



Township of Georgian Bluffs Committee of Adjustment Agenda

January 14, 2025, 5:00 p.m.

Council Chambers
Township Administration Offices
177964 Grey Road 18, RR#3, Owen Sound ON N4K 5N5
Council Chambers are open to the public. To watch this meeting virtually, visit the [Township of Georgian Bluffs' Council YouTube Channel](#)

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Pages

1. **Call to Order**

2. **Land Acknowledgement Statement**

In the spirit of reconciliation, we acknowledge with respect, the history, spirituality, and culture of the Anishinaabek: The People of the Three Fires known as Ojibway, Odawa, and Pottawatomi Nation, who have inhabited this land from time immemorial. And further give thanks to the Chippewas of Saugeen, and the Chippewas of Nawash, now known as the Saugeen Ojibway Nation, as the traditional keepers of this land. We also recognize, the Metis and Inuit whose ancestors shared this land and these waters. May we all, as Treaty People, live with respect on this land, and live-in peace and friendship with all its diverse peoples.

3. **Approval of Agenda/Additions to the Agenda**

Recommendation:

That the agenda be approved as presented.

4. **Declaration of Pecuniary Interest**

5. **Minutes of Previous Meetings**

5.1 December 10, 2024

7

Recommendation:

That the minutes of the Committee of Adjustment meeting held on December 10, 2024, be adopted.

6. New Business

6.1 New Applications

Recommendation:

It has been demonstrated that application B28/24 for Glen Catto for lands described as Part Lots 4 and 5, Con 1 NCD, Part Lots 2, 3, and 5, Conc 1 NCD, and Lot 4, Con 2 NCD, Geographic Township of Derby, Township of Georgian Bluffs, County of Grey, is consistent with the Provincial Planning Statement, conforms to the County of Grey's Official Plan, complies with the intent of the Township of Georgian Bluffs' Zoning By-law and does not conflict with the Niagara Escarpment Plan. It is recommended that the application be approved subject to the conditions noted below:

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. The Reference Plan should conform substantially to the sketch (Schedule 'A') filed with the Application for Consent.
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.
3. That the applicant pays the applicable consent certification fee at the time of certification of the deeds.
4. That the applicant pays 5% cash-in-lieu of parkland in accordance with the Planning Act.
5. That a supporting Zoning By-law Amendment be in force and effect to re-zone the proposed retained lands to include a Holding (-h) symbol in addition to the current zoning. The Holding (-h) symbol can only be lifted upon submission of an Archaeological Assessment and an Acknowledgement Letter from the Ministry of Citizenship and Multiculturalism, completed to the satisfaction of Saugeen Ojibway Nation.
6. That a Road Widening of 5.18 m be conveyed to the County of Grey along the County Road frontage.

Recommendation:

It has been demonstrated that the proposed applications are consistent with the PPS and comply with the Grey County 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 B01/25 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.

Recommendation:

It has been demonstrated that the proposed applications are consistent with the PPS and comply with the Grey County Official Plan and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that applications B02/25 and B03/25 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 zoning by-law amendment be approved by the Township of Georgian Bluffs recognizing reduced lot frontages for the retained and severed parcels and placing a holding (H) provision recognizing the need for an Environmental Impact Assessment for any development located adjacent to the Environmental Protection Zone.

7. Unfinished Business

Further to deferral at the November 19, 2024 Committee of Adjustment meeting to allow the applicants the opportunity to address comments received from the County of Grey's Planning and Development Department.

Recommendation:

It has been demonstrated that the proposed application is not consistent with the 2024 PPS. It is also noted that the application does not comply with the Agricultural and Bedrock policies of the Grey County Official Plan. Accordingly, it is recommended that the application be denied.

8. Date of Next Regular Meeting/Adjournment

Committee of Adjustment - February 18, 2025 at 5:00 p.m.



Township of Georgian Bluffs

Committee of Adjustment Minutes

December 10, 2024, 5:00 p.m.

Members Present: Member Cathy Moore Coburn
Member Ron Glenn
Member Michelle Le Dressay

Members Absent: Member Elgin McMillan
Member Ryan Thompson

Staff Present: Michael Benner, Director of Development and Infrastructure
Rayburn Murray, Deputy Clerk

This document can be made available in other accessible formats or with communications supports as soon as practicable and upon request.

1. Call to Order

Vice Chair Le Dressay called the meeting to order at 5:00 p.m.

2. Land Acknowledgement Statement

Vice Chair Le Dressay opened the meeting with the land acknowledgement statement.

3. Approval of Agenda/Additions to the Agenda

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore Coburn

That the agenda be approved as presented.

Approved

4. Declaration of Pecuniary Interest

None declared.

5. Minutes of Previous Meetings

5.1 November 19, 2024

Moved By: Member Ron Glenn

Seconded By: Member Michelle Le Dressay

That the minutes of the Committee of Adjustment meeting held on November 19, 2024, be adopted.

Approved

6. New Business

Nil.

7. Unfinished Business

7.1 DEV2024-067 - Severance Application B24/24 and B25/24 (Bannerman)

The Secretary-Treasurer indicated there have been no request(s) for deferral or withdrawal of the application. Notice of this Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on October 22, 2024, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the Subject Lands and the Township's website. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Secretary-Treasurer of the Committee. Only a person or public body that requests a notice of decision of the Committee in respect to this proposed Severance may submit an appeal.

The Planner provided an overview of the severance application and the comments received to date.

The Applicants, Denise Bannerman and Ron Taylor, were in attendance. Mr. Taylor provided comments in support of their application and thanked staff for their assistance.

Members of the Committee asked for clarification on the conditions from the County of Grey and the process for third party review of conditions.

The Planner responded to questions of the Committee noting that the County of Grey has Planning Ecologists that review the studies and provide comments. Further, that revised applications can be presented to the Committee at a future date, should the approved conditions not be met.

No members of the public registered to provide comment in support or in opposition of the application.

The public hearing was adjourned at 5:20 p.m.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Ron Glenn

It has been demonstrated that the proposed applications are consistent with the PPS and comply with the Grey County Official Plan and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that applications B24/24 and B25/24 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 an update to the 2023 GM BluePlan Karst Assessment addressing the proposed severances be received.**
- 6. That a scoped Environmental Impact Study be received for the eastern most severed parcel proposed under application B25/24.**
- 7. That a Letter of Opinion is completed by a qualified engineer to ensure that the extraction of bedrock is not feasible.**

8. That a zoning by-law amendment be enacted for the severed and retained lands that recognizes the reduced frontages proposed for these parcels, and any site-specific requirements recommended through the Karst Assessment and/or the Environmental Impact Assessment.

Approved

7.2 DEV2024-068 - Consent Application B05/24 (Heidolph)

Agents for the Applicant, Michael Pizzimenti and Michael Vani from Weston Consulting attended virtually.

Michael Pizzimenti provided an overview of the application noting de-register plan of subdivision and rather proceed with severance plan. The Planner provided an overview of the conditions.

Members of the Committee requested additional information including de-registration of the plan of subdivision and for additional clarification regarding conditions 8 and 9.

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore Coburn

That Consent Application B05/24 be deferred to June 2025 to allow for additional details to be provided.

Approved

Member Ron Glenn requested additional information regarding the status of conditions and whether additional information should be submitted at the time of the application.

Staff indicated that they would work together to determine the best way to gather updates for the Committee's information for a future meeting.

8. Date of Next Regular Meeting/Adjournment

January 14, 2025 at 5:00 p.m.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Ron Glenn

That the meeting be adjourned at 5:47 p.m.

Approved

Chair, Ryan Thompson

Deputy Secretary Treasurer, Michael Benner



Date: Tuesday, January 14, 2025
From: David Welwood, Consultant Senior Planner
Subject: B28/24 Catto Severance
Report DEV2025-001

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

Recommendation

It has been demonstrated that application B28/24 for Glen Catto for lands described as Part Lots 4 and 5, Con 1 NCD, Part Lots 2, 3, and 5, Conc 1 NCD, and Lot 4, Con 2 NCD, Geographic Township of Derby, Township of Georgian Bluffs, County of Grey, is consistent with the Provincial Planning Statement, conforms to the County of Grey's Official Plan, complies with the intent of the Township of Georgian Bluffs' Zoning By-law and does not conflict with the Niagara Escarpment Plan. It is recommended that the application be approved subject to the conditions noted below:

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. The Reference Plan should conform substantially to the sketch (Schedule 'A') filed with the Application for Consent.
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.
3. That the applicant pays the applicable consent certification fee at the time of certification of the deeds.
4. That the applicant pays 5% cash-in-lieu of parkland in accordance with the Planning Act.
5. That a supporting Zoning By-law Amendment be in force and effect to re-zone the proposed retained lands to include a Holding (-h) symbol in addition to the current zoning. The Holding (-h) symbol can only be lifted upon submission of an Archaeological Assessment and an Acknowledgement Letter from the Ministry of Citizenship and Multiculturalism, completed to the satisfaction of Saugeen Ojibway Nation.

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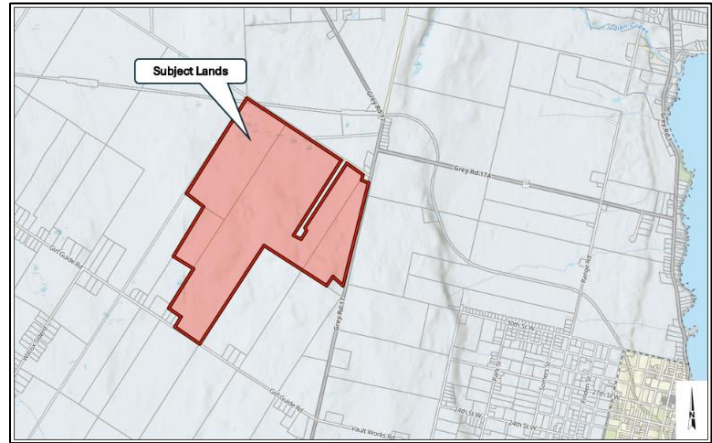


6. That a Road Widening of 5.18 m be conveyed to the County of Grey along the County Road frontage.

Application Summary

Applicant: Ron Davidson Land Use Planning Consultant Inc.
Owner(s): Glen Catto
Civic Address: 258572 Grey Road 17, Georgian Bluffs, ON
Subject Lands: Part Lots 4 and 5, Con 1 NCD, Part Lots 2, 3, and 5, Conc 1 NCD, and Lot 4, Con 2 NCD, Geographic Township of Derby, Township of Georgian Bluffs, County of Grey
ARN: 420362000219200, 420362000219000, 420362000220800, and 420362000220600

Application B28/24 proposes to sever a ± 61.6 ha parcel from the existing ± 192.7 ha subject property. The retained parcel will be ± 131.1 ha. The proposed retained parcel will be conveyed to the Escarpment Biosphere Conservancy (EBC) and Ducks Unlimited to be used for conservation purposes. The proposed severed parcel will remain under the ownership of the applicant and will continue to contain a single-detached dwelling on private services, a barn and other farm buildings. There is no proposed construction or site alteration on either parcel. The proposed severed and retained parcels will meet the lot area and lot frontage provisions of the Zoning By-law as shown below.



Rural Zone provisions:

	Required (Agricultural Uses)	Severed	Retained
Lot Area	20 ha	± 61.7 ha	± 131.1 ha
Lot Frontage	200 m	± 941 m (Grey Road 17) and ± 387 m (Con 2 NCD)	± 261 m (Girl Guide Rd) and ± 716 m (Con 2 NCD)
Servicing		Private Well & Septic	N/A
Existing Structures		Detached dwelling Two Barns	None

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		Sugar Shack Hay storage Shop Shed	
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The applicant submitted a site plan and a Planning Justification Report as part of the application.

A concurrent application for a Development Permit has been submitted to the Niagara Escarpment Commission to facilitate the proposed development.

The severed lot fronts onto Grey Road 17 and Concession Road 2 NCD. The retained lot fronts on Concession Road 2 NCD, and Girl Guide Road.

The subject property is used for farming. The retained lot is vacant, is heavily forested and contains wetlands and provincially significant wetlands as well as significant woodlands. The severed parcel is used for farming and residential purposes. The retained parcel is designated Rural, Hazard Lands and Provincially Significant Wetlands on Schedule A of the County of Grey Official Plan (County OP), while a portion of it is covered by the Niagara Escarpment Plan (NEP) instead of the County OP. The severed lot is located entirely within the jurisdiction of the NEP. Most of the retained parcel is within a Natural Heritage System Core Area shown on Schedule C of the County OP. Much of the property contains karst topography and significant woodlands shown on Appendices A and C of the County OP. The lands are split between the Rural (RU) Zone and the Environmental Protection (EP) Zone in the Township's Zoning By-law.

Policies Affecting the Proposal

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) is issued under Section 3 of the *Planning Act* and came into effect on October 20th, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. In respect of the exercise of any authority that affects a planning matter, the *Planning Act* requires that decisions affecting planning matters “shall be consistent” with policy statements issued under the Act.

Section 2.5.1 states that rural areas in municipalities should be supported by (a) building upon rural character and leveraging rural amenities and assets and by (g) conserving biodiversity and considering the ecological benefits provided by nature.

