



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

December 8, 2025

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

Attention: Ben Suchomel, Planner

Dear Ben

**Re: Applications for Consent
Part Lots 35, 43, and 44, Plan 857
Geographic Village of Shallow Lake
Township of Georgian Bluffs
70 Second Street, Shallow Lake
Owner: Lillian (Joanne) Deiter**

Further to our preconsultation discussions involving your office, the County of Grey Planner and Egologist, and Saugeen Ojibway Nation representatives, enclosed please find a completed Consent application pertaining to the above-noted property. Also enclosed are the following:

- Consent application fee; and,
- Grey Sauble Conservation Authority (GSCA) review fee.

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

Proposal:

Joanne Deiter owns a 1.42-hectare residential property located within the settlement area of Shallow Lake. Situated on this lot is a detached dwelling, garage, and two sheds.

The owner proposes to sever a 0.82-hectare vacant lot and retain a 0.6-hectare lot containing the existing house, garage, and two sheds. Mrs. Deiter's daughter will erect a house on the severed parcel.

Municipal water and a private septic system service the existing house. New development on the severed parcel will be serviced in the same manner.

The proposed lot creation is illustrated on the Severance Sketch included in this Planning Justification Report.

Approvals Required:

The intended development requires approval of a Consent application, which has been submitted to the Township.

Following conditional approval of that application, the landowner will be required to enter into a Consent Agreement with the Township under Section 51 of the Planning Act. The Agreement will include the attached Site Plan, which identifies the development envelope on the severed parcel. Development and site alteration will be prohibited within the significant woodland and its 10-metre buffer.

Subject Lands:

The subject property is located along the west side of Second Street.

Situated on the property are the house, garage, and two sheds, as noted above. A forest exists on the south end of the property and covers approximately 60% of the severed lot, as illustrated on the Severance Sketch.

Adjacent Land Uses:

The predominant land use in the area is detached residential dwellings. The property to the immediate south is forested and vacant.

County of Grey Official Plan:

The subject property is designated 'Secondary Settlement Area' on Schedule A to the County of Grey Official Plan.

The 'Secondary Settlement Area' land use designation applies to partially serviced and privately serviced urban areas, and it is intended to provide a limited opportunity for growth and promote a range of living styles and employment opportunities. Permitted uses in the 'Secondary Settlement Area' include various types of residential dwellings, commercial and dry industry, public uses, recreation uses, and institutional facilities.

According to Section 3.5 *Secondary Settlement Areas* the following policies would apply to development within Shallow Lake:

- 3) *Where partial services exist in a Secondary Settlement Area, development shall only be permitted to allow for the development of vacant and/or underutilized lots, as well as the creation of lots, subject to satisfying the following requirements:*
 - a) *The development is within the reserve sewage system capacity or reserve water system capacity;*
 - b) *Site conditions are suitable for the long-term provision of such services;*
 - c) *The development is within the existing settlement area;*
 - d) *Allow for infilling and minor rounding out of existing development (see Section 8.9.1(10)(c)).*

With regard to this policy, please note the following:

- Municipal water is available to service the new dwelling on the severed parcel;
- The severed and retained parcels are both of ample size to accommodate a house, septic system, and accessory buildings;
- The subject property is located within Shallow Lake, which is a recognized settlement area in the County Official Plan; and,
- Section 8.9.1 of the Official Plan pertains to servicing. The intended development clearly conforms to paragraph (10) (c) which states:

Development on partial municipal services can include development of vacant and/or underutilized lots, as well as the creation of lots for infilling and minor rounding out, in accordance with the settlement area policies and the requirements noted above. Infilling and minor rounding out can include the creation of new lots from existing lots that are located within the current designated settlement area land use type

subject to the findings of the Servicing Options Study.

Section 8.9.1 (18) also applies to the development. It states:

- 18) *New lot creation less than 0.4 hectares in size on individual private services, or on partial services using private individual septic systems, shall only be considered with the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5 Series Guidelines, or any successor thereto. Municipalities may choose to require a nitrate study for additional residential units on lots less than 0.4 hectares in size.*

With regard to this policy, both the severed and retained parcels exceed 0.4 hectares in size, and therefore a nitrate study was not requested by the County or Township Planners.

