



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

May 6, 2025

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

Attention: Michael Benner
Director, Development & Infrastructure

Dear Michael:

**Re: Zoning By-law Amendment Application
Part Lots 9 and 10, Georgian Range, Geographic Township of Keppel
Township of Georgian Bluffs
505153 Grey Road 1
Owner: Georgian Escapes Inc. c/o Laurence Olivier**

Further to numerous preconsultation discussions and a 2025 Zoning By-law Amendment submission involving the above-noted property, please consider this package as our resubmission.

Accompanying the revised application and this updated Planning Justification Report are the following:

- Site Servicing Study (revised);
- Site Plan (revised);
- Slope Stability Review;
- Archaeological Assessment; and,
- Environmental Impact Study.

To assist your office in its evaluation of the proposed development, I offer the following:

Proposed Development:

The owner of the subject property proposes to establish a five-unit cottage park. (The previous submission involved seven cottages.)

The cottages will be erected on screw pile piers (also known as helical pile piers) and will cantilever over the top of the embankment's slope. A deck will be erected at the rear of each cottage. A service road will be constructed along the west side of the cottages, adjacent to the property's frontage along County Road 1.

The owner is also proposing to sever the south portion of the property as a residential lot. This severed parcel will be associated with the existing log cottage, inground swimming pool, pool shed, and two other accessory buildings. All of these structures, except for the two accessory buildings, are actually located on the unopened, shore road allowance. The owner is interested in acquiring this stretch of the road allowance from the Township and is actively pursuing this matter.

The cottage park lot and the residential lot would comprise 6150 square metres and 3559 square metres of land, respectively. Both parcels would increase in size if the shore road allowance were sold to the landowner.

During preconsultation discussions, the County advised that separate entrances will not be permitted, and therefore the two parcels, once separated, will share an access. The County is allowing for the existing entrance to be widened.

Approvals Required:

A Zoning By-law Amendment is necessary to allow for the cottage park development because this land use is not currently permitted in the 'SR' (Shoreline Residential) zone, despite the Official Plan allowing for it. Details pertaining to the change in zoning are provided later in this Planning Justification Report.

In order to sever the residential lot from the cottage park lot, approval of a Consent application will also be necessary. The Consent application will be filed with the Township at a later date, once the Zoning By-law Amendment application has been approved.

The development may also require a Site Plan Agreement, which if required, will also be dealt with after the rezoning has been finalized.

Subject Property:

The subject property is located along Grey Road 1, as shown on Figure 1 of this Planning Justification Report and is situated approximately 8.5 kilometres south of Big Bay. This waterfront lot comprises 0.9709 hectares of land and contains the aforementioned dwelling, accessory buildings, and pool. The site is predominantly forested.

Pre-Consultation Discussion / Supporting Documents:

Preconsultation meetings and other discussions were held with the Township of Georgian Bluffs, County of Grey, Saugeen Ojibway Nation, and Grey Sauble Conservation Authority to review the project and determine the background studies required as part of the Zoning By-law Amendment submission. Those studies have now been completed by a team of consultants, and the conclusions of the studies are as follows:

Servicing Report:

GSS Engineering Consultants Ltd. prepared a Servicing Report to address water supply, sewage disposal, stormwater management, and vehicular access.

Potable water to the five cottages will be supplied from a shore well that will pump the water to a water treatment plant before being distributed to the cottages. The Engineer recommends that the treatment system involve micron cartridge filters, carbon cartridge filters, ultraviolet light disinfection, and the addition of liquid sodium hydrochloride solution.

Sanitary sewage disposal for the cottage park will involve a Level 4 treatment system (Waterloo Biofilter or Peat Moss Biofilter) to treat the sewage before it is discharged to a shallow buried trench system. There will be a pumping system after the Level 4 treatment system to pump treated sewage to the pressurized distribution pipes in the shallow buried trench system.

Stormwater will be directed to Georgian Bay using the existing culvert on Grey Road 1 and a proposed 600 millimeter (diameter) culvert on the new driveway. The vegetation will provide treatment of the quality of the stormwater. The outlet ditch at the Georgian Bay shore will be rip-rapped to reduce erosions.