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Section 2.6.1 states that rural lands in municipalities permit (a) the management or use of resources (b) resource-based recreational uses (c) residential development and (d) agricultural uses. It also describes in Section 2.6.2 the promotion of development that can be sustained by rural service levels and in Section 2.6.4 that protecting agricultural uses by directing non-related development to areas where it minimizes agricultural constraints. Section 2.6.5 states that the creation of lots shall comply with the minimum distance separation (MDS) formulae. The MDS Implementation Guideline #8 states that a setback is not required for a severed or retained lot for an agricultural use when that lot already has an existing dwelling on it or for a severed or retained lot for an existing non-agricultural use. The severed lot has an existing dwelling on it, and the retained lot is to be maintained as a non-agricultural use.

Section 2.9.1 states that planning authorities shall prepare for the impacts of a changing climate in part, by protecting the environment and improving air quality. Conservation of wetlands and forested areas protect their functions to clean the water and air.

Section 3.9.1 recognizes that conservation reserves and other protected areas promote healthy, active and inclusive communities.

The subject property contains significant wetlands and woodlands on portions of the property. Chapter 4 describes the wise use and management of resources in the province and states that natural heritage features and areas shall be protected for the long term. Section 4.1.2 states that the diversity and connectivity of natural features, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored, or where possible, improved. This refers to Section 4.1.4 where it states that development and site alteration shall not be permitted in (a) significant wetlands or (Section 4.1.8) on adjacent lands to the natural heritage features.

Section 4.2.1 pertains to water resources and how planning authorities shall protect, improve or restore the quality and quantity of water by: (a) using the watershed for scale for integrated and long-term planning; (b) minimizing potential negative impacts; (d) maintaining linkages and functions of water resource systems; (e) implementing necessary restrictions on development and site alteration; and (f) planning for efficient and sustainable use of water resources through conservation.

Section 4.2.2 states that development and site alteration shall be restricted in or near sensitive surface water features such that they will be protected, improved or restored and that (Section 4.2.3) municipalities are encouraged to undertake the protection, improvement or restoration of water resources.

While the severed lands will retain their existing agricultural uses, Section 4.3.1.1 encourages planning authorities to use an agricultural system approach to maintain and

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enhance a geographically continuous land base and support and foster the long-term economic prosperity.

Section 4.6.5 states that planning authorities shall engage early with Indigenous communities and ensure their interests are considered when managing archaeological resources and cultural heritage landscapes. The Saugeen Ojibway Nation has been consulted and requires a holding (h) provision to be placed on the unassessed property.

This application will allow for the protection the natural heritage areas (wetlands and forests) and restricts development from occurring on these lands by conveying the retained lands to the Escarpment Biosphere Conservancy (EBC) and Ducks Unlimited for conservation purposes. The existing dwelling and agricultural uses on the severed property will remain unchanged, and the application will not negatively impact the existing agricultural system in the area.

It is our professional opinion that the application is consistent with all relevant policies of the Provincial Planning Statement 2024.

Recolour Grey - County of Grey Official Plan (consolidated 2024)

The County of Grey Official Plan (OP) designates the subject property as Rural, Hazard Lands and Provincially Significant Wetlands on "Schedule A – Land Use Types". The property also falls within a section of a Core Area as shown on "Schedule C – Natural Heritage System Core Areas and Linkages" and sections of the subject property are also within the Niagara Escarpment Plan Boundary. Appendix A shows a large portion of the property being Karst topography, Appendix B shows significant woodlands on the property, and Appendix C demonstrates that the property is within Treaty 72. The lands are within the traditional territory of the Saugeen Ojibway Nation.

Permitted uses in the 'Rural' land use type include agricultural uses, such as residential uses associated with farming (e.g., houses on existing lots of record), including accessory uses. The existing detached dwelling and accessory structures on the proposed severed lands are thus permitted uses in the Rural land use type. The proposed lands to be retained are vacant and the applicant proposes to convey these lands for conservation uses.

Permitted uses of Hazard Lands are described in Section 7.2 and indicate that new development shall generally be directed away from Hazard Lands. This application is not proposing any new development on the severed or retained portions of the subject property.

Provincially Significant Wetlands are designated in the Official Plan should not have development occur within 30 meters of their delineated boundaries (O.Reg. 41/24). The

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application is not proposing any development on the retained or severed portions of the subject property.

Lands designated as Core Areas and Linkages are to protect large natural areas and encourage the management of these areas to be environmentally sustainable to aid in the protection of biodiversity and ecosystem longevity. Section 7.1.8 describes the creation of new non-farm sized lots are not permitted except for the creation of conservation lands, as is the case with this application. Both the proposed severed and retained lots will maintain the minimum lot size of 20 hectares in the Rural land use type.

Section 6 describes the policies of the Niagara Escarpment Plan (NEP) and is delineated on Schedule A. Section 1.3.4 (d) of the NEP permits a severance for the acquisition of lands by an approved conservation organization for the purpose of establishing a nature preserve.

Section 7.5 of the County OP contains policies for development in Karst Areas (as identified in Appendix A). Since there is no proposed construction or site alteration on either the retained or severed properties there are no proposed constraints to the severance application. It is noted that the portion of the severed parcel containing the single-detached dwelling and the farm buildings are located outside of the Karst Area.

Section 7.4 describes Significant Woodlands and the requirement for an Environmental Impact Assessment (EIS) being required for proposed development in, or adjacent to, these areas. This application is not proposing any construction or site alteration. Staff has conferred with the County of Grey biologist and there are no anticipated negative impacts on any natural heritage features or areas, and an EIS is not required.

The subject property lies within Traditional territories and Treaty lands of surrounding Indigenous populations. Section 4.4(6) encourages collaboration amongst all parties when considering development applications. Staff has engaged Saugeen Ojibway Nation regarding any requirements for the protection of cultural heritage resources, and an Archaeological Assessment is not required as a holding (h) provision will be placed on the unassessed property.

It is our professional opinion that the application conforms with the relevant policies of the County of Grey's Official Plan.

Township of Georgian Bluffs Zoning By-law 2020-020

The subject lands are zoned Rural (RU), Environmental Protection (EP), Open Space (OS), and Niagara Escarpment Plan (NEP). The entire proposed severed parcel (containing the existing dwelling, barns and accessory buildings) is within the NEP

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policy area and therefore not subject to the provisions of the Zoning By-law. The proposed retained parcel is largely zoned RU with areas to the north and south lot lines being zoned EP and OS.

Within the RU zone, Conservation is a permitted use as shown on Table 8.1. The minimum lot area for RU residential and non-agricultural uses is 0.8 ha with a minimum lot frontage of 100 m.

The EP zone does not permit development within a Provincially Significant Wetland (PSW) or within 30 m of the PSW (as regulated by the Grey Sauble Conservation Authority). This application is not proposing any development on the retained lot.

The small portion of the proposed retained lands zoned OS are subject to the permitted uses of Table 15.1 which include Conservation and Conservation Area.

It is our professional opinion that the application complies with the relevant provisions of the Township of Georgian Bluffs' Zoning By-law 2020-020.

Niagara Escarpment Plan (consolidated Oct 2024)

The subject property is designated Escarpment Rural Area and Escarpment Natural Area as shown on NEP Map 7. The proposed severed lot is entirely within the NEP and subject to the provisions of Section 1.3.4 and Section 1.5.4 for lot creation. New lots may be created by severing one original township lot from another original township lot and shall only occur along the original township lot line. The application is proposing to sever an area along an original township lot line. It also states that provided no new building lot is created, a severance may be permitted (1.3.4.2(d) and 1.5.4.2(d)) as part of, or following, the acquisition of lands by an approved conservation organization for the purpose of establishing a nature preserve. Permitted uses include nature preserves owned and managed by an approved conservation organization.

The proposed severance does not conflict with the policies of the Niagara Escarpment Plan.

Relevant Consultation

The Notice of Complete Application and Notice of Public Hearing was circulated to various agencies for review. The following comments were received:

Grey Sauble Conservation Authority: no comments were received.

Grey County Planning & Development Department: In correspondence dated December 18th, 2024, County Planning Staff stated they have no concerns with the

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subject application provided positive comments are received from the Conservation Authority and a Road Widening of 5.18 m is conveyed to the County of Grey along the frontage of the County Road. In addition, the following were also recommended:

- MDS calculations should be submitted and appropriate setbacks should be confirmed (It should be noted that no new structural development is proposed and the retained lands will be used for conservation purposes).
- The need for an Environmental Impact Study (EIS) can be waived due to the parcel being transferred to a registered conservation organization for conservation purposes with no proposed development.
- Stormwater management infrastructure is not needed for the proposal.

Hydro One: no comments were received.

Enbridge Gas Inc.: no comments were received.

Niagara Escarpment Commission: no comments were received.

Saugeen Ojibway Nation: Comments submitted November 20, 2024 state that “In lieu of an archaeological assessment, SON Archaeology requires that a holding provision be left on the unassessed property.”

The Notice of Complete Application and Public Meeting was circulated to all property owners within 60 meters of the subject property. No written comments were received by the report submission deadline.

Conclusion & Recommendation

Staff recommend that the Committee of Adjustment consider the following conditions:

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. The Reference Plan should conform substantially to the sketch (Schedule 'A') filed with the Application for Consent.
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.
3. That the applicant pays the applicable consent certification fee at the time of certification of the deeds.
4. That the applicant pays 5% cash-in-lieu of parkland in accordance with the Planning Act.

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5. That a supporting Zoning By-law Amendment be in force and effect to re-zone the proposed retained lands to include a Holding (-h) symbol in addition to the current zoning. The Holding (-h) symbol can only be lifted upon submission of an Archaeological Assessment and an Acknowledgement Letter from the Ministry of Citizenship and Multiculturalism, completed to the satisfaction of Saugeen Ojibway Nation.
6. That a Road Widening of 5.18 m be conveyed to the County of Grey along the County Road frontage.

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP

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420362000220600

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Report Approval Details

Document Title:	DEV2025.001 B28-24 Catto Severance.docx
Attachments:	<ul style="list-style-type: none">- 1 Consent application_Redacted.pdf- 1 Planning Justification Report (NEC).pdf- 2 Planning Justification Report (Township).pdf- County Comments B28-24 Catto.pdf
Final Approval Date:	Jan 2, 2025

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

Niall Lobley, Chief Administrative Officer

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420362000220600

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Township of Georgian Bluffs Committee of Adjustment

Severance Application

Date Accepted: _____ File No: B _____ / _____ Roll #: _____

Note: Questions 2, 3, 6, 7, 8, 9, 10, 11, 12 a & b, & 14 are **minimum mandatory requirements** as prescribed in the schedule to Ontario Regulation 41/95, Planning Act, and **must be completed**. The remaining questions assist the Committee and Agencies in evaluating your application. You can help ensure a thorough evaluation is completed by answering all questions. Failure to provide adequate, correct information may result in your application being refused.

1. Approval Authority: Township of Georgian Bluffs Committee of Adjustment

2. Owner: Glen Catto
Address: 258272 Grey Road 17, RR 2 Owen Sound, ON
Phone Number: [REDACTED] Postal Code: N4K 5N4
Email: _____

3. Applicant (if different from Owner): Ron Davidson Land Use Planning Consultant Inc.
Address: 265 Beattie Street Owen Sound, ON
Phone Number: [REDACTED] Postal Code: N4K 6X2
Email: [REDACTED]

4. Agent/Solicitor: _____
Address: _____
Phone Number: _____ Postal Code: _____
Email: _____

5. Communications should be sent to:
 Owner Applicant/Authorized Agent Solicitor Other: _____

AUTHORIZATION

I, Glen Catto, being the registered owner of the lands subject to this application, hereby authorize Ron Davidson to act as the agent on my behalf.

Signature

Oct 12/24
Date

Witness to signature:

Note: In this form, "Subject Land" means the parcel to be severed and the parcel to be retained

6. Subject Land:

Legal Description: Part Lots 4 and 5, Con 1 NCD, Part Lots 2, 3, and 5, Conc 1 NCD, and Lot 4, Con 2 NCD

Former Municipality: Township of Keppel

Civic Addressing Number: 258572 Grey Road 17

7. Description of Subject Land:

a) **Existing** use of Subject Land: Agriculture with residence, forested, wetlands

b) **Existing** Buildings: Detached dwelling, barn and accessory buildings

c) Is the Subject Land presently subject to **any** of the following: No

Easement Restrictive Covenants Right of Way

Note: All existing easements and right of ways must be shown on the sketch.

8. Proposal: (Dimensions must be accurate)

Dimensions of land intended to be **severed**

Frontage 941 m+/- (County Road 17)

Depth: Side Lot Line Irregular

Width: Rear Lot Line 1000 m+/-

Area 61.75 ha+/-

Dimensions of land intended to be **retained**

Frontage 261 m+/- Girl Guide Road

Depth: Side Lot Line 2000 m+/-

Width: Rear Lot Line 716 m+/-

Area: 131.1 ha+/-

9. Use of Subject Land to be **severed**:

- New Lot
- Lot Addition
- Lease/Charge
- Easement/Right of Way
- Correction of Title

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: Severed parcel to be retained by Glen Catto. Retained parcel to be conveyed to Escarpment Biosphere Conservancy (EBC) and Ducks Unlimited

Address: c/o EBC 192 Spadina Avenue, Suite 304, Toronto, ON M5T 2C2

Buildings Proposed: None

10. Use of Lands to be **retained**:

Buildings Proposed: None

Specify Use: Conservation

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Non-maintained/seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

Note: If access is from a non-maintained or seasonally maintained road allowance, has an agreement been reached with the Municipality regarding upgrading of the road?