The severance policies of Section 9.12 *Lot Creation* state the following:

- 1) *Where division of land is considered, the approval authority must have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following circumstances:*
- a) *The land division is permitted by the appropriate land use policies of Section 3 to 8;*
 - b) *The land division is to promote development in an orderly and contiguous manner, and should not conflict with the established development pattern of the area;*
 - c) *The proposed use is compatible with existing and future permitted land uses on adjacent lands;*
 - d) *The servicing requirements of Section 8.9 must be met;*
 - e) *Direct access from a Provincial Highway or a County road may be restricted as outlined in Section 8.3. Where possible, residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves, or grades;*
 - f) *Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;*

- g) The size of any parcel of land created must be appropriate for the proposed use, and in no case, will any parcel be created which does not conform to the minimum provisions of the zoning by-law;*
 - h) The proposed lots comply with Provincial Minimum Distance Separation Formulae except for lots created within settlement areas.*
- 2) *Any conditions, including zoning if required, must be fulfilled, prior to final approval of the lot creation.*

With regard to these policies, please note the following:

- A detached dwelling is permitted in the 'Secondary Settlement Area' land use designation, as explained above;
- The lot creation is orderly and does not conflict with the established development pattern in the area;
- A new detached dwelling on the severed parcel is clearly compatible with the adjacent lands uses;
- The proposed development conforms to the servicing policies of Section 8.9 of the Official Plan, as explained above;
- The severance will require a new entrance for the severed parcel. The sightlines are appropriate, and therefore the issuance of an Entrance Permit poses no concerns;
- The development envelope on the severed parcel is of ample size to accommodate the intended use;
- The Minimum Distance Separation (MDS) Statement does not apply since the subject property is located within a recognized settlement area; and,
- The lands are zoned 'R1' (Residential One). Please note that Grey County GIS mapping still shows a 'PD' (Planned Development) zoning on the property; however, this mapping is outdated. The lands were rezoned to 'R1' in 2024 when a lot was being severed from the north side of the subject property, and the County GIS has not been updated yet.

The housing policies contained in Section 4 *Live Grey* of the County Official Plan are supportive of new housing developments that involve infilling and intensification. The

proposal would clearly be supported by all policies of this nature.

Appendix B of the County Official Plan identifies several areas on the subject property as 'Significant Woodland'; however, the County Ecologist has advised that the mapping is not accurate and has provided a drawing that limits the woodland feature to the south end of the property. The Ecologist has also recommended that no development or site alteration should occur within 10 metres of the new 'Significant Woodland' boundary. A Site Plan has been prepared for the severed lot and identifies the woodland, the recommended buffer, and the development envelope. The Township Planning staff are satisfied that sufficient area exists within the development envelope to erect a house in accordance with the 'R1' zone provisions and to construct a private septic system. The Site Plan will form the bases for a Consent Agreement under Section 51 of the Planning Act.

It is evident that the proposed development conforms to the County of Grey Official Plan.

Township of Georgian Bluffs Official Plan:

Schedule A of the Georgian Bluffs Official Plan applies the 'Residential' designation to the subject property.

The 'Residential' designation states the following:

3.4.1 RESIDENTIAL

Residential areas are important components of settlement areas and should be developed in a manner that supports a high quality of life. Given the rural nature of the Township, the historic housing preference has been the single detached dwelling. However, given the past statistical trends which depict an ageing population and a declining household family size, demand for other housing formats may shift from the traditional detached dwelling. The residential policies for settlement areas within this plan are therefore aimed at recognizing this predominance for the single-detached dwelling while encouraging other housing formats. Emphasis is placed on facilitating differing housing formats and densities within settlement areas with careful consideration being given to compatibility, sufficient amenity and servicing availability to ensure a high quality of living is provided for residents.

3.4.1.1 PERMITTED USES

The permitted use of lands designated "Residential" shall include single detached

dwelling units, semi-detached and duplex units, townhomes and may include secondary suites and low-rise multiple dwelling unit structures.

Other uses compatible with residential development may also be permitted and include:

- *Home occupations*
- *Bed and breakfast establishments*
- *Seniors/retirement homes*
- *Nursing homes and assisted living facilities*
- *Garden Suites*
- *Day nurseries*
- *Open Space uses in accordance with Section 3.4.4*
- *Neighbourhood commercial uses in accordance with Section 3.4.2*
- *Institutional and community facilities.*

A new detached dwelling on the severed parcel is permitted, according to the above.