Access to the cottages will be provided from a new driveway involving a turnaround area at the north end. The driveway will be 5 metres in width and constructed with 300 millimetres of granular B gravel and 150 millimetres of granular A.

For a more detailed explanation and to review illustrations of the recommended engineering measures, please review the Servicing Study.

Slope Stability Review:

GEI Consultants conducted a Slope Stability Review to address potential slope hazards, as per the requirement of the Grey Sauble Conservation Authority. (Please note that this Review makes reference to seven cottages, as originally proposed. An update of that document was not deemed necessary when two cottages were removed from the proposal.)

A geotechnical investigation involving test pitting was undertaken. Based on the existing conditions and provided the cottages and new roadway are located within the area proposed, the Engineer determined that the development is not expected to negatively impact the slope stability of the site.

Stage 1 and 2 Archaeological Assessment:

Fisher Archaeological Consulting conducted a Stage 1 Archaeological Assessment and determined that the site was recognized as having high archaeological potential and therefore recommended that a Stage 2 Assessment be undertaken. The ensuing Stage 2 fieldwork discovered no artifacts and concluded that no further archaeological work was necessary. The consultant engaged with Saugeen Ojibway Nation throughout this process, as illustrated on the Indigenous Engagement Table that has been included with the Zoning By-law Amendment submission.

Environmental Impact Study:

Aquatic and Wildlife Services conducted an Environmental Impact Study (EIS) to address potential impact of the proposed development on natural heritage features that exist on the subject property and adjacent lands. The EIS acknowledged Georgian Bay as fish habitat and the subject property as a significant woodland.

Based on the site's limited fish habitat features and littoral zone capacity, as well as the existing shoreline structures in this area, the Ecologist determined that a 15-metre setback from the shoreline for new development would be sufficient in protecting fish habitat. The EIS added that the 15-metre setback is in compliance with the Federal Fisheries Act and meets typical Conservation Authority minimum setbacks from Great Lakes.

The Ecologist also concluded that the significant woodland would not be negatively impacted provided that treed canopy openings do not exceed 0.4 hectares in size and that a 15-metre

buffer strip be provided between treed canopy openings. The EIS also recommended that no tree clearing occur during bird nesting season, i.e., May 1 to July 30.

With regard to these recommendations, the two proposed areas to be cleared for the cottages at the north end of the property and the septic system will be well below 0.4 hectares in size and will maintain an existing buffer strip considerably greater than 15 metres. The requirement for the tree removal to occur outside of the bird nesting season can be addressed in the Site Plan Agreement, if such an agreement is required, or stated in the Zoning By-law Amendment.

Township of Georgian Bluffs Zoning By-law:

The subject lands are zoned 'SR' (Shoreline Residential) on Schedule A of the Township of Georgian Bluffs Zoning By-law, as illustrated on Figure 2 of this Planning Justification Report. The 'SR' zone permits a detached dwelling and an accessory home occupation.

The south portion of the property, which will be severed in the future and retained for residential purposes, will remain zoned 'SR'. This severed parcel will be slightly deficient in terms of lot area, and therefore a special provision will be required to reduce the lot area requirement from 4047 square metres to 3559 square metres. The following wording is recommended for the 'SR – special' zone:

On those lands zoned SR-x, permitted uses shall be those uses, buildings, and structures permitted in the SR zone subject to provisions of the SR zone excepting however that the minimum lot area shall be 3559 square metres.

The north portion of the property will be rezoned to 'C3' (Tourist Commercial). The 'C3' zone typically permits a "cabin rental establishment"; however, a cabin, as defined in the Zoning By-law, does not include cooking facilities, and therefore the proposed 'C3' zone will include site-specific provisions that allow for a "cottage rental establishment". The suggested wording of the new 'C3' zoning will not allow for the other uses typically permitted in the 'C3' zone in order to eliminate any possible concerns about the appropriateness of some of those other land uses, such as a campground.

Also, because of the size and irregular shape of the subject property, relief from lot area, front yard, rear yard, and County road centre line setbacks is also necessary.

The following wording is recommended for the 'C3 - special' zone proposed for the site:

On those lands zoned C3-x, the following shall apply:

1. Permitted Uses:

Permitted uses are buildings, and structures permitted in the SR zone in addition to a cottage rental establishment.