12. Servicing

a) What type of **water supply** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If proposed water supply is by well, are the surrounding water well records attached?

b) What type of **sewage disposal** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Septic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

c) Other Services (check if **any** of these services are **available** to the Subject Lands)

Electricity School Bus Telephone Garbage Collection Other _____

13. Agricultural Property History

- a) What type of farming has been or is currently being conducted? Indicate this on the proceeding page by circling the Animal Type, Description, and Barn Type. Label each barn with a number on the sketch and the form. Horse farm
- b) How long have you owned the farm? 1979
- c) Area of total farm holding: Hectares 192.85 Acres 476.5
- d) Number of tillable: Hectares 23 +/- Acres 56.8 +/-
- e) Is there a barn on the parcel to be severed? Yes No
Condition of Barn Good Present Use Storage
Capacity of barn in terms of livestock 4 horses
- f) Is there a barn on the parcel to be retained? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- g) Are there any barns, on other properties, within 1 kilometre (1,000 metres) of the proposed lot?
Yes No

14. Property History

- a) Has any land been severed from the parcel originally acquired by the owner of the Subject Land?
Yes No

If yes, and if known, provide for each parcel severed, the Grey County or Georgian Bluffs file number:

15. Sketch

1. You must show **all** of the **required information**.
2. The sketch must be submitted with the application on paper **no larger** than 8 1/2" x 14".
3. Outline the **severed** parcel in **red** and the **retained** parcel in **green**
4. Clearly **label** which is the **severed** parcel and which is the **retained** parcel

Required Information:

- a) North Arrow
- b) Subject Land (land owned by the applicant) boundaries and dimensions
- c) Distance between the applicant's land and the nearest township lot line or appropriate landmark (eg. bridge, railway crossing, etc.)
- d) Parcel of land that is the Subject of the application, its boundaries and dimensions, the **part** of the parcel that is to be **severed**, the **part** that is to be **retained** and the location of all land **previously severed**.
- e) The **approximate location** of all natural and artificial features on the Subject Land (eg. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application.
- f) The **use of adjoining lands** (eg. residential, agricultural, cottage, commercial, etc.)
- g) The location, width and names of **all** road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly travelled roads, private roads, rights-of-way or unopened road allowances.
- h) The location and nature of **any** easement affecting the subject land.
- i) All barns and manure storage facilities on the subject property as well as on the adjacent lands. Please indicate the distance from the barns and the manure storage facilities to the proposed severance boundary. Please be sure to indicate the corresponding barn number and manure storage.

Please ensure your sketch is legible and reproducible

16. Affidavit or Sworn Declaration

I, Ron Davidson,
(Applicant(s) Name(s))

Of the City of Owen Sound
(City/Township)

In the County of Grey
(County)

Make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

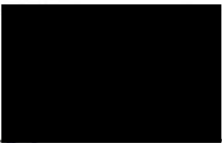
I (we) hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information, without further notice, related to the processing of this application.

Sworn (or declared) before me at the

City of Owen Sound

In the County of Grey

This 15 day of October, 20 24



Heather Ann Waite, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires February 4, 2025.

Signature – Commissioner of Oaths



Signature of Applicant / Agent

Name in Print

Ron Davidson
Applicant(s) Agent Name in Print

Office Use Only

a) Please indicate the existing Official Plan designation of the subject land:

Agricultural	_____	Wetlands	_____
Rural	_____	Urban	_____
Urban Fringe	_____	Hamlet	_____
Hazard Lands	_____	Recreation	_____
NEC Area	_____	Inland Lakes & Shoreline	_____
Special Agriculture	_____	Mineral Resource Extraction	_____
Space Extensive Commercial	_____	Space Extensive Industrial	_____

b) Please indicate the current Zoning on the Subject Property:

c) Please indicate whether any of the following environmental constraints apply to the subject land:

Primary Aggregate	_____	Special Policy	_____
Life ANSI	_____	Existing Land Fill Sites	_____
Earth ANSI	_____	Abandoned Land Fill Sites	_____
Earth Life ANSI	_____	Cold Water Streams	_____
Cool/Warm Water Lake	_____	Cool/Warm Water Stream	_____
Warm Water Streams	_____	Cold Water Lake	_____
Warm Water Lake	_____		

Is the application being submitted in conjunction with a proposed **Official Plan Amendment**?

Yes _____ No _____

If yes, and if known, specify the Ministry file number and status of the application.

d) Has the parcel intended to be severed ever been, or is it now, the subject of an **application for a Plan of Subdivision** under the Planning Act?


Yes _____ No _____ Unknown _____

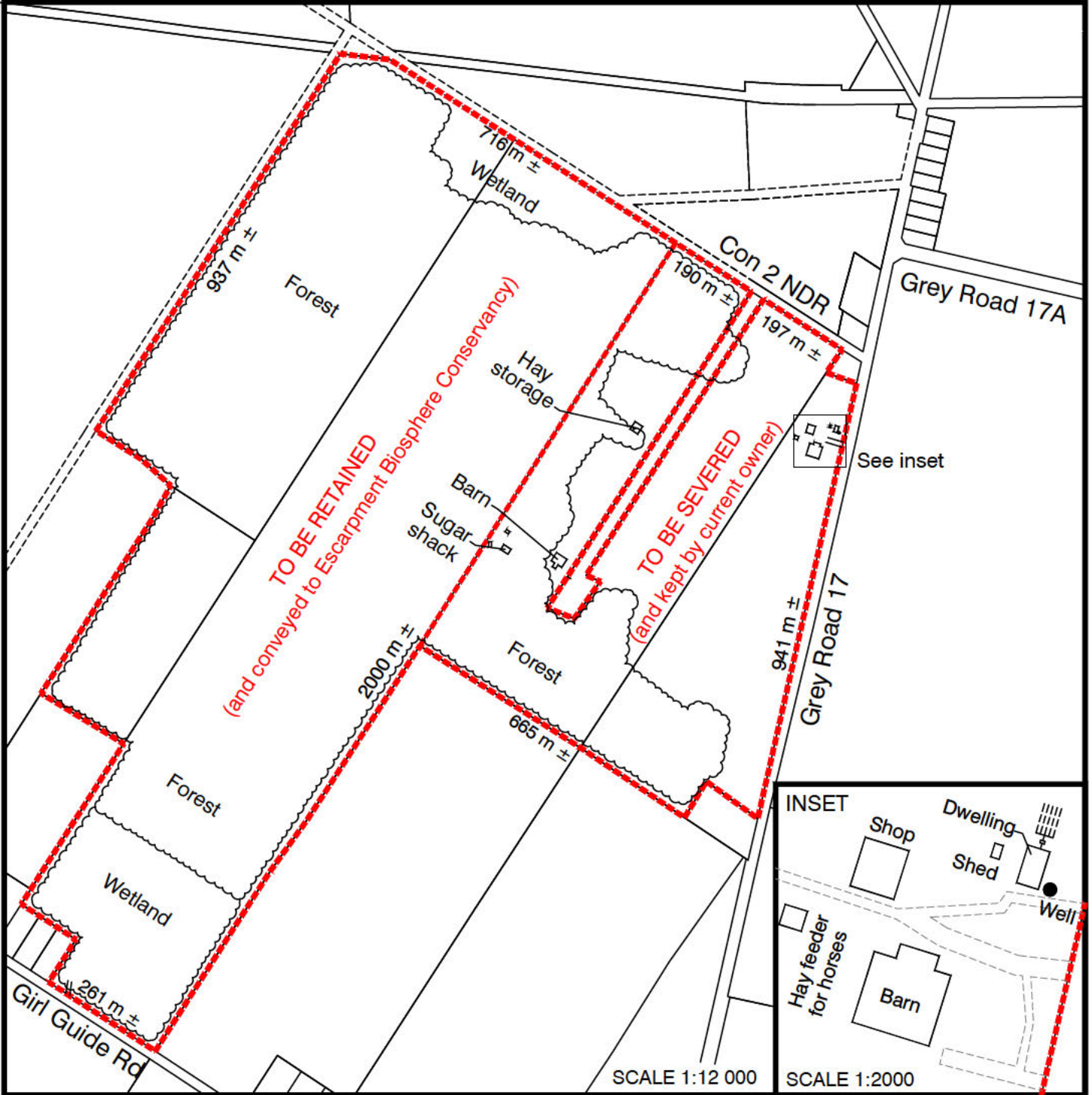
If yes, and if known, provide for each parcel to be severed, the Ministry and/or Grey County file number: _____

e) Has an application for a **Development Control Permit** been submitted to/approved by the Niagara Escarpment Commission?

Yes _____ No _____ Submitted _____ Approved _____

Figure 1: Proposed Lot Creation

 Subject property



Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

October 15, 2024

Niagara Escarpment Commission
232 Guelph Street
Georgetown ON
L7G 4B1

Attention: Susan Reimer
Senior Planner

Dear Susan:

**Re: Application for NEC Development Permit
Part Lots 4 and 5, Con 1 NCD, Part Lots 2, 3, and 5, Conc 1 NCD, and
Lot 4, Con 2 NCD, Geographic Township of Derby
Township of Georgian Bluffs
County of Grey
ARN: 420362000219200, 420362000219000, 420362000220800, and
420362000220600
Address: 258572 Grey Road 17
Owner: Glen Catto**

Further to our pre-consultation discussions with your office, please be advised that I have submitted the Development Permit application online. In support of the application, I offer the following:

Purpose of Application:

The requested Development Permit is intended to facilitate the severance of a 131.1-hectare parcel of land from a 192.86-hectare holding. This new lot will be conveyed to the Escarpment Biosphere Conservancy (EBC) and used only for conservation purposes. The current owner of the subject lands, Glen Catto, will retain a 61.75-hectare lot containing his house, barn, and other farm buildings.

The proposed lot creation is illustrated on Figure 1 of this Planning Justification Report.

No buildings or structures will be erected on either parcel.

265 BEATTIE STREET OWEN SOUND ONTARIO N4K 6X2
TEL: 519-371-6829 ronalddavidson@rogers.com www.rondavidson.ca

A Consent application will be filed with the Township of Chatsworth. Please note that the parcel to be kept by Mr. Catto will appear as the “severed lot” and the parcel being conveyed to the EBC will show as the “retained lot”. This arrangement will reduce the surveying fees since a reference plan is only required for a severed parcel.

Subject Lands:

The lands subject to this application appear on the County GIS as four separate parcels; however, the lands have merged on title and form one property.

This 192.85-hectare holding is located in the former Township of Derby, northwest of Owen Sound. The property has frontages along Grey Road 17, Girl Guide Road, and a small stretch of Concession 2 NCD.

Situated on the property is a house, barn, farm-related buildings, and other accessory buildings. Access to these buildings is provided from Grey Road 17. A large area of pasture land exists near this cluster of buildings. The balance of the property is predominantly forested. Pockets of wetlands exist at the south end of the property, adjacent to Girl Guide Road, and in the northwest corner. An entrance/driveway along Girl Guide Road also exists. All features of the site are shown on Figure 1.

Grey County Official Plan:

Approximately 60% of the subject property falls within the ‘Niagara Escarpment Plan Area’ on Schedule A of the Grey County Official Plan, and therefore a land use designation has not been applied to these particular lands. The balance of the property is designated primarily ‘Rural’, with the two above-noted wetland features being designed ‘Provincially Significant Wetland’. The area adjacent to the wetland at the north end of the property is designated ‘Hazard Lands’. These land use designations are shown on Figure 2 of this Planning Justification Report.

The ‘Rural’ consent policies give consideration to lot creation at a density of four lots per original 40-hectare Crown-surveyed parcel. The subject property comprises parts of five original lots and one entire original lot. Since the proposed property boundary will follow an original lot line (i.e. between Lot 3, Concession 2 NCD and Lot 4, Concession 2 NCD), the existing lot density of each original crown-surveyed parcel will not be changing. As such, the requested severance conforms to the ‘Rural’ designation’s lot density policy.

New lots are also required to front onto public roads. The severed parcel will have frontage along County Road 17 and the retained parcel will have frontage along Girl Guide Road. Both parcels already have entrances/driveways from the respective roads.

Two areas of the retained parcel are designated 'Provincially Significant Wetland', as noted above. Development and site alteration is not permitted within a wetland, nor is it allowed within 120 metres unless it can be demonstrated that no impact on the wetland feature would occur. An Environmental Impact Study is typically required. No development or site alteration is proposed on the lands being conveyed to EBC. Access to these conservation lands will be provided by the existing driveway along Girl Guide Road.

The majority of the forested lands on the subject parcel are identified as 'Natural Heritage System: Core' on Schedule C of the Grey County Official Plan, as shown on Figure 3. Lot creation within these areas is generally limited to farm-sized lots (i.e. new parcels of 20 hectares in size or greater), excepting however that smaller lots may be created for conservation purposes. In this regard, both the severed and retained parcels greatly exceed the 20-hectare lot area requirement. The retained parcel will be created as a conservation lot.

