



Date: Tuesday, May 20, 2025
From: Michael Benner, Director of Development and Infrastructure
Subject: **A02/25, B10/25 Aleksic**
Report DEV2025-026

This document and its attachments are public and available in an accessible format upon request.

Recommendation

It has been demonstrated that the proposed applications are consistent with the PPS and comply with the Grey County Official Plan, The Township of Georgian Bluffs Official Plan, and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that application B10/25 be approved with the following conditions applied:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping.
3. That the applicant(s) pays the applicable consent certification fee at the time of certification of the deeds.
4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.
5. That a Servicing Feasibility Study be completed demonstrating the ability of both the severed and retained lands to accommodate separate private sewage treatment systems.

It is also noted that Application A02/25 has satisfied Section 45(1) of the Planning Act and has demonstrated that the application is:

1. Minor in nature;

2. Appropriate or desirable use of the land, building or structure;
3. Maintains the general intent and purpose of the Official Plan, and;
4. Maintains the general intent and purpose of the Zoning By-law.

Therefore, it is recommended that Minor Variance Application A01/25 be approved.

Application Summary

Owner(s): Nenad and Bogdanka Aleksic
Agent: N/A
Address: 293 Balmy Beach Road, Georgian Bluffs
Legal Desc: Plan 447, Lot 45; Plan 231 Lot 15
Roll Number: 420358000327600

The purpose of Application B10/25 is to sever approximately 920.8 square metres of vacant land intended for future residential use. 1,335 square metres of land containing a semi-detached dwelling with a carport and shed will be retained for continued residential use.

The purpose of Application A02/25 is to recognize a reduced frontage for the severed lands of 14.26 metres whereas the zoning by-law requires a frontage of 30 metres and a reduced lot area of 920.8 square metres whereas the zoning by-law requires a minimum lot area of 4,047 square metres for the Shoreline Residential zone.



Policies Affecting the Proposal

Provincial Policy Statement (PPS, 2024)

The 2024 Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act and provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of

the natural and built environment. The Planning Act requires that all decisions made under the Act by an approval authority shall “be consistent with” the PPS.

Settlement Area Policies

Section 2.3 of the PPS promotes settlement areas to be the focus of growth and development, and encourage land use patterns within settlement areas to be based on densities and a mix of land uses which efficiently use land and resources and which are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion. Policies within this section further encourage land use patterns within settlement areas to be based on a range of uses and opportunities for intensification and redevelopment where this can be accommodated. The subject lands contain an existing single detached dwelling and accessory buildings, sited on the proposed retained parcel. The applicant proposes to sever an area of approximately 0.68 ha, which is presently vacant, to facilitate the future construction of a single-detached dwelling on the proposed severed parcel. Both the proposed retained and severed parcels have frontage along Second Street, a public road with year-round maintenance. The proposed lot creation would facilitate limited residential intensification within the Shallow Lake secondary settlement area, where infrastructure and public service facilities are available to support residential development.

Based on the above, the application is consistent with the relevant policies of the PPS.

County of Grey Official Plan (2018)

Per Schedule A to the County Official Plan, the subject lands are designated ‘Inland Lakes and Shoreline.

The Inland Lakes and Shoreline Settlement Area land use type on Schedule A is applied to areas of concentrated development in the vicinity of inland lakes and shorelines. The shoreline areas throughout the County will be guided by local official plan policies that consider the following:

- a) The need to establish clusters of neighbourhoods as identifiable
- b) The likely demand for housing in these areas over the planning period, and the designation of a suitable inventory of development land;
- c) The establishment of a logical development pattern;
- d) Phasing and staging of residential development to monitor potential impact to a waterbody;
- e) Provision of community services, including parks and recreation facilities;
- f) Access to the shoreline, including appropriate infrastructure (e.g. parking, boat launch, public washrooms, etc.);



- g) The feasibility of full municipal services, and where full services aren't feasible, the potential impact to water quality from the placement of septic systems should be considered; to this end, a functional servicing study has been included as a condition of severance approval to confirm the adequacy of both the severed and retained parcels to accommodate separate private sewage treatment systems.
- h) The promotion of tourism;
- i) The integration with the County natural heritage system and local municipal natural heritage features;
- j) Conservation of shorelines and mitigation of impacts to these ecologically important areas;
- k) The ability to meet Provincial Water Quality Objectives;
- l) Promoting the maintenance of a naturalized shoreline and limiting disturbance to the vegetative buffer to the minimum amount required for water access.