With regard to lot creation, Section 5.5.2 *Consents* states:

1. *The following policies shall apply to all consent applications for new development. It is intended that these policies will be implemented by the Committee of Adjustment or a Land Division Committee and relevant agencies influencing the creation of new lots within the Township.*
 - a) *A consent shall only be granted if in conformity with the land use designations and policies of this Plan, the County of Grey Official Plan and the provisions of the Zoning By-law. Where required, such a by-law will be passed by Council prior to a consent being considered.*
 - b) *Except for consents to secure conservation land, consents for new development shall only be granted where both the severed and retained parcels conform to the provisions of the Zoning By-law and have frontage on an open public road which is maintained on a year-round basis.*
 - c) *Ribbon development along arterial roads shall be prevented. Access to county or municipal roads designated as "Arterial Roads" in this Plan or in the County of Grey Official Plan shall be restricted and only permitted where no traffic hazard will be created by the consent.*
 - d) *The availability of access to Provincial Highways will be subject to the Ministry of Transportation's (MTO's) review of the proposed consent and will be based on compliance with the requirements of MTO's highway access*

control policies and the Public Transportation and Highway Improvement Act.

- e) *No lot will be created in an area susceptible to flooding, erosion, or any other physical or environmental constraint unless it has been demonstrated and verified by the Ministry of Natural Resources and/or the Grey Sauble Conservation Authority, that the proposed use will not impact or be impacted by such constraints.*
- f) *No new lots for residential uses will be created within:*
 - i. *One kilometre of an active sanitary landfill site;*
 - ii. *500 metres of a closed sanitary landfill site, and/or;*
 - iii. *within 500 metres of an Aggregate resource area, as identified in the County Official Plan.*
- g) *Consents in settlement areas may be granted in accordance with the policies of Section 3 of this Plan and subject to the following criteria:*
 - i. *The scale of development or development potential would not require a plan of subdivision.*
 - ii. *The proposed lot(s) are consistent with the lot area, frontage and density pattern of the surrounding area.*
 - iii. *Appropriate servicing can be provided and no extension of municipal services is required.*

In view of these policies, please consider the following:

- The severance conforms to the County Official Plan, Township Official Plan, and the Township Comprehensive Zoning By-law;
- The severed and retained parcels will front onto public roads;
- The severed lot does not fall within the GSCA Regulated Area, and therefore no permit from their office will be required;
- The lands are not located within one kilometre of an active landfill site or within 500 metres of a closed landfill. Proximity to an aggregate resource area is not relevant to lot creation that occurs within a settlement area;

- A Plan of Subdivision application is clearly not required since only one lot is being severed;
- The size of the severed and retained parcels is consistent with the lot fabric in the neighbourhood; and,
- Partial servicing is appropriate for the site given the size of the severed and retained parcels and the known site conditions.

Based on the foregoing, it is evident that the proposed lot creation conforms to the Georgian Bluffs Official Plan.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) encourages urban type development such as residential lot creation to occur within the designated settlement areas.

The PPS also encourages a variety of housing types and densities in order to ensure housing for everyone.

Furthermore, the efficient use of land and infrastructure is promoted by the PPS. Partially serviced development can be considered in rounding out and infilling situations provided the site conditions are appropriate for the long term.

Moreover, the PPS protects areas of archaeological significance. In this regard, Saugeen Ojibway Nation (SON) advised during the pre-consultation exercise that the lands fall within an area of high archaeological potential and therefore an Archaeological Assessment was required. A Stage 2 assessment was carried out in early November in the presence of SON monitors and no archaeological artifacts were discovered. The report is currently being prepared and will be submitted in the near future.

Lastly, the PPS contains polices that protect natural heritage features. As noted above, development will be restricted to the development envelope that has been recommended by the County's Ecologist, as shown on the attached Site Plan. The Site Plan will form the basis for a Consent Agreement, which will be required as a condition of severance approval.

It is evident that the proposed development is consistent with the PPS.

Municipality of Georgian Bluffs Zoning By-law:

The subject lands are zoned 'R1' (Residential One) on Schedule A of the Township's Zoning By-law.

Permitted uses in the 'R1' zone include detached dwellings and semi-detached dwellings. The 'minimum lot area' and 'minimum lot frontage' requirements are 1500 square metres and 30 metres, respectively, for partially serviced development. Both the severed and retained parcels comply with these minimum standards.