Appendix A identifies a large portion of the subject lands, but excluding the area of the property where the cluster of buildings exist, as 'Karst Topography', as illustrated on Figure 4. Development is generally not permitted on these lands unless it can be demonstrated that the effects and risk to public safety are minor and can be managed or mitigated. This would typically require a Karst Assessment to be prepared by a qualified expert. With regard to the subject lands, no development is proposed on the parcel being conveyed to the EBC. No additional development is proposed on the land being retained by Mr. Catto; however, if an additional building is constructed on that parcel in the future, it would take place near the existing building cluster where the karst mapping has not been applied.

The forested lands are shown on Appendix B as 'Significant Woodlands', as illustrated on Figure 5. Also shown on Appendix B are a few small pockets of 'Other Wetland'. Development and site alteration is generally not permitted in a 'Significant Woodland' or within 120 metres, unless it can be demonstrated that no impact on the woodland feature would occur. Development and site alteration are also prohibited within the 'Other Wetland' constraint area, and can only be permitted within 30 metres if no impact can be demonstrated. An Environmental Impact Study is typically required. No development, however, is proposed on the lands being conveyed to EBC, and any future development on the parcel being retained by Mr. Catto would likely occur within the existing building cluster, which is well beyond the recommended 120-metre woodland buffer.

Based on the foregoing, it is evident that the proposed lot creation conforms to the County of Grey Official Plan.

Niagara Escarpment Plan:

As stated above, approximately 60% of the subject property falls within the Niagara Escarpment Plan Area. The Niagara Escarpment Plan designates a large percentage of those lands as 'Escarpment Rural Area', as illustrated on Figure 6 of this Planning Justification Report. The wetland feature situated in the northwest corner of the site is designated 'Escarpment Natural Area'.

Permitted uses in the 'Escarpment Rural Area' include agriculture, forested lands, conservation, nature preserves, etc.

Lot creation within this land use designation is generally limited to the severance of one new parcel from the original crown-surveyed lot. The severance of an original crown-surveyed lot from another original crown-surveyed lot is also allowed. In this regard, the proposed lot creation will establish a new mutual lot line that follows the original lot line, and therefore the severance is clearly in keeping with the 'Escarpment Rural Area' policies.

The 'Escarpment Natural Area' designation, as mentioned above, applies to the wetland located within the north portion of the subject property. These particular lands will form part of the parcel being conveyed to EBC and will be preserved, which is endorsed by the 'Escarpment Natural Area' policies.

Based on the foregoing, the lot creation conforms to the Niagara Escarpment Plan.

Township of Georgian Bluffs Zoning By-law:

The area of the subject property situated outside of the Niagara Escarpment Plan Area is zoned mostly 'Rural' on Schedule A of the Township of Georgian Bluffs Zoning By-law, as illustrated on Figure 7. The two wetland features are zoned 'Wetland' and the area adjacent to the most northerly wetland feature is zoned 'Environmental Protection'.

No portion of the severed parcel falls within the jurisdiction of the Township's Zoning Bylaw.

The retained parcel, which will be conveyed to EBC, will comply with the 'minimum lot area' and 'minimum lot frontage' requirements of 20 hectares and 200 metres, respectively.

Permitted uses in the 'Rural' zone include conservation.

Based on the foregoing, the proposed lot creation conforms to the Township's Zoning By-law.

Concluding Remarks:

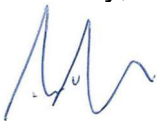
The requested Development Permit will facilitate the severance of a lot that will be conveyed to the EBC and used exclusively for conservation purposes.

This report has demonstrated that the proposal conforms to the Grey County Official Plan and the Niagara Escarpment Plan, and therefore this application should be given favourable consideration.

Please understand that the evaluation of the proposed severance is based on the retained parcel being used only for conservation purposes, and therefore as a condition of severance, the lands must be conveyed to the EBC.

I trust you will deem this application complete. Should you have any questions please contact the undersigned.

Sincerely,

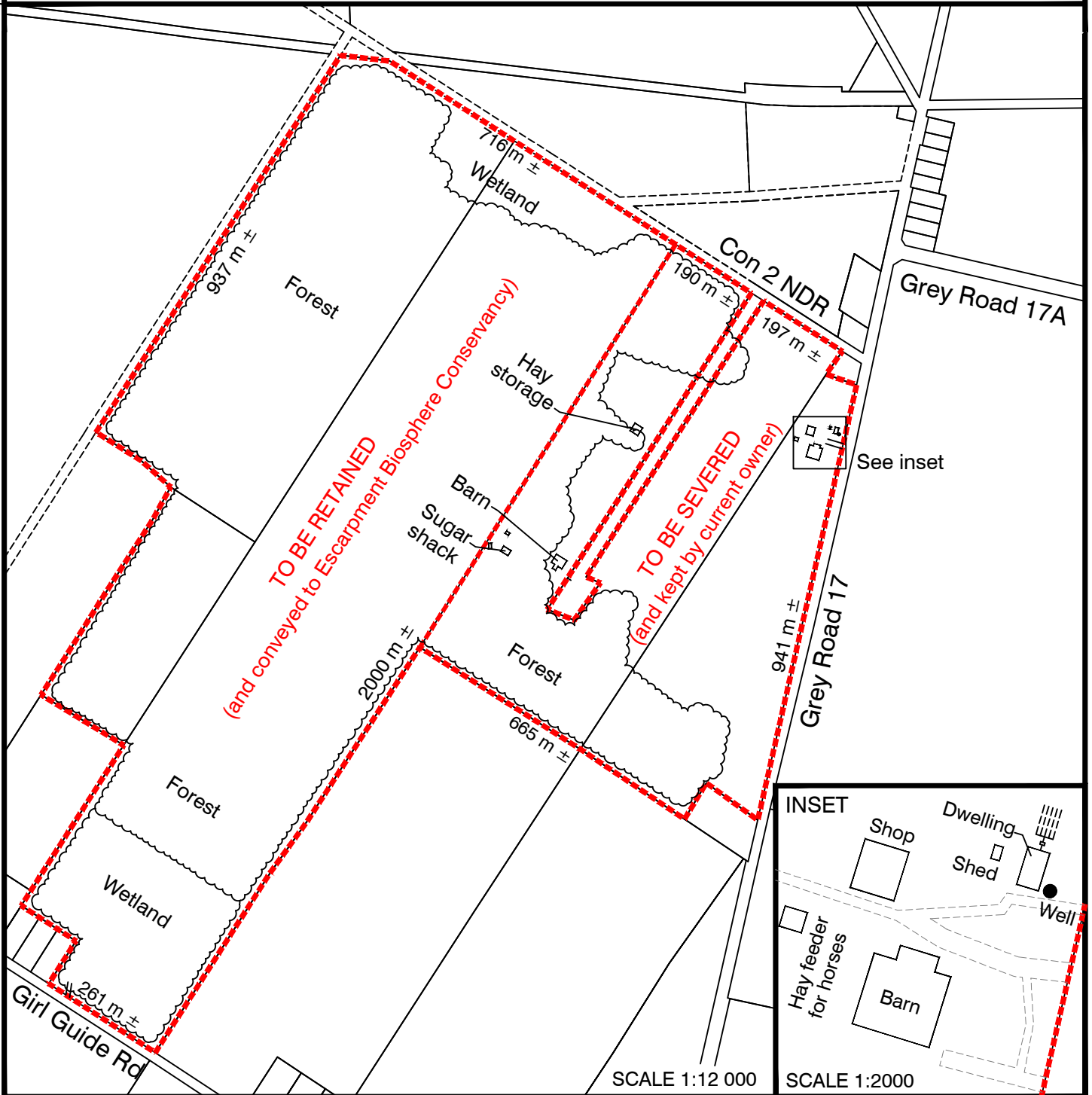


Ron Davidson, BES, RPP, MCIP

c.c. Michael Benner, Township of Georgian Bluffs
Mac Plewes, GSCA
Becky Hillyer, County of Grey
Michael Cook, County of Grey
Shannon MacDonald, Escarpment Biosphere Conservancy

Figure 1: Proposed Lot Creation

 Subject property



Conservation Lands Severance
 258572 Grey Road 17
 Township of Georgian Bluffs

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

Figure 2: Grey County Official Plan Schedule A



Subject property



Niagara Escarpment Plan Area



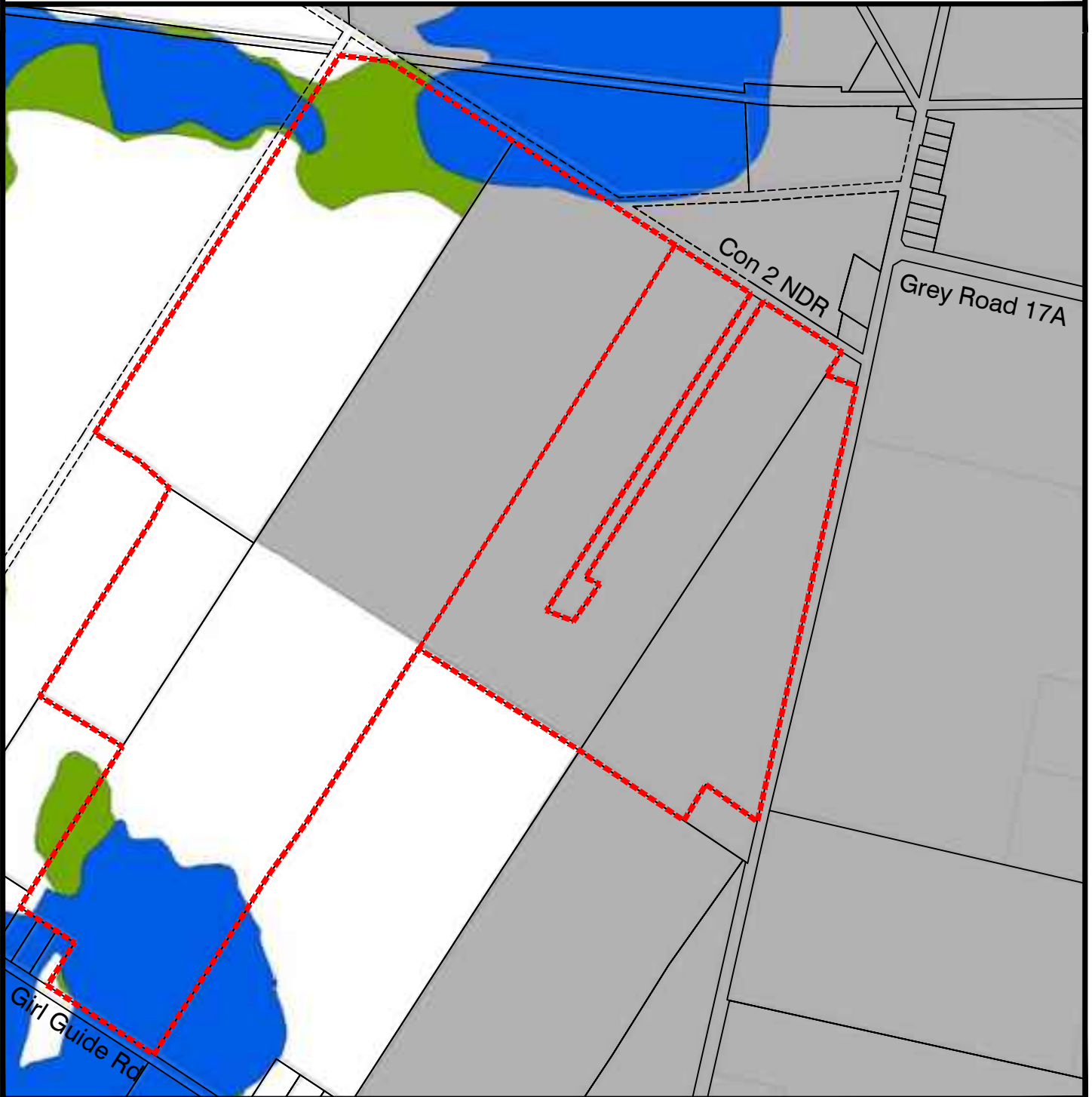
Hazard Lands



Provincially Significant Wetlands



Rural





Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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

