



**RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.**

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August 10, 2022

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

Attention: Jennifer Burnett

Dear Jennifer:

**Re: Application for Consents and Zoning By-law Amendment  
Part Lot 17, Concession 2  
Geographic Township of Sarawak, Township of Georgian Bluffs  
128 Maple Ridge Drive  
Owner: Blair Radbourne and Cherilyn Radbourne**

To follow up the Public Meetings held on February 15, 2022 and February 16, 2022 during which Consent and Zoning By-law Amendment applications pertaining to the above-noted property were respectively discussed, I wish to offer the following:

1. The easterly portion of the subject property where the proposed development is to occur (hereinafter referred to as the “development lands”) is recognized in the Grey County Official Plan and the Georgian Bluffs Official Plan as being located within an urban area. Development, including low-density residential lot creation, is to be directed to urban areas according to these two land use policy documents and the Provincial Policy Statement.
2. The Niagara Escarpment Plan (NEP) also identifies the development lands as part of an urban centre. According to the NEP, urban development in accordance with the policies of the County and Township Official Plans shall be permitted in this area.
3. The development lands are zoned ‘RU’ and ‘EP’ in the Township’s Zoning By-law. The requested Zoning By-law Amendment will rezone the ‘RU’ lands to ‘R1’, a zone which is typically applied to urban centres. A portion of the ‘RU’ lands will be changed to ‘EP’ to reflect the more accurate hazard mapping that has been prepared through this planning

review process. The proposed lot creation and the construction of homes on these lots will conform to all relevant 'R1' zone provisions. It's worth noting that the Township Planner stated at the Public Meetings that the current 'RU' zoning of the development lands appears to be a mistake, and that these should already be zoned 'R1' in the Comprehensive Zoning By-law.

4. A Nitrate Study was carried out in accordance with Ministry of Environment, Conservation and Park's Guideline D-5-4 and concluded that the property can support the creation of the proposed three new lots upon which detached dwellings, comprising up to 4 bedrooms in size, can be accommodated. As a result of questions raised at the Public Meeting regarding the Nitrate Study, the consultant conducted additional work which included the collection of an additional groundwater sample from each of the three stand pits, and such samples were analyzed for pH, nitrite, nitrate and phosphorus. The consultant's conclusions did not change as a result of this additional testing. A copy of the updated Nitrate Study was recently submitted to your office.
5. Your office has advised that the Township's Engineering Consultant will be providing comments regarding water pressure concerns.
6. Should the construction of a new dwelling result in damage to the Township Road, the owner(s) of the land on which the house is being constructed will be responsible for all costs associated with repairing the road.
7. A Stormwater Management Report was conducted and concluded that stormwater on this development site can be appropriately accommodated, as per the Site Plan and the Grading Plan which are included in the Stormwater Management Report. The Grey Sauble Conservation Authority has accepted the findings of the Report. Additional information to address the concerns raised by an adjacent property owner was prepared by Darryl M. Robins Consulting Inc. and submitted to your office approximately five months ago.
8. An Environmental Impact Study (EIS) was required due to the existence of a 'Significant Woodland' on the subject property. The onsite investigation determined that Fish Habitat and Significant Wildlife Habitat were also present within the study area. The EIS states that development can occur on the subject lands provided the recommended mitigative measures are followed. The Grey Sauble Conservation Authority has accepted the findings of the Report.
9. An Archaeological Assessment (Stage 1 and 2) has been conducted since the Public Meetings, at the request of Saugeen Ojibway Nation (SON). The onsite investigation was carried out in the presence of SON representative. No items of archaeological significance were found.

10. A Site Plan Agreement between the Developer and the Township will implement the recommendations of the Environmental Impact Study, the Stormwater Management Plan and the Nitrate Study.
11. In conclusion, the proposal represents appropriate land use planning.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP, MCIP

c.c. Dennis Radbourne  
Laura Swanson (Darryl M. Robins Consulting Inc.)