For the purposes of this specific zone, a cottage rental establishment shall mean a group of detached dwellings that are rented individually for a period of time not exceeding 30 days.

2. Provisions:

The C3 zone provisions and all relevant provisions of the Zoning By-law shall apply to the cottage rental establishment excepting however that:

- (i) minimum lot area: 6150 square metres;*
- (ii) minimum front yard: 5.0 metres;*
- (iii) minimum rear yard: 3.5 metres (measured from the deck);*
- (iv) minimum side yard (north yard): 20 metres;*
- (v) maximum number of cottages: 5; and,*
- (vi) minimum setback from centre line of County Road 1: 16 metres.*

The proposed zoning of the site is illustrated on Figure 3 of this Planning Justification Report.

Grey County Official Plan:

The subject lands are designated 'Inland Lakes and Shoreline Settlement Area' on Schedule A of the County Official Plan, as shown on Figure 4. Permitted uses in this land use designation are low-density residential dwellings, bed and breakfast establishments, home occupations, marinas, resource based recreational uses, convenience commercial, and public uses.

The proposed cottage would qualify as a resourced based recreational use, which is defined in the Official Plan as:

RESOURCE BASED RECREATIONAL USES must mean those recreational uses where the prime reason for location by their very nature, require certain natural attributes for their location including the availability of large lots or land areas. Uses permitted may include passive and active recreational facilities and associated commercial and residential uses. Such uses can include water based recreation, campgrounds, lodges/resorts and skiing/snowboarding facilities.

The Official Plan requires new development within this designation to address the servicing policies of Section 8.9. These policies include a hierarchy that encourages:

1. full municipal services;
2. communal services;
3. partial services; and,
4. individual private services.

Connecting the cottage park to municipal services or existing communal systems in the area is not possible because they don't exist anywhere close to the site. The only viable option is to service this development privately. The Servicing Report has explained that a shore well with a water treatment plant will be used to supply water, and a tertiary septic system will handle the sewage disposal.

Section 8.9 also contains policies that require an applicant to address stormwater management. The Servicing Report, which has been described above, has addressed these policies.

Appendix B of the Grey County Official Plan recognizes the subject property as a 'Significant Woodland', as illustrated on Figure 5. Development and site alteration is not permitted in this feature or within 120 metres unless it can be demonstrated that the development will cause no negative impact on the woodland. As explained above, the Environmental Impact Study addressed this matter and determined that the proposed development will not negative impact upon the woodland provided certain mitigative measures are followed. It should also be noted that by using screw pile piers, as opposed to constructing foundations, the amount of ground excavation and overall site disturbance will be significantly reduced, which is beneficial to the significant woodland and the natural environment in general.

The natural heritage policies also protect fish habitat. Development within 30 metres of Georgian Bay must be addressed for potential impact on this feature. The Environmental Impact Study has concluded that a 15-metre setback from Georgian Bay will adequately protect the fish habitat.

Based on the foregoing, the proposed Zoning By-law Amendment conforms to the Grey County Official Plan.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) encourages development to be directed to the settlement areas of the County, including those areas where the lands are designated 'Inland Lakes and Shoreline Settlement Area'.

The PPS promotes tourism, recreation, and employment opportunities.

The PPS also encourages the use of full municipal services or communal services where such servicing arrangements are feasible, but it does allow for private services where the site conditions are suitable for the long term. The Servicing Report has concluded that the lands can be serviced with a private shore well with a water treatment plant and that two holding tanks can be used for sewage disposal.

As well, the PPS protects natural heritage features, including fish habitat and significant woodlands, from development that could create a negative impact. The Environmental Impact Study has addressed this policy, as explained above.

Furthermore, the PPS protects and preserves areas of archaeological significance. The Archaeological Assessment conducted for the subject property determined that the site does not contain artifacts of archaeological significance.

In conclusion, the proposed development is consistent with the PPS.

Planning Rationale:

This Planning Justification Report has demonstrated that the proposed development conforms to the Grey County Official Plan and is consistent with the Provincial Planning Statement.