Planning Discussion:

The proposed severance conforms to the County and Township Official Plans and is consistent with the Provincial Planning Statement.

This infilling development has considerable merit and should be approved.

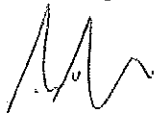
The following conditions should be included with the Consent approval:

1. That the landowner enter into a Consent Agreement to ensure that the development and site alteration occurs only within the identified development envelope shown on the Site Plan; and,
2. That a letter be received from the Ministry of Citizenship and Multiculturalism advising that the Archaeological Assessment has been entered into the Ontario Public Register of Archaeological Reports.

Final Comments:

I trust this information is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned. Please advise of the potential public meeting date before actually scheduling the meetings in order to ensure our availability.


Sincerely,

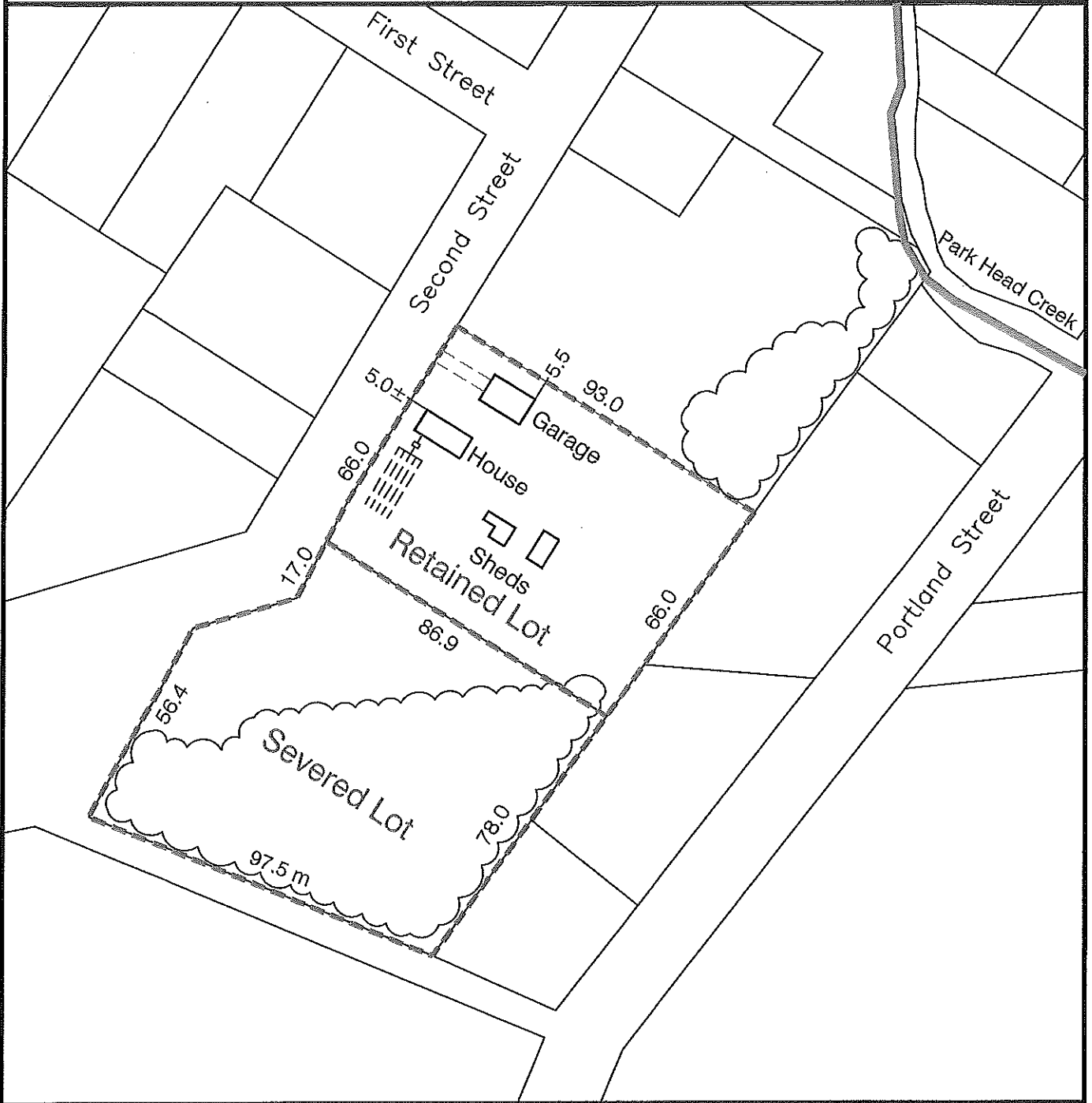
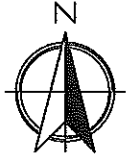


