that the entire severed parcel is zoned 'R1', and approximately 5,740 square metres of the retained parcel are zoned 'R1'.

The 'minimum lot area' and 'minimum lot frontage' requirements are different for parcels that are partially serviced than parcels that are serviced privately. The chart below illustrates compliance of the partially-serviced severed lot and the privately-serviced retained lot with the Zoning By-law.

	<i>Minimum Lot Area</i>			<i>Minimum Lot Frontage</i>		
	<i>Partial Services</i>	<i>Private Services</i>	<i>Proposed</i>	<i>Partial Services</i>	<i>Private Services</i>	<i>Proposed</i>
<i>Severed Lot</i>	1500 m ²	N/A	1951 m ²	30 m	N/A	23.6 m*
<i>Retained Lot</i>	N/A	4047 m ²	10470 m ²	N/A	36 m	126.38 m

* Does not conform to the Zoning By-law

As shown above, the frontage of the severed parcel does not conform to the minimum standard. It must be stressed, however, that the subject property as it exists today also does not comply with the lot frontage requirements, and that this frontage is not changing as a result of the severance. Nevertheless, relief from this provision is necessary because the lot will be losing its "existing lot" status and new lots are required to conform to all requirements of the Zoning By-law. The requested Zoning By-law Amendment will address this technicality.

Please note that the frontages list above for the severed and retained parcels are based on the definition of “lot frontage” provided in the Township’s Zoning By-law which reads:

Lot Frontage means the horizontal distance between the side lot lines, such distance being measured perpendicularly to a line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines at the minimum distance from the front lot line at which erection of buildings or other structures is permitted by this By-law.

It should also be mentioned that the existing dwelling is situated approximately 1.4 metres from the northerly side lot line, whereas the ‘R1’ zone requires a ‘minimum side yard’ of 4.5 metres for partially serviced lots. This legal non-complying deficiency doesn’t need to be mentioned in the Zoning By-law Amendment.

Conclusion and Recommendation:

The proposed lot creation conforms to the policies of the County Official Plan and is consistent with the PPS, and therefore approval of the Consent application and the associated Zoning By-law Amendment should be granted.

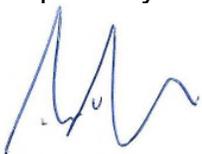
Final Comments:

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

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.

On a final note, please take this letter as a formal request to have the 0.3 metre reserve at the termination of 4th Avenue SW lifted.

