



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

February 15, 2022

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

Attention: Jennifer Burnett, Senior Planner

Dear Jennifer:

**Re: Applications for Consent
Part Lot 11, Jones Range, Geographic Township of Keppel,
Township of Georgian Bluffs
Owner: Perminder Chattha and Colleen Newell**

Further to our recent discussions regarding two lot line adjustments involving the above-noted property, enclosed please find two Consent applications, the application fee, and the Grey Sauble Conservation Authority's review fee. Also enclosed are letters from the owner's Biologist and Solicitor, the contents of which are explained later in this Planning Report.

To assist your office in its review of the applications, I offer the following:

Proposal:

Perminder Chattha and Colleen Newell own a 4.76 hectare parcel of land located along Grey Road 1 and Old Mill Road in the Township of Georgian Bluffs. Georgian Bay is located west of the site, along the opposite side of Old Mill Road.

The owners are proposing to sever and convey small parcels from their 4.76 hectare holding to two abutting properties owned by Howard and Karen Frank (218 Old Mill Road) and Brenda and Jeff Freeman (214 Old Mill Road) respectively, in the manner shown on the attached severance sketch. The Franks would receive a parcel comprising 1393.5 square metres of land, which would essentially double the size of their property. A parcel comprising 2016.2 square metres of land would be conveyed to the Freemans, thereby increasing their lot by

approximately 150%. Both of these neighbours are currently in the process of having detached dwellings erected on their properties.

Mr. Chattha and Ms. Newell will retain 4.42 hectares of land for future development purposes. Such development will involve the creation of approximately three residential lots, which is permitted under the Grey County Official Plan. A series of background studies are currently being conducted in support of this future land division.

Subject Lands:

The subject property is partially forested, with the balance of the site described as scrub lands.

This holding is currently vacant of any buildings and structures.

Grey County Official Plan:

The subject property is designated 'Inland Lakes and Shoreline' on Schedule A to the County of Grey Official Plan. Permitted uses within this land use designation include low density residential dwellings, bed and breakfast establishments, home occupations, marinas, resource based recreational uses, convenience commercial, and public uses.

As noted above, the owners of the subject property intend to create residential lots on this parcel, and such development will be supported by a series of background studies including those pertaining to the natural environment, hydrogeology, wave uprush, and land use planning. Those severance applications will likely be filed sometime in 2022. In the meantime, the owners wish to move forward with the two lot line adjustments, as the intended owners are anxious to acquire these lands.

The 'Inland Lakes and Shoreline' policies would not interfere with the two lot additions.

Appendix B of the County Official Plan identifies the forested areas of the subject property, including a portion the severed lands, as 'Significant Woodlands'. An Environmental Impact Study has been conducted for the entire property in anticipation of the multi-lot development proposed for this site. The study included recommendations pertaining to the natural heritage features within the study area including the woodland. The Biologist also wrote a letter pertaining solely to the lot line adjustments, stating that the only concern with regard to nature heritage features was a minor issue dealing with surface water flow. The letter, a copy of which is enclosed, stated the following:

In response to this request, SAAR staff attended the study site in November to look closer at the specific areas proposed for severance. The late fall timing captured heavy rain events to best observe storm run off condition.

During the rain events we observed weak surface water flow over the broader study site, concentrated in an easterly swale along Grey County Road 1, as well as generally unconfined storm flow down the slope. We had no wildlife support in the storm flow (e.g. minnows, crayfish, beetles for fish habitat definitions under the Fisheries Act), nor any rare, threatened or endangered species during seasonal surveys across the entire parcel.

The unconfined storm flow was also observed on portions of the proposed A and B severance areas to the west. Based on these observations, future site alteration such as ancillary structures (shed, gazebo) would need to show how the post development environment does not reduce the peak flows. This is effectively managed by restricting any excavation for basements at the severances noted above, and ensuring a shed for instance would not impede runoff. Crushed gravel is recommended around ancillary structures. We do recommend that storm events be maintained in both quantity and quality to allow for waters to continue outflow into the Old Mill Road roadside drain.

We feel this prudent to meet GSCA policy. Retaining shrub and tree height vegetation where possible also assists in regulating storm event velocity.

With the proper measures in place to ensure this recommendation is followed, the proposed lot line adjustments will conform to the Grey County Official Plan.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) would typically not inhibit lot line adjustments within designated growth areas. The PPS does contain policies aimed at protecting the natural environment, and this matter has been addressed above.

It is evident that the proposed severances are consistent with the PPS.

Municipality of Georgian Bluffs Zoning By-law:

The subject lands are zoned 'SR' (Shoreline Residential) on Schedule A of the Township's Zoning By-law. Following the conveyance of land to the two adjacent properties, the vacant retained parcel will continue to comply with the minimum lot area and frontage requirements of the 'RS' zone.

Planning Rationale:

The proposed severances will increase the size of two existing, undersized lots , which brings considerable merit to the submitted applications.

As well, these severances will not jeopardize future development on the remainder of the property.

Furthermore, the lot additions conform to the Official Plan and Zoning By-law, and are consistent with the Provincial Policy Statement.

