

## JUSTIFICATION REPORT

TOWNSHIP OF  
GEORGIAN BLUFFS

SEP 14 2021

Received \_\_\_\_\_

Applicants: Ronald Robert and Brenda Robert

Municipal Address: 502493 Grey Road 1, Georgian Bluffs

Legal Description: Lots 22 and 23, Plan 742, Keppel; Georgian Bluffs PINs 37022 - 0529 (LT) and 37022 – 0528 (LT), LRO No. 16 (the "**Property**")

This Justification Report is given in support of the following Applications made by the Applicants:

- Application for Amendment of Zoning Bylaw
- Application to Deem Lands

### **Background**

There is a dwelling house on Lot 22 which was constructed in 1975. There are no improvements to Lots 23 and 24. The Applicants wish to replace the current septic system located on Lot 22 with a new expanded septic system to be installed onto Lot 23. Before the Township will issue a building permit for the installation of the new septic system, Lots 22 and 23 on Plan 742 must first merge into a single parcel for the purposes of the subdivision control provisions of the *Planning Act* (Ont.).

By an email dated July 26, 2021, Jennifer Burnett, Senior Planner, for the Township recommended the Applicants apply to the Township Council to pass a bylaw deeming Lots 22 and 23 not to be whole lots on a Registered Plan of Subdivision of the purposes of section 50 of the *Planning Act* (Ont.) so that these two lots merge into one parcel.

Currently, Township Bylaw 2020-020 does not recognize deemed lots as a lot of record. Therefore, Ms. Burnett recommended the Applicants apply for a concurrent Zoning Bylaw Amendment.

### **Property Description**

Attached is a Site Plan showing the current location of the dwelling house, septic field, shed and driveways on Lot 22. This Site Plan also shows the location of the proposed new septic field on Lot 23.

Lots 22, 23 and 24 are on a slope. Due to the nature of the topography of Lot 22, expanding the septic field on Lot 22 is not viable. Further, the existing septic field was installed in 1975. The natural life span for a septic field is approximately 40 years. The Applicants wish to replace the existing septic field with a new and expanded septic field onto Lot 23.

### **Compliance with Policy**

The Official Plan is "Shoreline Residential" which permits residential development on Lots 22 and 23. These two Applications will not change the Official Plan.

A Zoning Bylaw Amendment is required to allow the Township to pass a "Deeming Bylaw" so that Lots 22 and 23 will merge into one parcel.

Currently, Lots 23 and 24 have one Property Identification Number ("**PIN**") and one Assessment Roll Number.

Before the "Deeming Bylaw" is registered on title to Lots 22 & 23, the Applicants' lawyer will undertake to register an Application to Consolidate Lots 22 and 23 into one **PIN**. The Land Registry Office will then issue a separate **PIN** for Lot 24. The Applicants' lawyer will also undertake to request the Municipal Property Assessment Corporation to issue a new Assessment Roll Number for consolidated Lots 22 and 23 and a separate Assessment Roll Number for Lot 24.

There is a creek on Lot 22. Installing a new septic field onto Lot 23 will ensure the creek is not contaminated by the existing septic field.

### **Stormwater/Drainage Plans**

All existing culverts and drains will accommodate the proposed construction of a new septic field. There are no drainage issues on Lots 22 and 23.

### **Servicing**

The proposed septic system will be 29 feet (8.84 metres) east of the dwelling house.

### **Summary**

In summary, the proposed Applications appear to be consistent with the policy of the Official Plan. The Zoning Bylaw amendment is required so that a "Deeming Bylaw" can be registered on title to Lots 22 and 23 which then merge into one parcel.

No negative impact will be experienced by any abutting properties as a result of the proposed replacement septic field to be installed on Lot 23.

Attached is a detailed Site Plan in support of the two Applications and proposed Septic System Design Application.

Mallard Street (N)

100'

lower driveway

26'

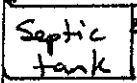
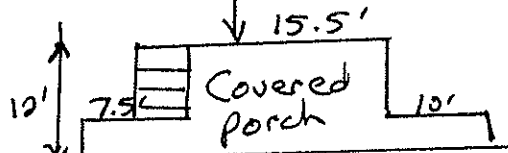
Lot 22

25'

53'

Lot 23

( Hill ) ( )



Existing Dwelling

13' 26'

( Hill ) ( )

37'

Stream

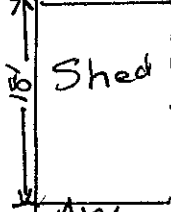
150'

150'

( Hill ) ( )

21'

Upper driveway



39'

bush

56'

60'

lawn

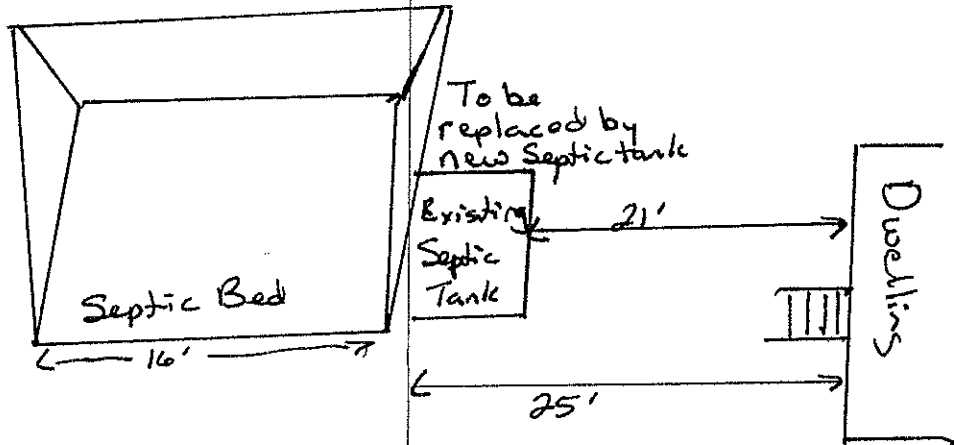
100'

Grey Road 1 (S)

Mallard Street (N)

Lot 23  
Vacant

Lot 22  
Single Dwelling



Grey Road 1 (S)