



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

July 12, 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
Part Lot 40, Concession 20, Geographic Township of Keppel
Township of Georgian Bluffs
404197 Concession 20
Owner: Zachary Taylor and Taylor Christie**

Further to our recent pre-consultation 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 fees and GSCA review fee; and,
- Land Transfer Sheet.

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

Proposed Development:

Zachary Taylor and Taylor Christie own a 40.477 hectare farm holding in the former Township of Keppel. Approximately 1.59 hectares of this parcel are situated within the urban area of Kemble, as designated in the County of Grey Official Plan. The owners propose to rezone this

particular area of the property from 'AG' to 'R1' and sever one lot comprising 5035 square metres of land. The lot would be conveyed to Mr. Taylor's parents who intend to erect a detached dwelling on this parcel immediately. In the future, the owners may sever two additional residential lots of similar size.

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 would rezone 1.59 hectares of land to 'R1', as noted above, and would amend the 'AG' zoning of the remaining lands by reducing the 'minimum lot area' requirement of the 'AG' zone from 40 hectares to 38.8 hectares. This reduced lot area requirement would facilitate the severance on the one lot now and possibly two additional lots in the future.

The proposed lot creation is illustrated on Figure 1 to this Planning Report. The requested Zoning By-law Amendment is shown on Figure 2.

Preconsultation Discussions and Submission Requirements:

This lot creation proposal was discussed with Township staff prior to the applications being filed. Staff found merit with the applications and advised that a Lot Grading and Drainage Plan for the lot being severed at this time may be required at the Building Permit Stage, or as a condition of Consent (i.e., before the deed is stamped), if issues are raised by a public agency during the circulation and review of this development proposal. Staff also advised that a Lot Grading and Drainage Plan must also be submitted before the Consent applications for the second and third lots are filed. Furthermore, the Township suggested that the Zoning By-law Amendment application being submitted now apply to the entire 1.59 hectare area of land located within the designated settlement area.

Subject Lands:

This 40.477 hectare property is located at the northwest corner of the Concession 20 / Kemble Rock Road intersection, within and adjacent to the urban centre of Kemble.

Situated on the property is a house, barn and garage. The barn is actively used for the keeping of livestock.

The balance of the property is extensively farmed. A small forested area exists in the northwest corner of the property.

Adjacent Land Uses:

Several residential lots exist to the southeast of the site, within Kemble. A church also exists to the south, along the opposite side of Concession 20. As well, a municipal park (with a small ball diamond / soccer field) exists to the east, on the lot that was severed from this original farm holding.

Grey County Official Plan:

The County of Grey Official Plan designates 1.59 hectares of the subject property as 'Secondary Settlement Area' on Schedule A, as illustrated on Figure 3. The balance of the property is designated 'Agricultural'.

Lot creation for residential purposes is not permitted within the 'Agricultural' designated portion of the property; however, development is permitted within the 'Secondary Settlement Area', including new residential lots. The Official Plan does not provide a minimum lot area requirement for new parcels within this land use designation.

The Official Plan allows for new development to be privately serviced where municipal or communal services are not available provided the lands are suitable for such a servicing arrangement. In this regard, it should be noted that the proposed lot will comprise 5035 square metres, which is generally considered to be an appropriately sized parcel for a residential house serviced with a private well and septic system. The Township's Comprehensive Zoning By-law has established a 'minimum lot area' requirement of 4000 square metres in the 'R1' zone for privately serviced development, which means that a lot of 4000 square metres is generally considered to be appropriate. The known soil and water conditions in Kemble would not suggest anything to the contrary.

New lots must have access along a public road. Given the site lines along Kemble Rock Road, there should be no concerns regarding a new entrance.

It should be noted that lot creation within a settlement area is not subject to the Minimum Distance Separation (MDS) document.

No constraints are identified in the Official Plan schedules and appendices that would otherwise place prohibitions or constraints on the proposed lot creation.

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

Provincial Policy Statement:

The Provincial Policy Statement (PPS) directs urban type development to the designated settlement areas of the Municipality, such as Kemble.

The PPS also encourages urban development to be serviced with municipal services where available, but does give consideration to private servicing where the site conditions are appropriate for the long term. As explained above, the proposed lot is quite large for a residential parcel, and exceeds the minimum lot area requirement established in the Township's Zoning By-law for residential lots in an unserviced urban area. The conditions of the site are also appropriate for a well and septic system.

The PPS protects natural heritage features; however, as noted above, no natural heritage features are known to exist in this area based on the constraint mapping provided in the County Official Plan.

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 entirely 'AG'. In order to facilitate the severance of one lot now and possibly two additional lots in the future, the portion of the site designated 'Secondary Settlement Area' in the Grey County Official Plan must be rezoned to 'R1'. The 'R1' zone permits detached dwellings and accessory structures. The 'minimum lot area' and 'minimum lot frontage' requirements of the 'R1' zone are 4000 square metres and 100 metres respectively. The proposed lot, and two future lots, will comply with these 'minimum standards.

The balance of the property will remain zoned 'AG' but with a special provision added to reduce the 'minimum lot area' requirement of the 'AG' zone from 40 hectares to 38.8 hectares, which will reflect the size of the retained parcel once the proposed lot is severed now and two additional lots are created at a later date. The retained lot will comply with the 'minimum lot frontage' requirement of 200 metres.