With regard to the specific relief being requested from some of the 'C3' zoning provisions, the following should also be taken into consideration:

- Requiring a lot in the 'C3' zone to comply with the 'minimum lot area' provision of 10 hectares seems unnecessary, as it would serve no purpose. The size of the subject property is appropriate to accommodate the five dwellings;
- Complying with the 'minimum front yard' requirement of 20 metres or the provision requiring a 23-metre setback from the centre line is not possible due to the fact that the developable portion of the site is located close to the front lot line. The County's Transportation Department is satisfied with the 5.0-metre setback. No neighbouring landowner will be impacted by this reduction as no dwellings exist within close proximity to the development area. It is worth noting that the front yard requirement is only 5.0 metres where full municipal services are available; and,
- Complying with the 'minimum rear yard' requirement of 20 metres is also impossible, given the shallow depth of the property. Including the elevated deck, the cottages will be constructed within 3.5 metres of the rear lot line. The unopened shore road allowance, however, abuts the rear lot line, and therefore no negative impact should result from the reduced rear yard. Also, if the landowner is successful in acquiring the shore road

allowance from the Township, the development will then comply with the rear yard requirement.

Relief is also required for the residential portion of the property, if this area is to be severed from the commercial lands. This should not pose any concerns since the residential lot will be of adequate size for residential purposes. Should the Township sell the road allowance to the landowner in the future, the lot will then greatly exceed the minimum lot area requirement.

Based on the foregoing, the proposed cottage park is deemed to be an appropriate development for the subject property.

Recommendation:

The requested Zoning By-law Amendment has substantial merit and should be given favourable consideration.

Final Comments:

I trust you will find the application package to be complete. Should you have any questions regarding the proposal, please contact the undersigned.

On a final note, it would be sincerely appreciated if you could contact me when scheduling the public meeting for this file in order to ensure our availability.

Sincerely,




S, RPP, MCIP

c.c. Laurence Olivier

Attachments: Figures 1 to 5
Site Plans

Figure 1: Location Map


 Subject Lands



Georgian Escapes Cottage Park
505153 Grey Road 1
Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:6000

Figure 2: Township of Georgian Bluffs Zoning By-law Schedule A


 Subject Lands



Georgian Escapes Cottage Park
505153 Grey Road 1
Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:4000

Figure 3: Proposed Zoning





 Subject Lands



Georgian Escapes Cottage Park
505153 Grey Road 1
Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:2500

Figure 4: Grey County Official Plan Schedule A



- | | |
|---|--|
|  Subject Lands |  Hazard Lands |
|  Rural |  Inland Lakes and Shoreline Settlement Area |



Georgian Escapes Cottage Park
505153 Grey Road 1
Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:4000