Ron Davidson, BES, RPP, MCIP

c.c. Tami Deiter

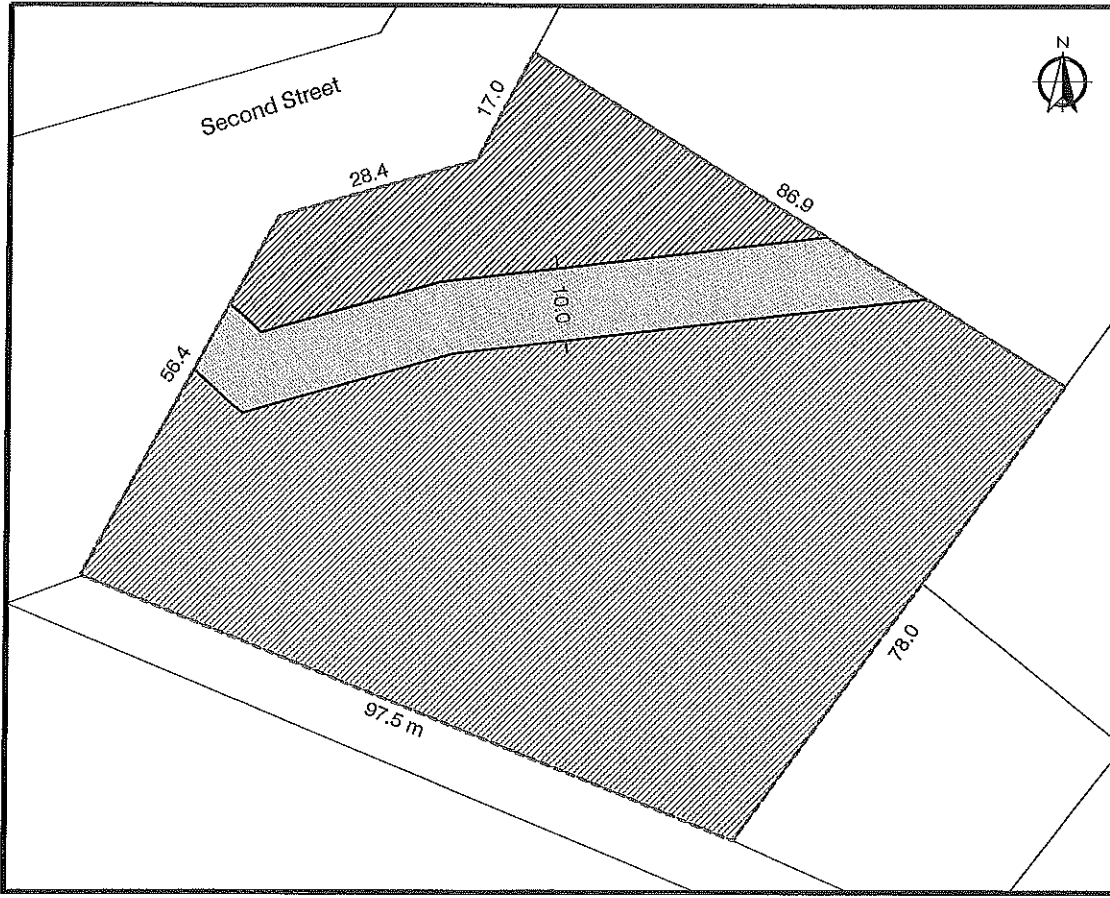
Severance Sketch

 Subject Lands



Lot Creation
70 Second Street
Shallow Lake, ON





RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:1500



Site Plan

Part Lots 35, 43 and 44, Plan 857
 Geographic Village of Shallow Lake
 Township of Georgian Bluffs
 County of Grey

Legend

-  Subject Lands
-  Development Envelope
-  Significant Woodland Buffer
-  Significant Woodland

SCALE 1:500

RD RON DAVIDSON
 LAND USE PLANNING CONSULTANT INC.
 OWEN SOUND, ONTARIO