Permitted uses in the Inland Lakes and Shoreline Settlement Area must be limited to low- density residential dwellings, bed and breakfast establishments, home occupations, marinas, resource based recreational uses, convenience commercial, and public uses. Any new development will need to address the requirements of the servicing section of this plan

Township of Georgian Bluffs Comprehensive Zoning By-law 2020-020

The subject lands are zoned as Shoreline Residential in the Township's Zoning By-law 2020-020. Section 10, the Shoreline Residential zone provisions, provides the following zone requirements for partially serviced lots:

Table 10.3 – Partial and Private Services

Zone Requirements	SR Zone	
	SR Partial Services – one municipal water or sewer	SR Private Services - no municipal water or sewer
Lot Area (Minimum)	1500 m ²	4,047 m ²
Lot Frontage (Minimum) (1)	30 m	36 m
Lot Coverage (Maximum)	20%	15%
Required Yards (Minimum):		
Front Yard (2)	7.5 m	10 m
Rear Yard	7.5 m	10 m
Exterior Side Yard	4.5 m	5 m
Interior Side Yard (3)	3 m	3 m
100 Year Lake Flood Level	15 m	
High Water Mark	15 m	
Building Height (Maximum)	10 m	

The proposed severed and retained parcels will be deficient in both lot frontage and lot area under the Shoreline Residential zone. Accordingly, a variance to Section 10, table 10.3 has been requested to recognize a reduced lot frontage of 14.26 metres and a reduced lot area of 920.8 square metres for the severed lands, and a reduced lot frontage of 181.85 metres and a reduced lot area of 1335 square metres for the retained parcel.

For a successful Minor Variance, the following four (4) tests of Section 45(1) of the Planning Act, R.S.O. 1990, c.P.13 must all be satisfied:

1. The variance must be minor.

The applicants are requesting the above noted variances from table 10.3 to facilitate the proposed severance. These variances will still maintain appropriate setbacks from neighbouring properties and are typical for the neighbourhood. Accordingly, the variances can be considered minor in nature.

2. It must be an appropriate or desirable use of the land, building or structure.

The proposed development on the severed land will consist of the construction of a new dwelling and attached garage. Such uses are permitted in the 'Inland Lakes and Shoreline Settlement Area' designation in the County Official Plan and the Shoreline Residential Zone in the Township's Zoning By-law, subject to applicable site development policies and provisions. The proposed use is also consistent with neighbouring uses in the area as this lot is one of four similarly sized lots along Balmy Beach Road.

3. It must maintain the general intent and purpose of the Official Plan.

The subject land is designated 'Inlands Lakes and Shoreline Settlement Area' in the County's Official Plan (OP). The applicant is proposing the construction of a dwelling and attached garage which are permitted uses under the policies contain in the County Official Plan. Based on Staff review, the application maintains the general intent and purpose of the Official Plan.

4. It must maintain the general intent and purpose of the Zoning By-law.

The subject land is zoned 'Shoreline Residential' in the Township Zoning By-law. The proposed development is permitted in the Shoreline Residential Zone (Section 10). Based on Staff review, the proposed severance will introduce a new permitted use under the Township's Zoning By-law. The application, as proposed, maintains the general intent and purpose of the Zoning By-law.

Based on Staff review, the requested variances can be considered appropriate for the subject lands.

Relevant Consultation

Notice of the application was circulated to all commenting agencies and neighbouring properties within 60 metres of the subject lands on April 7, 2025. The following comments have been received:

Grey County Planning and Development Services comments dated April 28, 20205, 2025.

Summarized, no concerns.

Grey Sauble Risk Management Office comments dated April 17, 2025.

No concerns provided there is no fuel storage in excess of 2500 litres on the subject lands.

Conclusion & Recommendation

It has been demonstrated that the proposed applications are consistent with the PPS and comply with the Grey County Official Plan, The Township of Georgian Bluffs Official Plan, and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that application B10/25 be approved with the following conditions applied:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping.
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5. That a Servicing Feasibility Study be completed demonstrating the ability of both the severed and retained lands to accommodate separate private sewage treatment systems.

It is also noted that Application A02/25 has satisfied Section 45(1) of the Planning Act and has demonstrated that the application is:

1. Minor in nature;
2. Appropriate or desirable use of the land, building or structure;
3. Maintains the general intent and purpose of the Official Plan, and;
4. Maintains the general intent and purpose of the Zoning By-law.

Therefore, it is recommended that Minor Variance Application A01/25 be approved.

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP



Report Approval Details

Document Title:	DEV2025-026 A02-25, B10-25 Aleksic.docx
Attachments:	<ul style="list-style-type: none">- Application.pdf- Notice Of Public Hearing B10-25 Aleksic.pdf- County Comments.pdf-Risk_Management_Letterhead_s.59(2a)_293_BALMY_BEACH_RD_ALEKSIC_IPZ2_4_EBA_10000L.pdf
Final Approval Date:	May 13, 2025

This report and all of its attachments were approved and signed as outlined below:

Niall Loble, Chief Administrative Officer