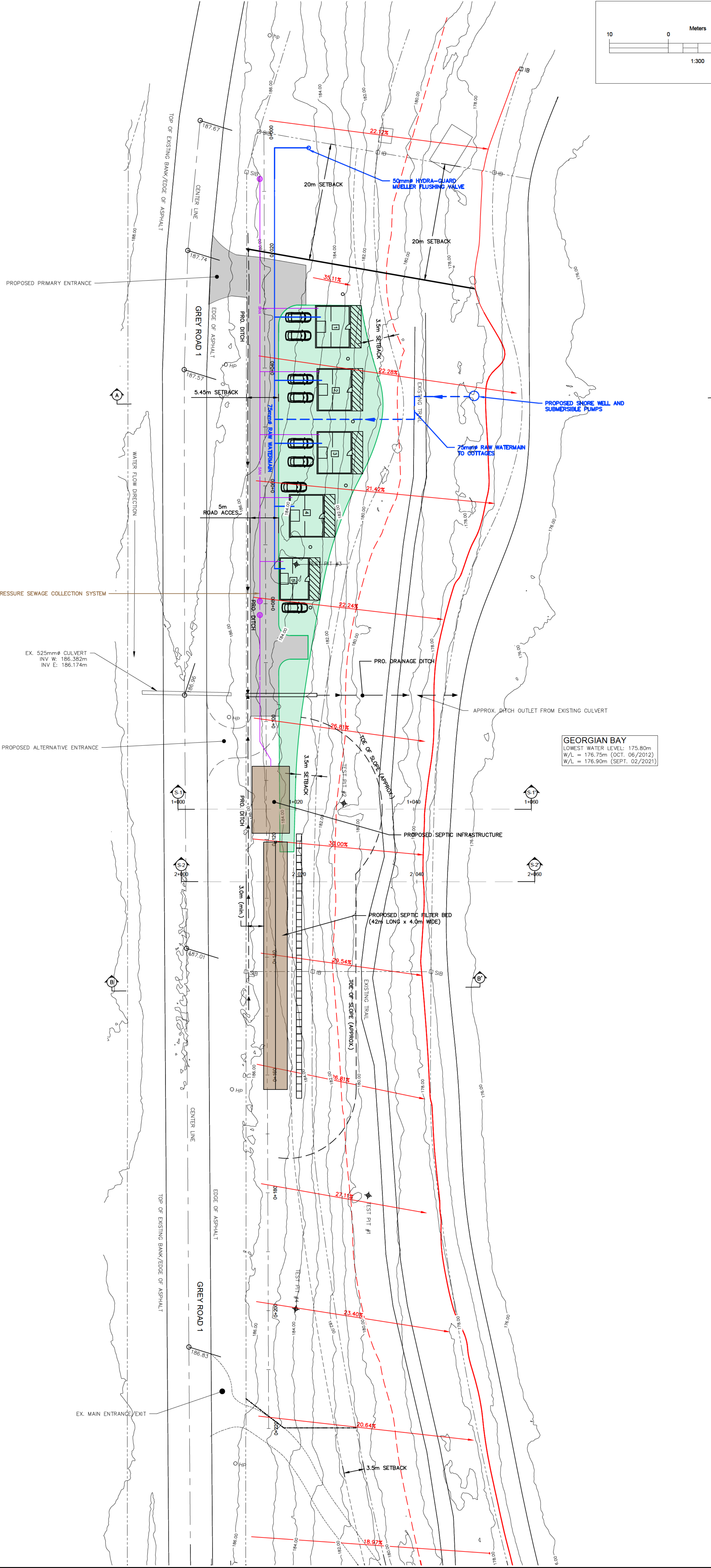
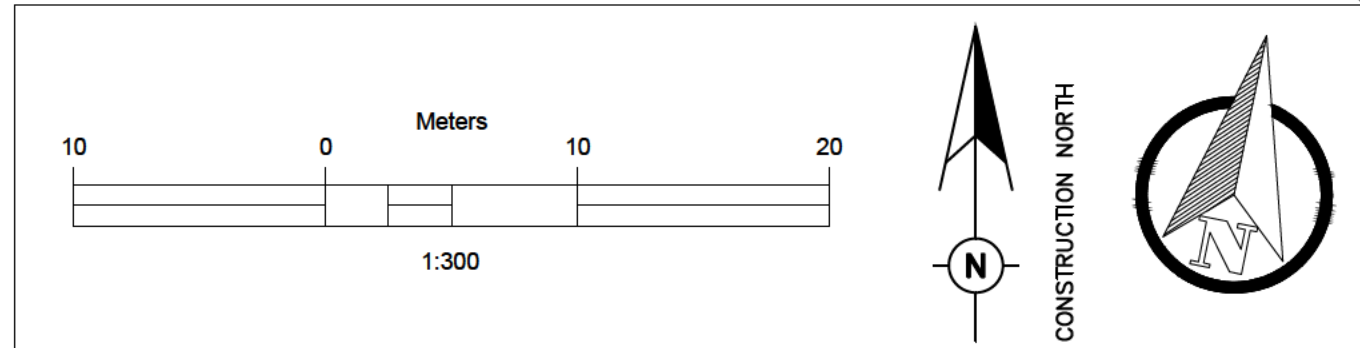
Figure 5: Grey County Official Plan Appendix B