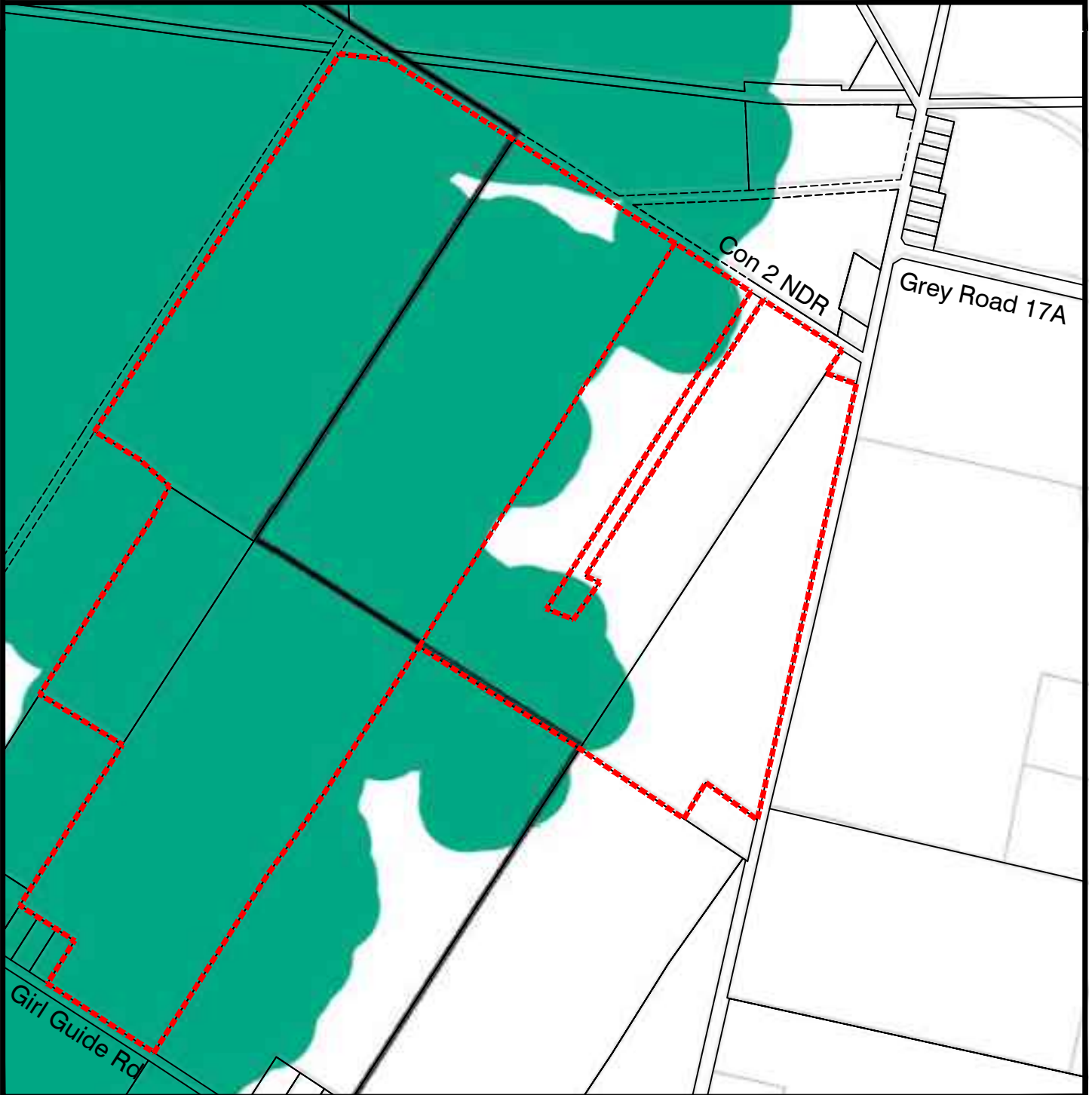
SCALE 1:12 000

Figure 3: Grey County Official Plan Schedule C



 Subject property
 NEC Boundary

 NHS Core



Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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

SCALE 1:12 000

Figure 4: Grey County Official Plan Appendix A



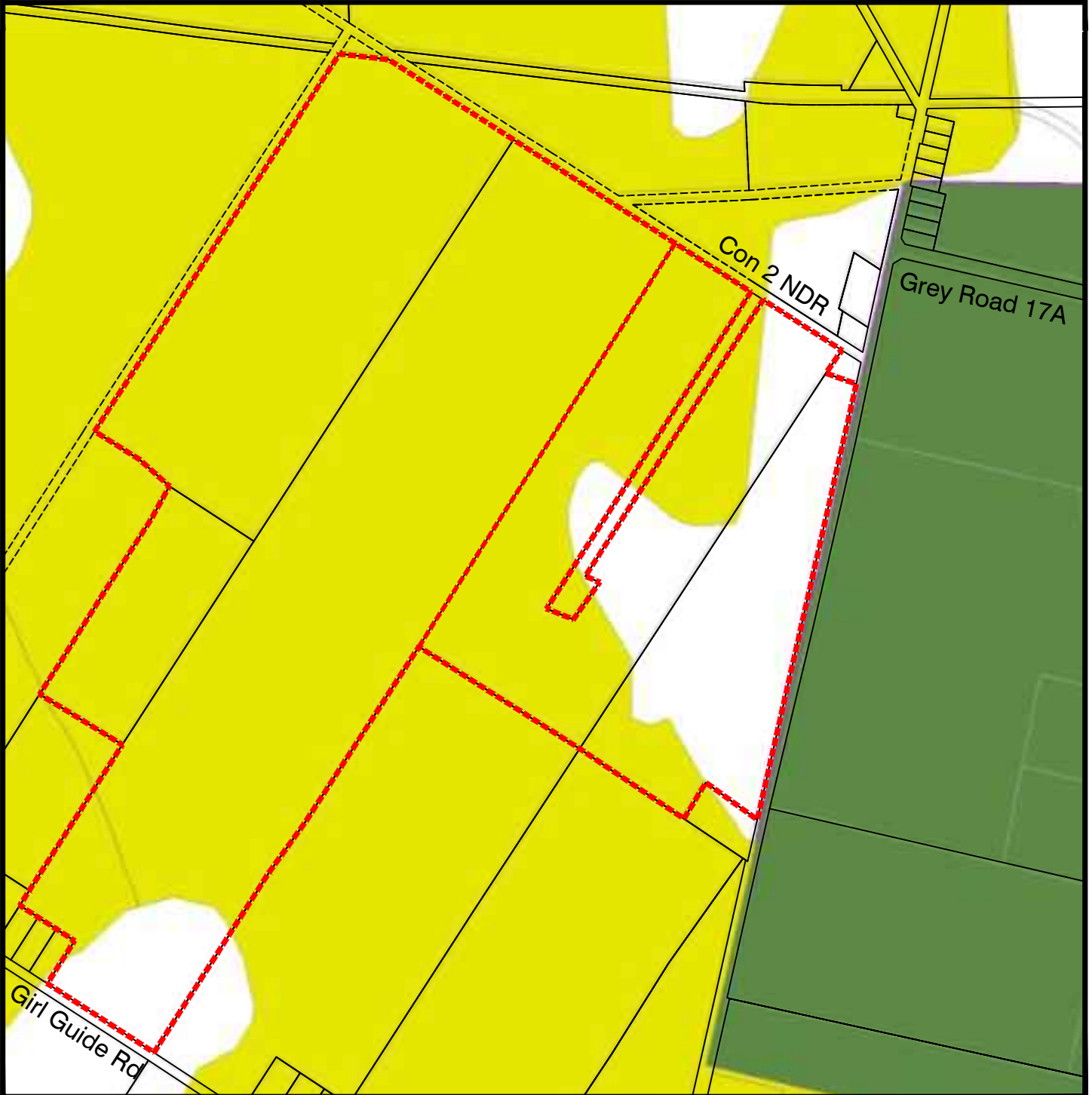
Subject property



Karst Area



Intake Protection Zone 3



Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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

SCALE 1:12 000

Figure 5: Grey County Official Plan Appendix B



Subject property



Significant Woodlands



Other Wetlands



Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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

SCALE 1:12 000

Figure 6: Niagara Escarpment Plan Map 7



Subject property



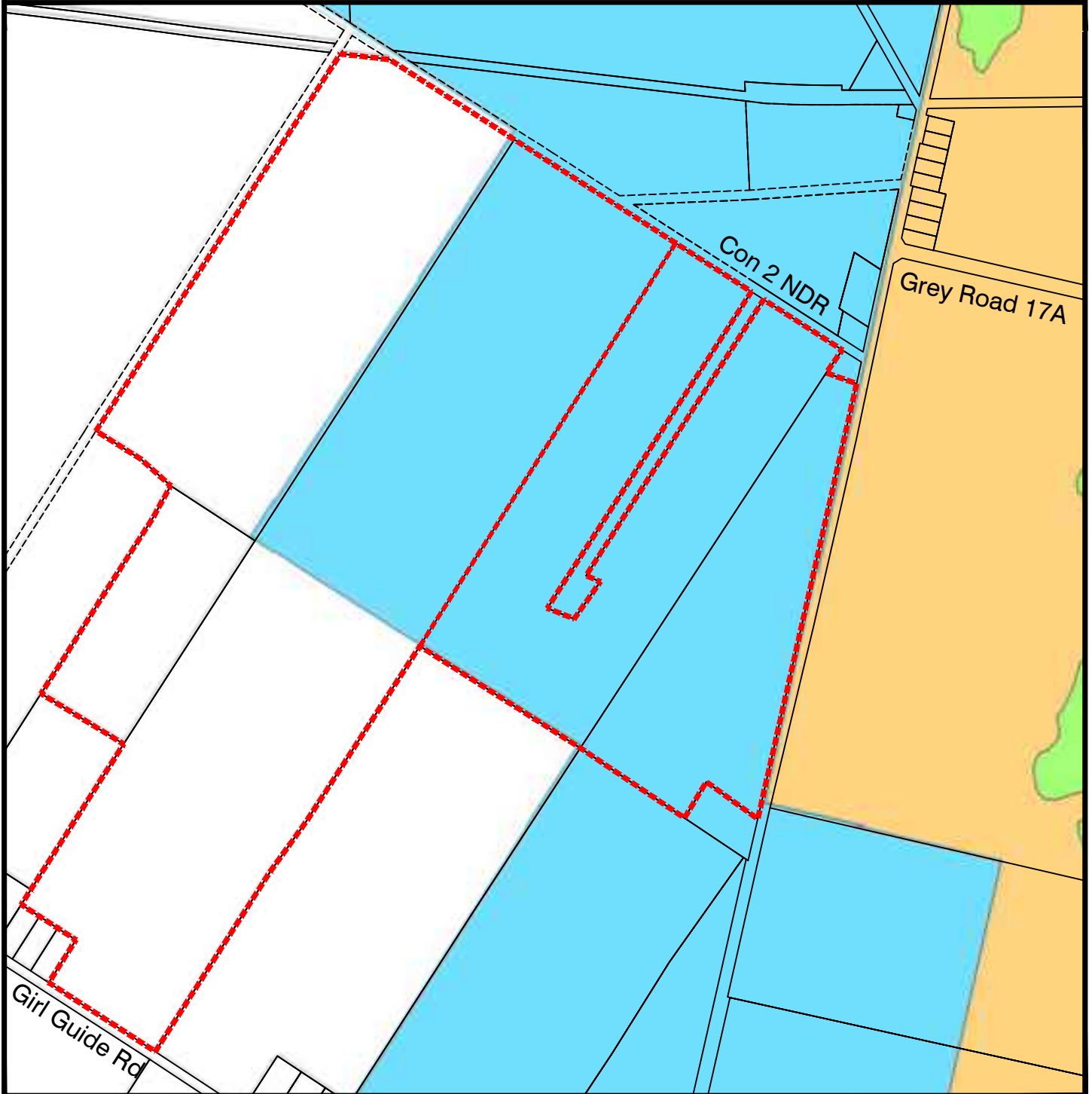
Escarpment Protection Area



Escarpment Rural Area



Escarpment Natural Area



Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

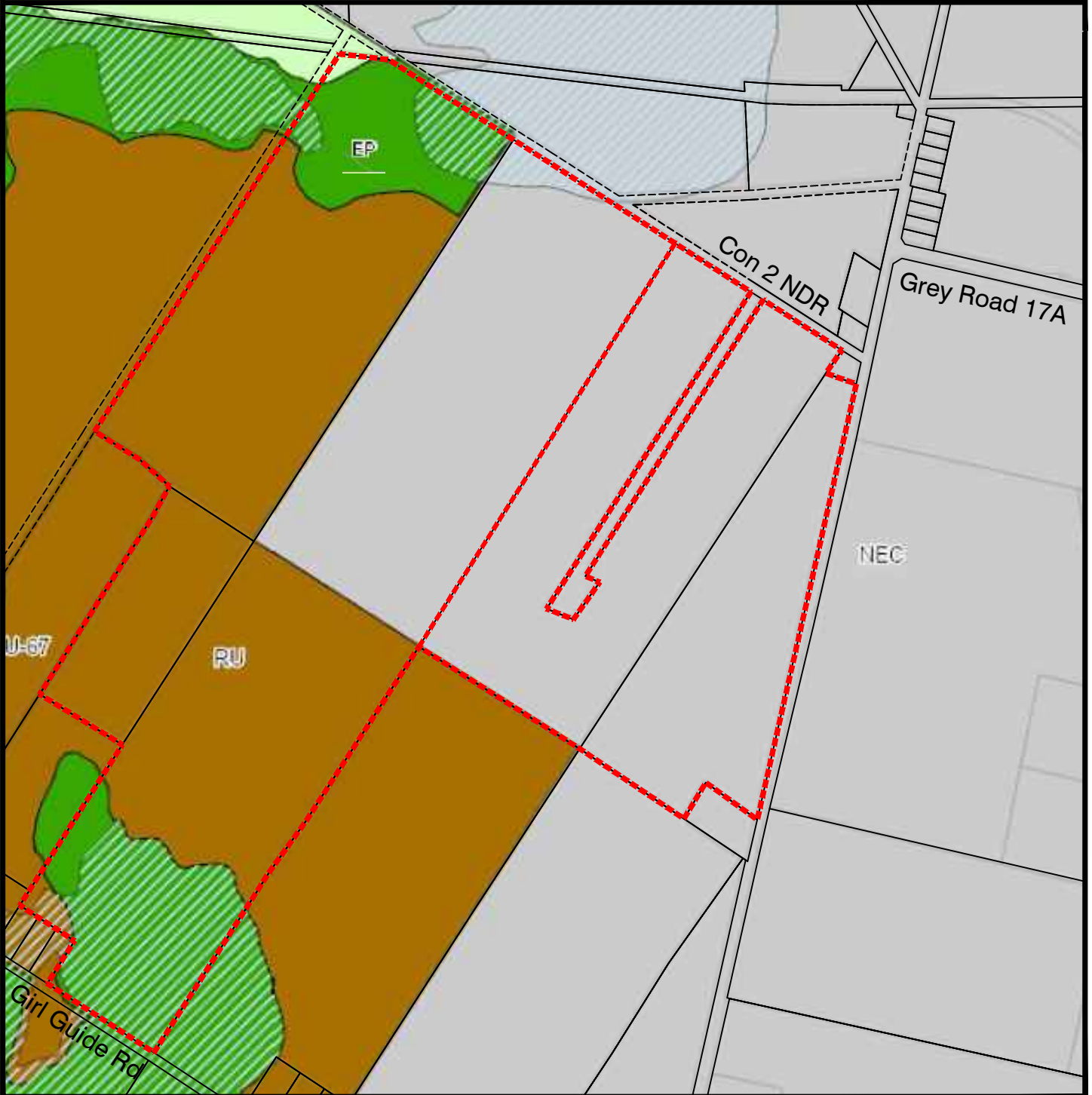
RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:12 000