Respectfully submitted,

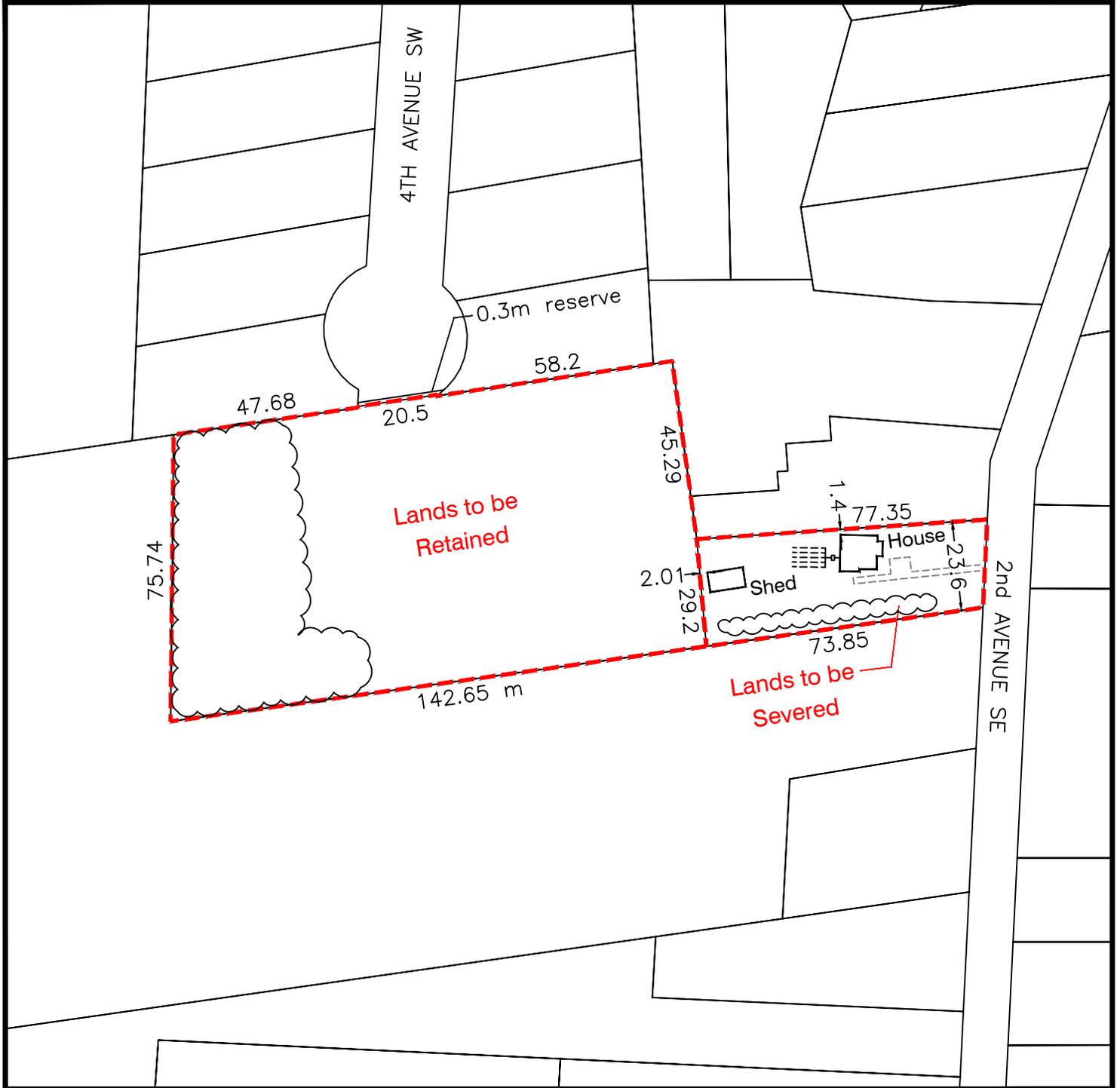


Ron Davidson, BES, RPP

c.c. John Smith

Figure 01: Proposed Lot Creation

 Subject Lands



394 2nd Avenue SE
Township of Georgian Bluffs

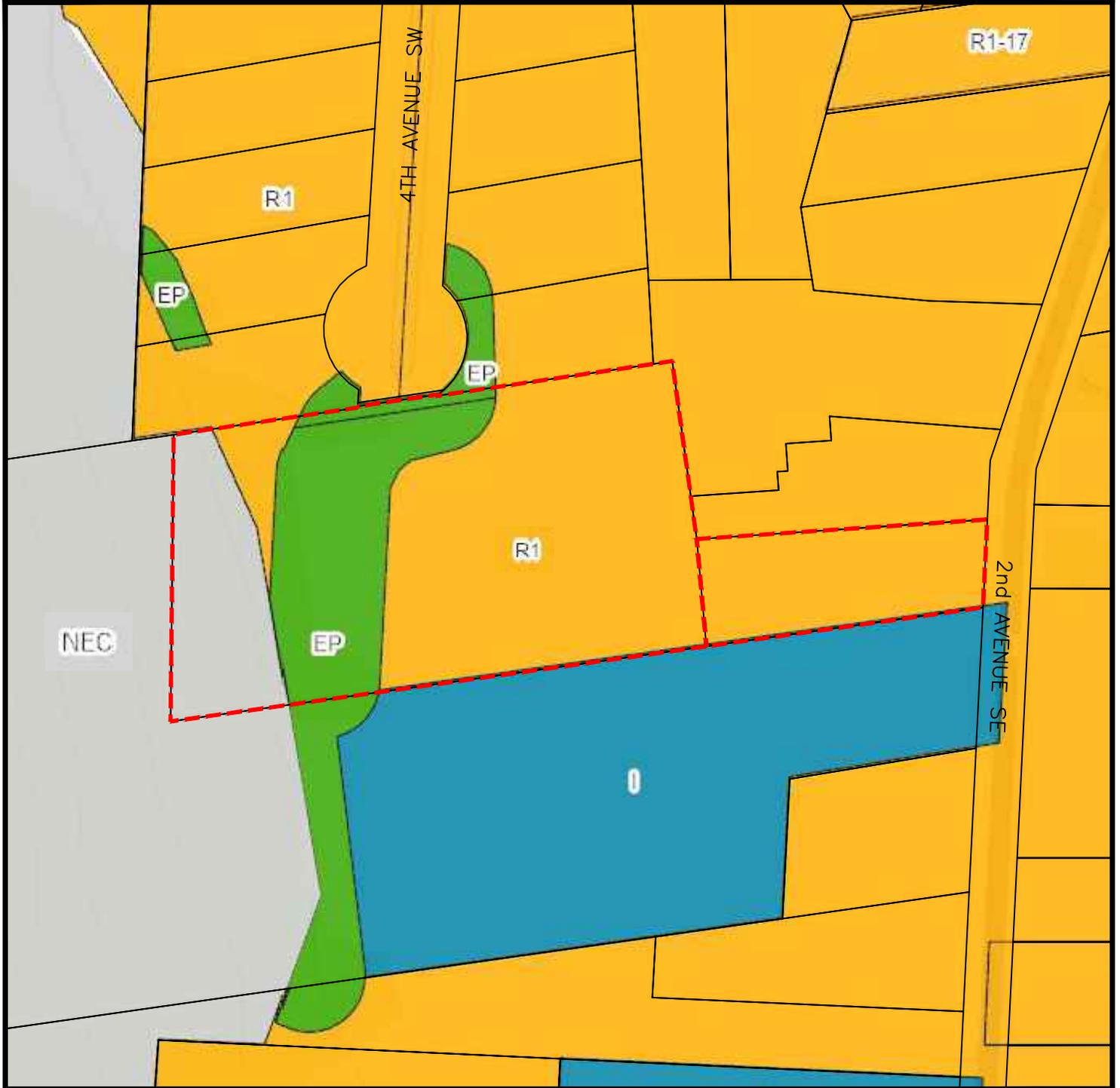
RD **RON DAVIDSON**
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OWEN SOUND, ONTARIO

SCALE 1:1500

Figure 02: Township of Georgian Bluffs Zoning By-law



 Subject Lands



394 2nd Avenue SE
Township of Georgian Bluffs

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OWEN SOUND, ONTARIO

SCALE 1:1500