-  Subject Lands
-  Significant Woodlands

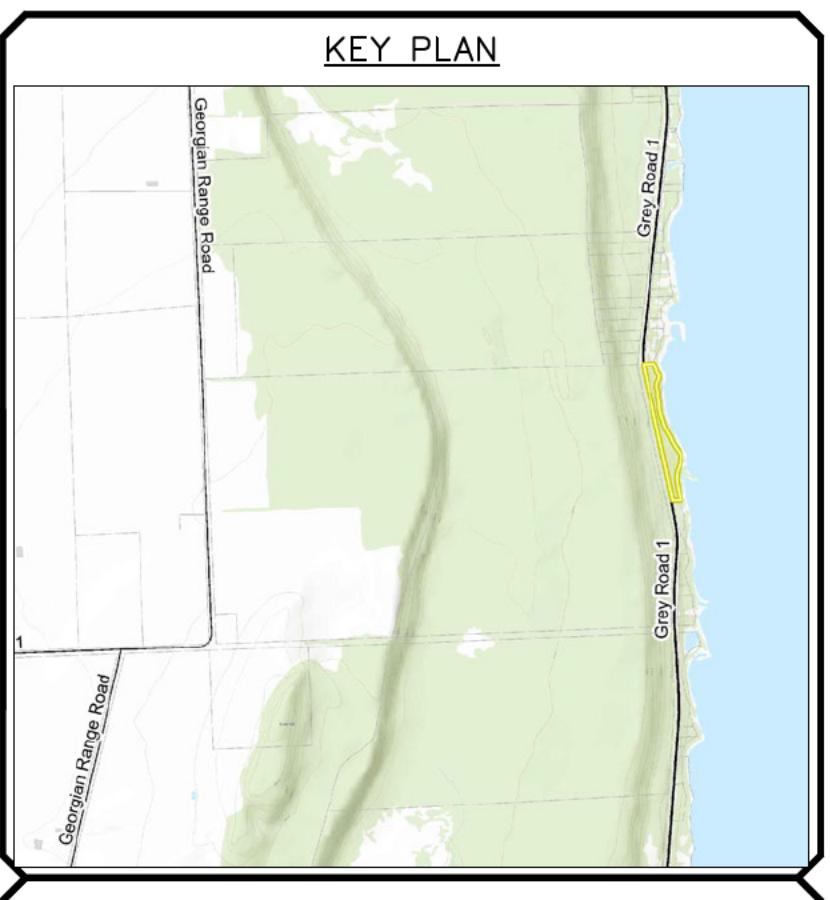


Georgian Escapes Cottage Park
505153 Grey Road 1
Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:4000



GEORGIAN BAY
 LOWEST WATER LEVEL: 175.80m
 W/L = 176.75m (OCT. 06/2012)
 W/L = 176.90m (SEPT. 02/2021)



- CENTER LINE
- - - - WAVE UP-BRUSH SETBACK
- - - - TOP OF EXISTING BANK
- PROPOSED AREA FOR RENTAL COTTAGES
- PROPOSED SEPTIC AREA
- PROPOSED ACCESS ROAD
- - - - PROPERTY LINE & ROAD ALLOWANCE
- FUTURE COTTAGE AREA
- SAN --- PROPOSED SANITARY SEWER
- WM --- PROPOSED WATERMAIN
- HIGH WATER LEVEL 177.90m
- BOUNDARY LINE
- GRAVEL BOUNDARY
- DITCH/DIRECTION OF FLOW
- CONCRETE BOLLARDS
- 100.00 PROPOSED ELEVATION
- 100.00 EXISTING ELEVATION
- EXISTING SPOT ELEVATION (LIDAR DERIVED)

CAUTION: THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS, PROPERTY LINES AND OTHER UNDERGROUND AND OVERGROUND UTILITIES ARE STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES, PROPERTY LINES & STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES, PROPERTY LINES & STRUCTURES, AND SHOULD ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

28/04/22	REVISED BUILDING LAYOUT & SERVICING PLAN
22/09/21	TEST PIT LOCATIONS
06/05/21	SUBMISSION TO TOWNSHIP
12/01/21	REVISED FOR 16m SETBACK FROM COUNTY ROAD
07/01/21	SUBMISSION TO GREY COUNTY
DD/MM/YY	DESCRIPTION
	REVISION / ISSUE

Seal not valid unless signed and dated

DRAFT FOR REVIEW
31/10/2025

GSE ENGINEERING

945-3rd Ave. East, Unit #230, Owen Sound, ON, N4K 2K8
Telephone: (519) 372-4828

Title: **505153 GREY RD 1 EXISTING FEATURES TOWNSHIP OF GEORGIAN BLUFFS**

Client: **OLIVIER CONSTRUCTION**

Design: RS	Scale: 1:300
Drawn: TDL	Approved: Design Engineer
Checked: RS	
Date: NOV. 2025	

Drawing No. 19-041-02