Figure 7: Township of Georgian Bluffs Zoning By-law Schedule A



 Subject property



Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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

SCALE 1:12 000



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

October 15, 2024

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

Attention: Michael Benner
Director, Development & Infrastructure

Dear Michael:

**Re: Application for Consent
Part Lots 4 and 5, Con 1 NCD, Part Lots 2, 3, and 5, Conc 1 NCD, and
Lot 4, Con 2 NCD, Geographic Township of Derby
Township of Georgian Bluffs
County of Grey
ARN: 420362000219200, 420362000219000, 420362000220800, and
420362000220600
Address: 258572 Grey Road 17
Owner: Glen Catto**

Enclosed please find a Consent application regarding the above-noted property. In support of the application, I offer the following:

Purpose of Application:

The Consent application is proposing a severance of a 131.1-hectare parcel of land from a 192.86-hectare holding. This new lot will be conveyed to the Escarpment Biosphere Conservancy (EBC) and Ducks Unlimited and used only for conservation purposes. The current owner of the subject lands, Glen Catto, will retain a 61.75-hectare lot containing his house, barn, and other farm buildings.

The proposed lot creation is illustrated on Figure 1 of this Planning Justification Report.

No buildings or structures will be erected on either parcel.

265 BEATTIE STREET OWEN SOUND ONTARIO N4K 6X2
TEL: 519-371-6829 ronaldavidson@rogers.com www.rondavidson.ca

Please note that the parcel to be kept by Mr. Catto will serve as the “severed lot” and the parcel being conveyed to the EBC and Ducks Unlimited is “retained lot”. This arrangement will reduce the surveying fees since a reference plan is only required for a severed parcel.

Also, be advised that a Development Permit application has been filed with the Niagara Escarpment Commission. That permit would simply facilitate the severance and is not intended to permit any development or site alteration.

Subject Lands:

The lands subject to this application appear on the County GIS as four separate parcels; however, the lands have merged on title and form one property.

This 192.85-hectare holding is located in the former Township of Derby, northwest of Owen Sound. The property has frontages along Grey Road 17, Girl Guide Road, and a small stretch of Concession 2 NCD.

Situated on the property is a house, barn, farm-related buildings, and other accessory buildings. Access to these buildings is provided from Grey Road 17. A large area of pasture land exists near this cluster of buildings. The balance of the property is predominantly forested. Pockets of wetlands exist at the south end of the property, adjacent to Girl Guide Road, and in the northwest corner. An entrance/driveway along Girl Guide Road also exists. All features of the site are shown on Figure 1.

Grey County Official Plan:

Approximately 60% of the subject property falls within the ‘Niagara Escarpment Plan Area’ on Schedule A of the Grey County Official Plan, and therefore a land use designation has not been applied to these particular lands. The balance of the property is designated primarily ‘Rural’, with the two above-noted wetland features being designed ‘Provincially Significant Wetland’. The area adjacent to the wetland at the north end of the property is designated ‘Hazard Lands’. These land use designations are shown on Figure 2 of this Planning Justification Report.

The ‘Rural’ consent policies give consideration to lot creation at a density of four lots per original 40-hectare Crown-surveyed parcel. The subject property comprises parts of five original lots and one entire original lot. Since the proposed property boundary will follow an original lot line (i.e. between Lot 3, Concession 2 NCD and Lot 4, Concession

2 NCD), the existing lot density of each original crown-surveyed parcel will not be changing. As such, the requested severance conforms to the 'Rural' designation's lot density policy.

New lots are also required to front onto public roads. The severed parcel will have frontage along County Road 17 and the retained parcel will have frontage along Girl Guide Road. Both parcels already have entrances/driveways from the respective roads.

Two areas of the retained parcel are designated 'Provincially Significant Wetland', as noted above. Development and site alteration is not permitted within a wetland, nor is it allowed within 120 metres unless it can be demonstrated that no impact on the wetland feature would occur. An Environmental Impact Study is typically required. No development or site alteration is proposed on the lands being conveyed to EBC and Ducks Unlimited. Access to these conservation lands will be provided by the existing driveway along Girl Guide Road.

The majority of the forested lands on the subject parcel are identified as 'Natural Heritage System: Core' on Schedule C of the Grey County Official Plan, as shown on Figure 3. Lot creation within these areas is generally limited to farm-sized lots (i.e. new parcels of 20 hectares in size or greater), excepting however that smaller lots may be created for conservation purposes. In this regard, both the severed and retained parcels greatly exceed the 20-hectare lot area requirement. The retained parcel will be created as a conservation lot.

Appendix A identifies a large portion of the subject lands, but excluding the area of the property where the cluster of buildings exist, as 'Karst Topography', as illustrated on Figure 4. Development is generally not permitted on these lands unless it can be demonstrated that the effects and risk to public safety are minor and can be managed or mitigated. This would typically require a Karst Assessment to be prepared by a qualified expert. With regard to the subject lands, no development is proposed on the parcel being conveyed to the EBC and Ducks Unlimited. No additional development is proposed on the land being retained by Mr. Catto; however, if an additional building is constructed on that parcel in the future, it would take place near the existing building cluster where the karst mapping has not been applied.

The forested lands are shown on Appendix B as 'Significant Woodlands', as illustrated on Figure 5. Also shown on Appendix B are a few small pockets of 'Other Wetland'. Development and site alteration is generally not permitted in a 'Significant Woodland' or within 120 metres, unless it can be demonstrated that no impact on the woodland feature would occur. Development and site alteration are also prohibited within the 'Other Wetland' constraint area, and can only be permitted within 30 metres if no impact can be demonstrated. An Environmental Impact Study is typically required. No

development, however, is proposed on the lands being conveyed to EBC and Ducks Unlimited, and any future development on the parcel being retained by Mr. Catto would likely occur within the existing building cluster, which is well beyond the recommended 120-metre woodland buffer.

Based on the foregoing, it is evident that the proposed lot creation conforms to the County of Grey Official Plan.

Niagara Escarpment Plan:

As stated above, approximately 60% of the subject property falls within the Niagara Escarpment Plan Area. The Niagara Escarpment Plan designates a large percentage of those lands as 'Escarpment Rural Area', as illustrated on Figure 6 of this Planning Justification Report. The wetland feature situated in the northwest corner of the site is designated 'Escarpment Natural Area'.

Permitted uses in the 'Escarpment Rural Area' include agriculture, forested lands, conservation, nature preserves, etc.

Lot creation within this land use designation is generally limited to the severance of one new parcel from the original crown-surveyed lot. The severance of an original crown-surveyed lot from another original crown-surveyed lot is also allowed. In this regard, the proposed lot creation will establish a new mutual lot line that follows the original lot line, and therefore the severance is clearly in keeping with the 'Escarpment Rural Area' policies.

The 'Escarpment Natural Area' designation, as mentioned above, applies to the wetland located within the north portion of the subject property. These particular lands will form part of the parcel being conveyed to EBC and Ducks Unlimited and will be preserved, which is endorsed by the 'Escarpment Natural Area' policies.

Based on the foregoing, the lot creation conforms to the Niagara Escarpment Plan.

Township of Georgian Bluffs Zoning By-law:

The area of the subject property situated outside of the Niagara Escarpment Plan Area is zoned mostly 'Rural' on Schedule A of the Township of Georgian Bluffs Zoning By-law, as illustrated on Figure 7. The two wetland features are zoned 'Wetland' and the area adjacent to the most northerly wetland feature is zoned 'Environmental Protection'.

No portion of the severed parcel falls within the jurisdiction of the Township's Zoning Bylaw.

The retained parcel, which will be conveyed to EBC and Ducks Unlimited, will comply with the 'minimum lot area' and 'minimum lot frontage' requirements of 20 hectares and 200 metres, respectively.

Permitted uses in the 'Rural' zone include conservation.

Based on the foregoing, the proposed lot creation conforms to the Township's Zoning By-law.

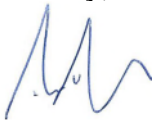
Concluding Remarks:

The requested lot creation will result in a large parcel of land being conveyed to the EBC and Ducks Unlimited for conservation purposes only. No development or site alteration is proposed for either the severed or retained parcels. This report has demonstrated that the proposal conforms to the Grey County Official Plan and the Niagara Escarpment Plan, and therefore this application should be given favourable consideration.

Please understand that the evaluation of the proposed severance is based on the retained parcel being used only for conservation purposes, and therefore as a condition of severance, the lands must be conveyed to the EBC and Ducks Unlimited. Another recommended condition is the requirement for the applicant to obtain a Development Permit from the Niagara Escarpment Commission.


I trust you will deem this application complete. Should you have any questions please contact the undersigned.

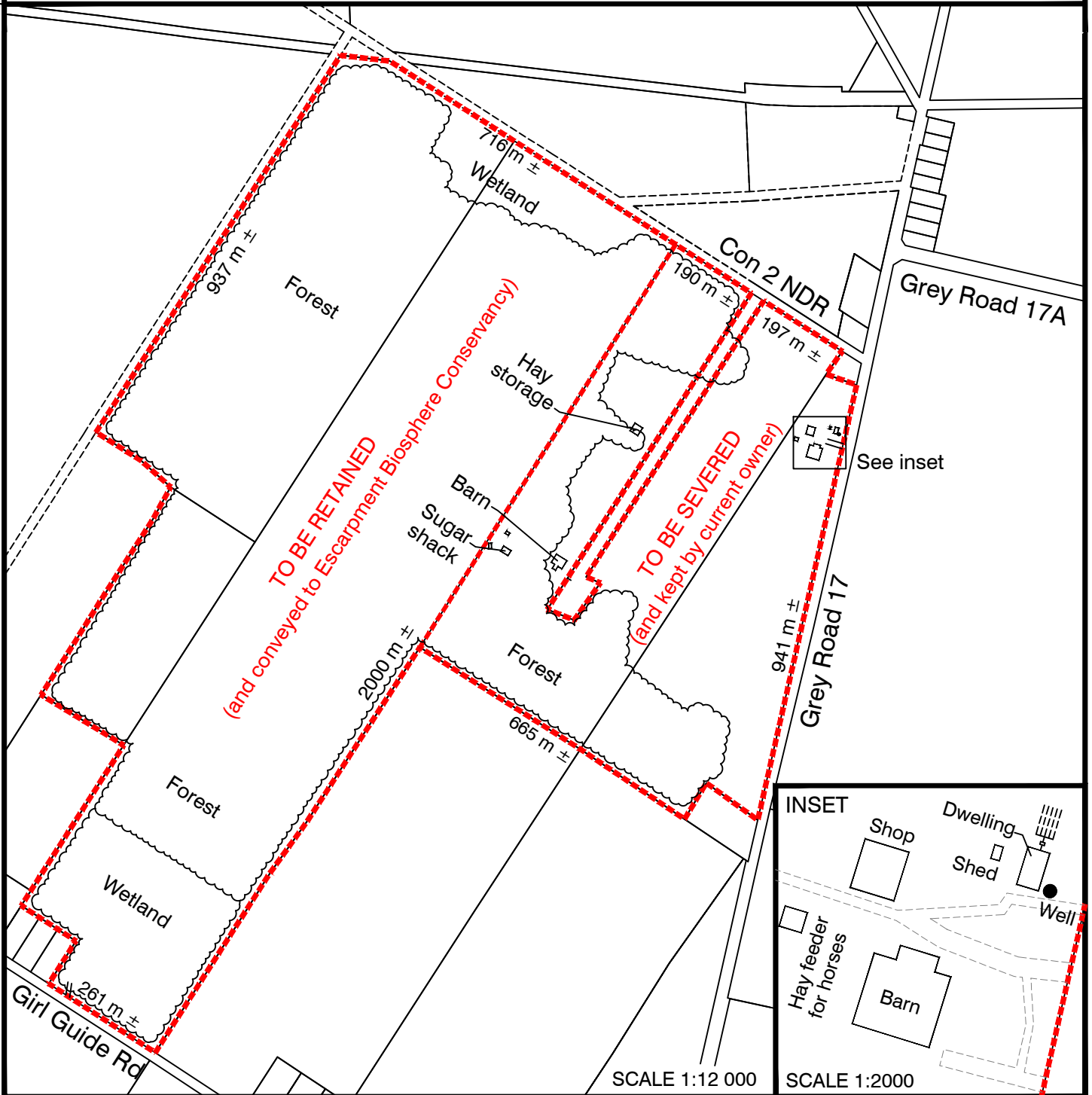
Sincerely,



Ron Davidson, BES, RPP, MCIP
c.c. Susan Reimer, NEC
Mac Plewes, GSCA
Becky Hillyer, County of Grey
Michael Cook, County of Grey
Shannon MacDonald, Escarpment Biosphere Conservancy