Based on the foregoing, the applications have merit and should be approved.

As explained above, the Biologist has provided a letter in support of the proposal which included a recommendation pertaining to surface water runoff. To implement this recommendation and avoid costs associated with Site Plan Agreements, the lawyer representing the owner is recommending that an Application to Annex Restrictive Covenant incorporating the recommendation of the Environmental Impact Study be registered on title, as explained in the attached letter from Michael McGarry dated January 12, 2022. The two parties benefiting from the lot line adjustments have signed amended Offer to Purchase Agreements which now include a clause to this effect. These amended Agreements are included in this submission package to the Township.

Final Comments:

I trust this information is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

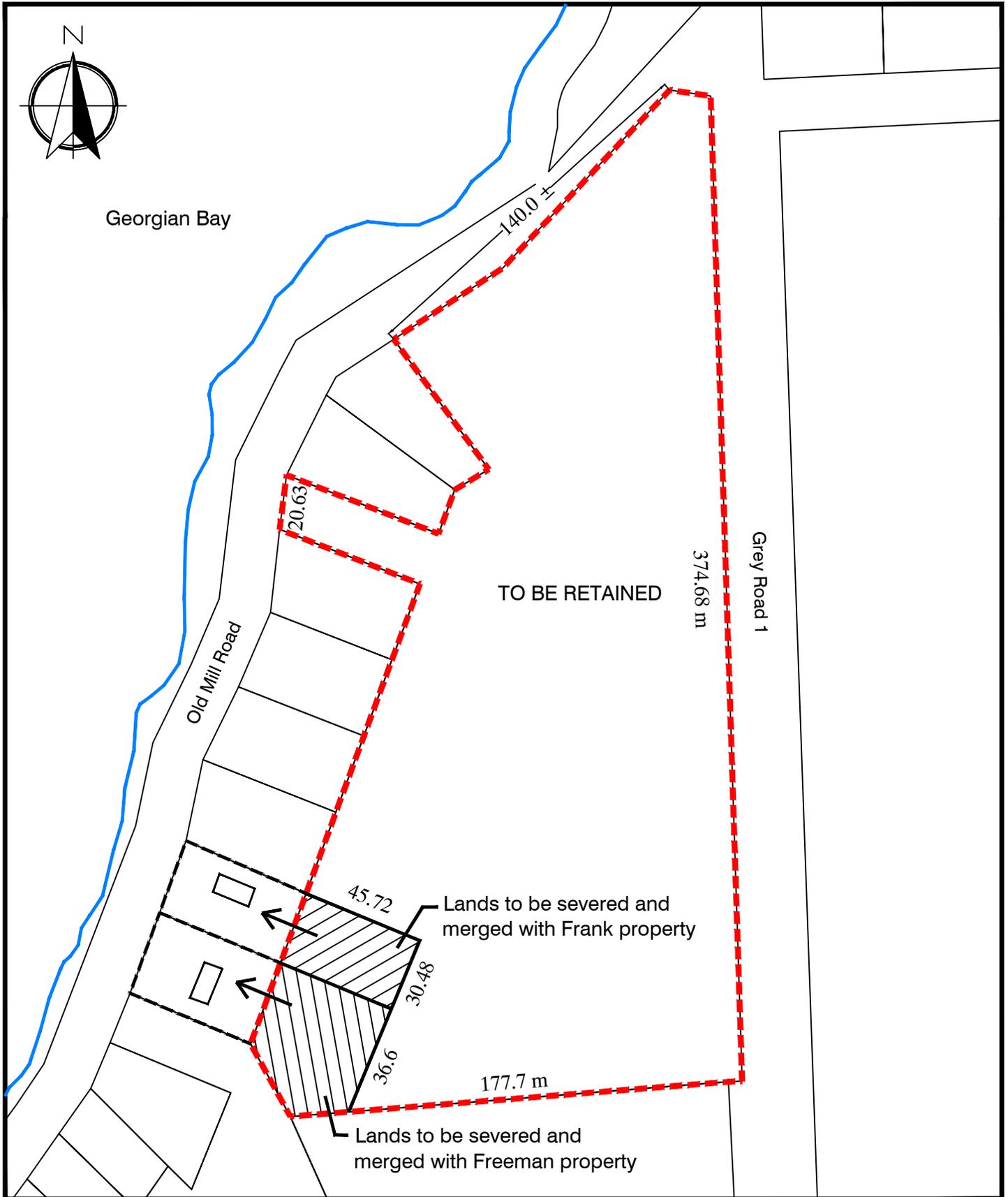
Lastly, please advise us of the potential Public Meeting date before actually scheduling the meeting in order to ensure our availability.

Sincerely,



Ron Davidson, BES, RPP, MCIP

c.c. Colleen Newell and Perminder Chattha
Howard and Karen Frank
Brenda and Jeff Freeman



Lot Line Adjustments
 Part Lot 11, Jones Range
 Geographic Township of Keppel
 Township of Georgian Bluffs

RD RON DAVIDSON
 LAND USE PLANNING CONSULTANT INC.
 OWEN SOUND, ONTARIO
 SCALE 1:2000