Conclusion and Recommendation:

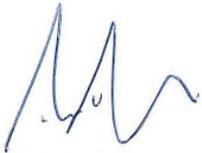
The proposed lot creation and associated amendment to the Township's Zoning By-law conforms to the policies of the County Official Plan and is consistent with the PPS, and therefore approval of the Consent application and the associated Zoning By-law Amendment should be granted.

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.

Respectfully submitted,

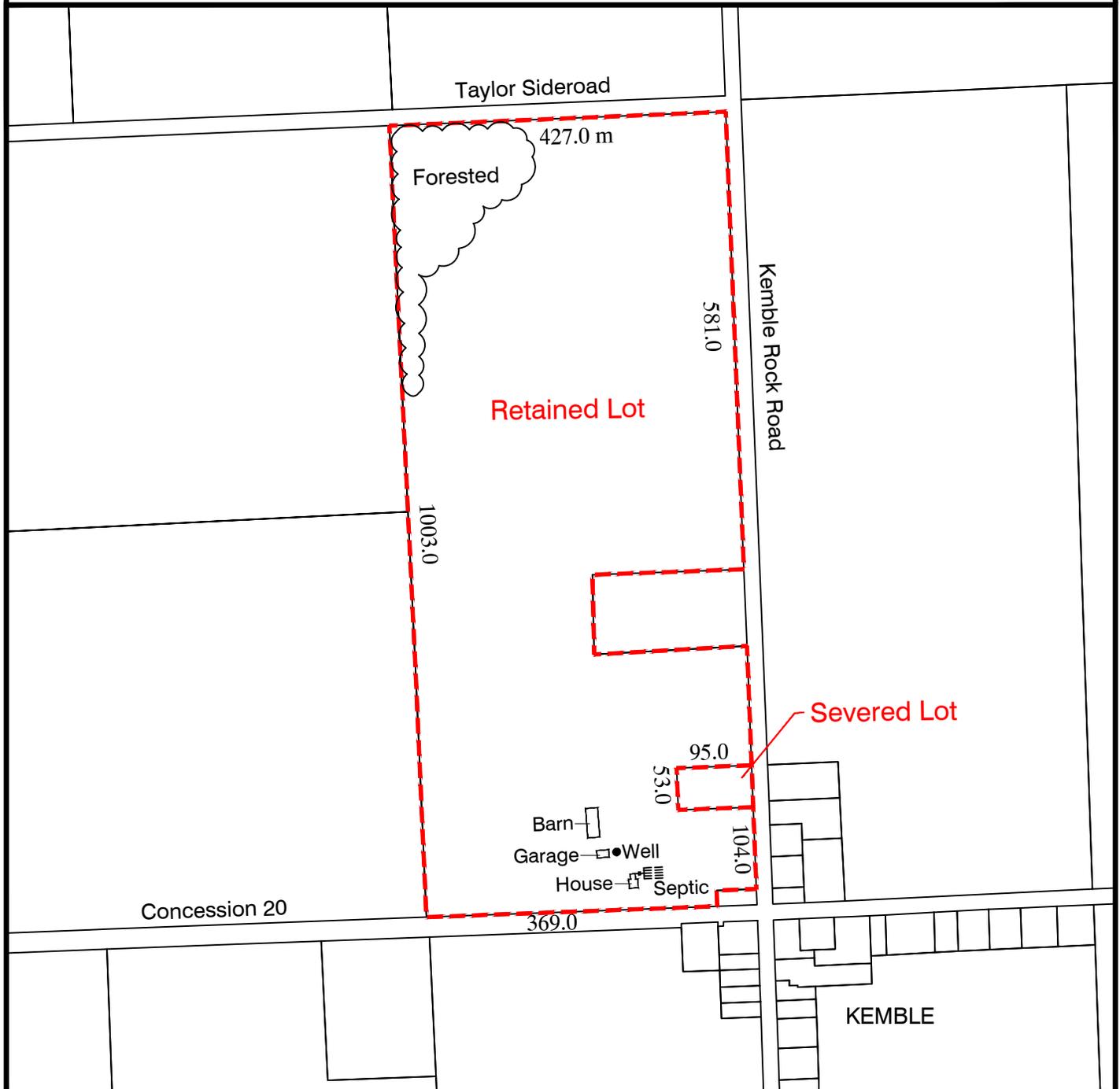
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP

c.c. Zachary Taylor and Taylor Christie

Figure 01: Proposed Severance

 Subject Property



Proposed Lot Creation
404197 Concession 20
Township of Georgian Bluffs

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OWEN SOUND, ONTARIO
SCALE 1:7500

Figure 02: Township of Georgian Bluffs Zoning By-law Schedule A

 Subject Property

 Lands to be zoned R1

Balance of the property to be zoned AG-special



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Figure 03: County of Grey Official Plan Schedule A

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|---|--|--|
|  Subject Property |  Hazard Lands |  Agricultural |
|  Lands to zoned R1 |  Secondary Settlement Area | |
|  Lot to be severed |  Niagara Escarpment Plan Area | |



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