Figure 1: Proposed Lot Creation

 Subject property




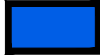



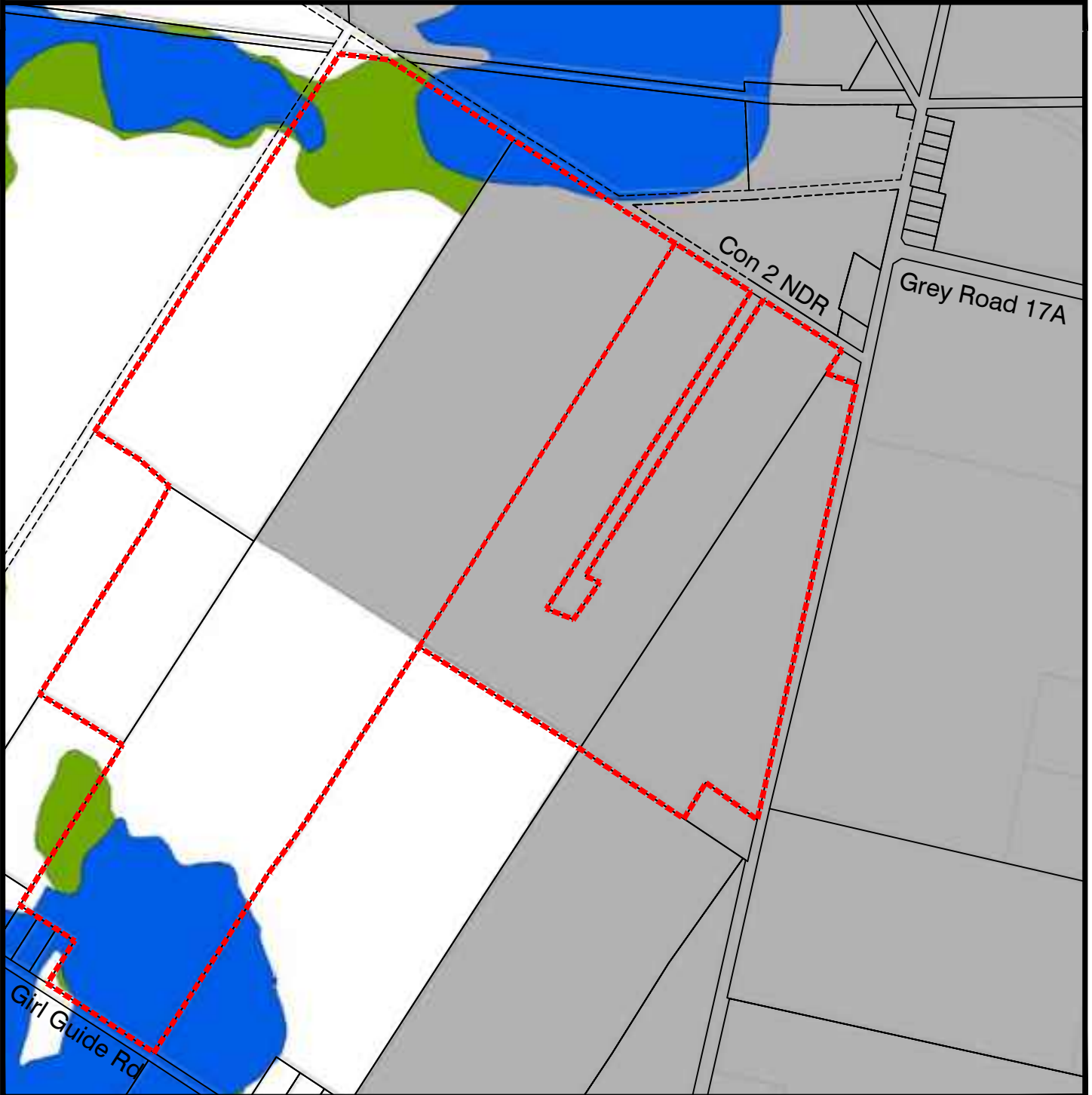
Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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

Figure 2: Grey County Official Plan Schedule A



- | | | |
|--|---|---|
|  Subject property |  Niagara Escarpment Plan Area | |
|  Hazard Lands |  Provincially Significant Wetlands |  Rural |





Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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

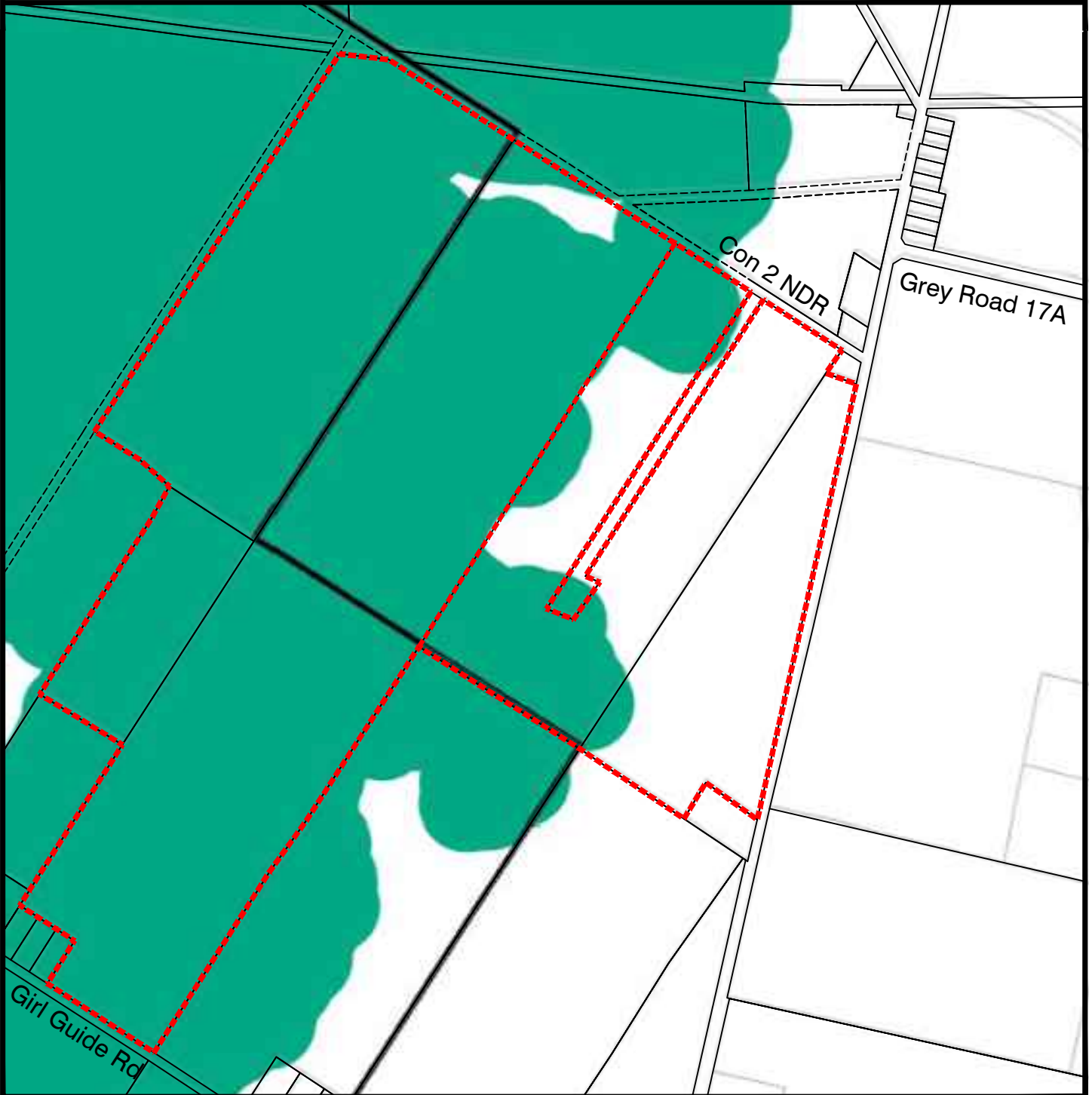
SCALE 1:12 000

Figure 3: Grey County Official Plan Schedule C



 Subject property
 NEC Boundary

 NHS Core



Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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

SCALE 1:12 000

Figure 4: Grey County Official Plan Appendix A



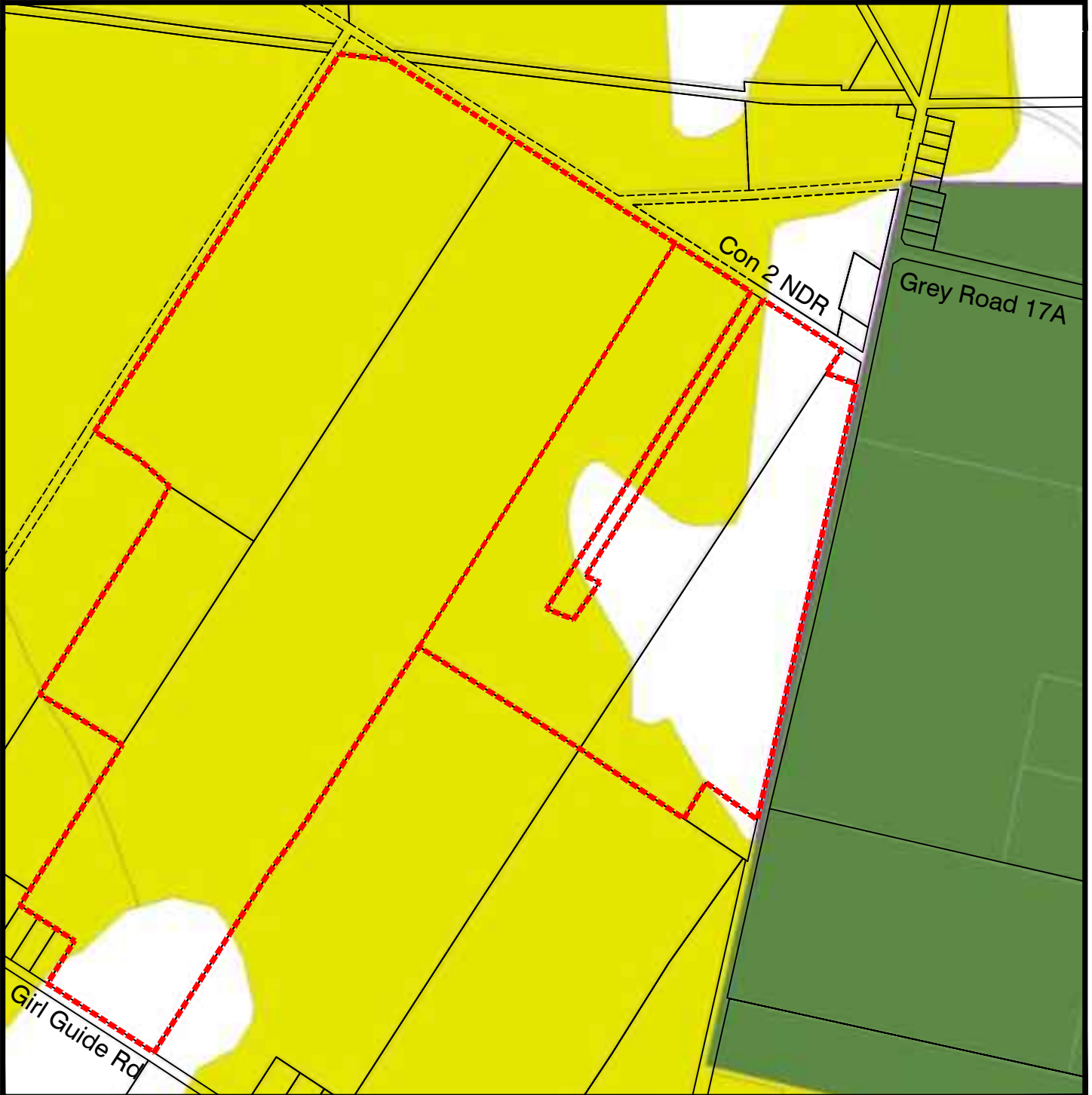
Subject property



Karst Area



Intake Protection Zone 3



Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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

SCALE 1:12 000

Figure 5: Grey County Official Plan Appendix B



Subject property



Significant Woodlands



Other Wetlands



Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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

SCALE 1:12 000

Figure 6: Niagara Escarpment Plan Map 7



Subject property



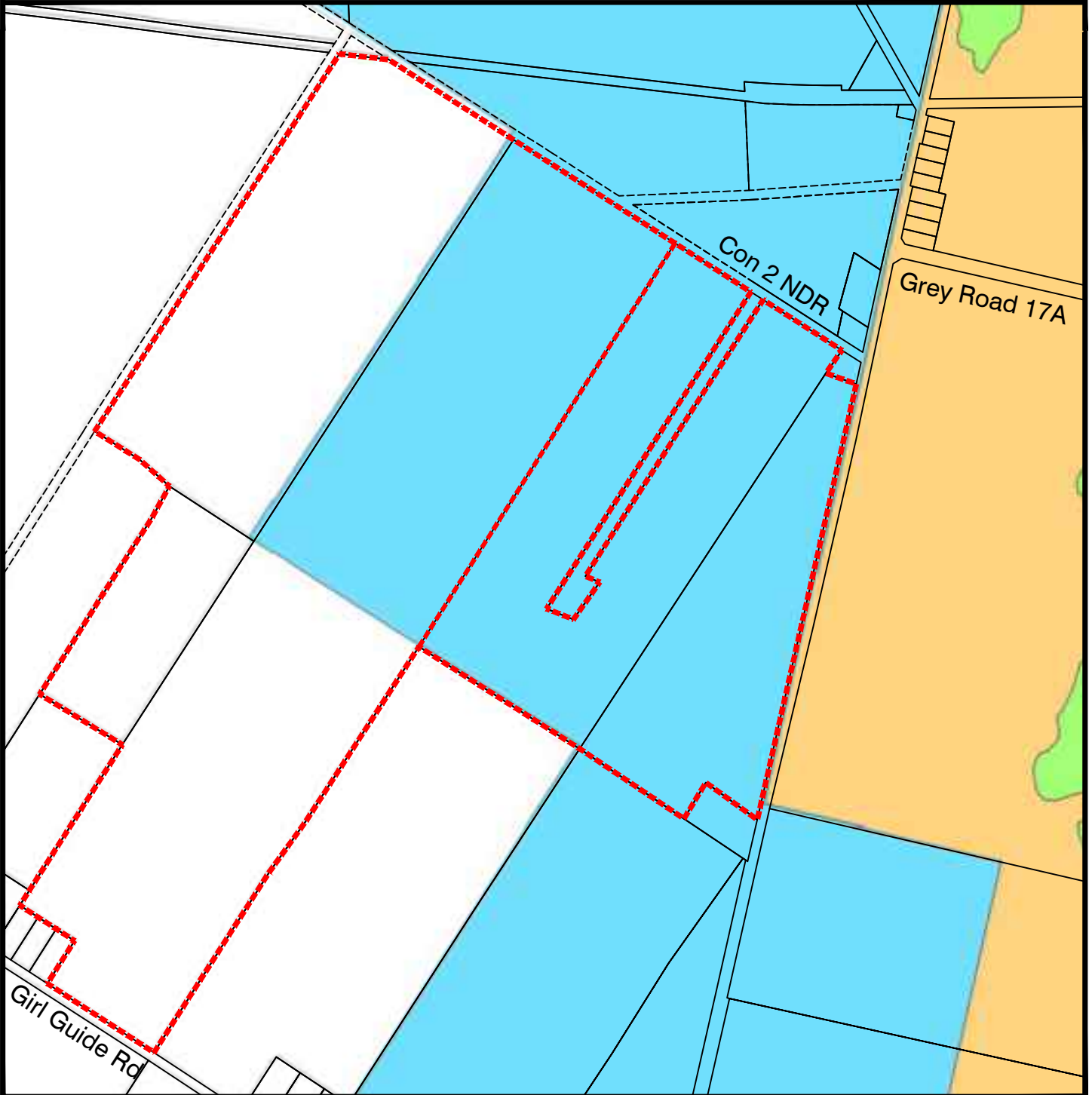
Escarpment Protection Area



Escarpment Rural Area



Escarpment Natural Area



Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

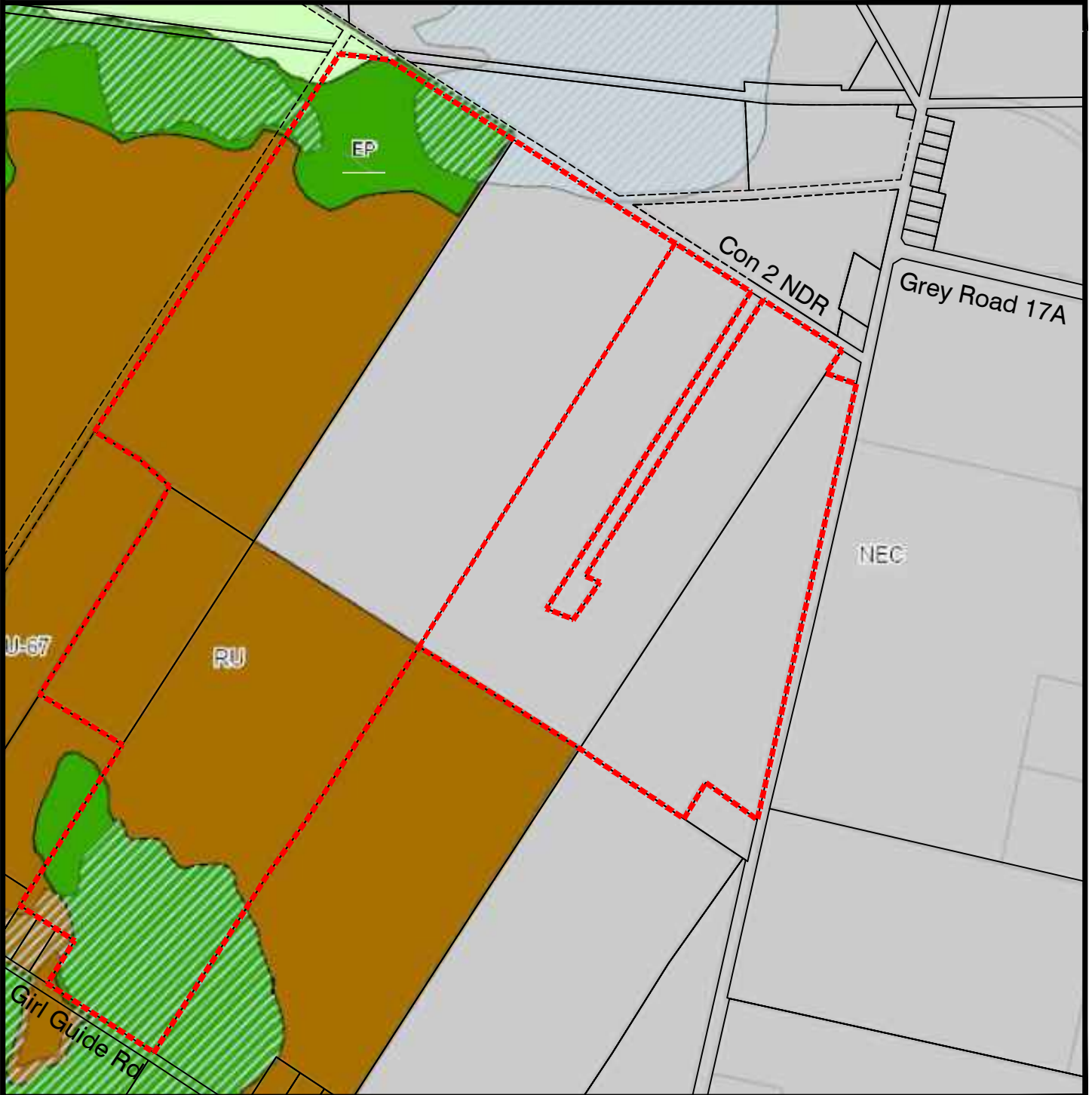
RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:12 000

Figure 7: Township of Georgian Bluffs Zoning By-law Schedule A



 Subject property



Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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

SCALE 1:12 000

December 18th, 2024

Michael Benner
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
N4K 5H5

**RE: Consent Application B28-24
Concession 1 NCD, Part Lot 4, Concession 1 NCD E, Part Lot 5, Concession
2 NCD, Part Lots 2 and 4, and Lot 3 and 5 (258572 Grey Road 17)
Township of Georgian Bluffs
Roll: 420362000219200, 420362000220800, 420362000219000, and
420362000220600
Owner: Glen Catto
Applicant: Ron Davidson**

Dear Mr. Benner,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject applications is to sever a ± 192.8-hectare property into a ± 61.7 hectare severed parcel containing a farm and a related dwelling and farm buildings, and a ± 131.1 hectare vacant, forested retained parcel. This will allow the retained parcel to be conveyed to the Escarpment Biosphere Conservancy for conservation purposes and allow the severed parcel to remain under the applicant's ownership.

Schedule A of the County OP designates portions of the subject lands as 'Niagara Escarpment Plan Area'. Section 9.1(4) states,

The Niagara Escarpment Plan is a Provincial plan that seeks to protect the geologic feature of the Niagara Escarpment, and lands in its vicinity, as a continuous natural environment while only allowing for compatible development. Lands under the jurisdiction of the Niagara Escarpment Plan are outlined on Schedule A. The Niagara Escarpment Commission oversees the Niagara

Escarpment Plan. Between the policies of this Plan and the policies of the Niagara Escarpment Plan, those of the Niagara Escarpment Plan will prevail.

The policies of the Niagara Escarpment Plan shall apply.

Schedule A of the County OP designates portions of the subject lands as 'Rural'. Section 5.4.3(1) states,

All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots (see Diagram 1 below) shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application, but will not require an amendment to this Plan. In considering whether to pro-rate up or down, the land area must be within 15% of the required maximum to be pro-rated up, otherwise it will be pro-rated down.

The above-noted lot density, lot size and lot frontage policies would not apply where a lot is being created for conservation or trail purposes by an approved conservation organization, or where a lot is being created for public service facilities or infrastructure.

The severed lot will be located on four approximately 40-hectare original township lots. Currently, two of the original township lots contain 1 lot. The other two original township lots contain 4 lots and 7 lots. The creation of one additional lot would not meet the County lot density policies. However, the severed lot would be used for conservation

purposes and the above-noted lot density, lot size, and lot frontage requirements do not apply. Therefore, County Planning staff have no concerns.

County Planning staff would note that the severed lot would have minimal frontage along Girl Guide Road and as the lot is being used for conservation purposes, would generally have no concerns. However, County Planning staff would defer to the Conservation Authority to ensure that the property can be safely accessed.

Section 5.2.2(5) of the County OP states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.

MDS calculations were not submitted with the subject application. Provided MDS calculations are done and setbacks can be obtained; County Planning staff have no concerns.

Section 7.2(1) of the County OP states,

The Hazard lands land use types are shown on Schedule A. Hazard lands have not been mapped within the Niagara Escarpment Plan Area within Schedule A. Hazard lands may still exist within the Niagara Escarpment Plan Area and as such it is recommended that consultation occur with the conservation authority and the Niagara Escarpment Commission.

Further, Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. County Planning staff recommend receiving comments from the Conservation Authority regarding both the identified Hazard Lands and the potential Hazard Lands.

Schedule C of the County OP indicates that the subject lands contain 'Core Area'.

Section 7.1(8) of the County OP states,

New non-farm sized lot creation is not permitted in Core Areas or Linkages, except for the creation of conservation lots. Lots created for infrastructure purposes may also be considered, where it can be demonstrated that there is no alternative outside of Core Areas or Linkages. The severance of a surplus farmhouse may be permitted within Core Areas or Linkages, provided no new residential dwellings are permitted on the remnant parcel. Farm sized lot creation may be considered in Core Areas or Linkages.

Both the severed and retained lots would be considered to be farm sized. Further, the severed lot will be used for conservation purposes. Therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates that the subject lands contain 'Karst'. The proposed severance is to create a conservation lot and no new structures or buildings are proposed on the retained or severed parcel; therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

Natural Heritage

The property contains and/or is adjacent to provincially significant wetland, significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands, natural heritage core area, and fish habitat. It is Grey County staffs understanding that the proposed lot creation is intending to create an undevelopable parcel without further technical studies to support future development and will be located within and/or adjacent to the features. The parcel will be transferred to ownership under a registered conservation organization for conservation purposes with no development proposed. As such, it is Grey County Staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived.

Stormwater Management

It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.

Source Water Protection

It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act. The property does lie within an area designated as a significant groundwater recharge area that may influence highly vulnerable aquifers, as such, low-impact development and infrastructure is recommended.

Wildland Fire Hazards

The property contains potential hazardous forest types for wildland fires at a medium to high risk factor. Wildland fires respond quickly to the presence of

natural based fuels, regardless of whether they are in forests, communities or areas of settlement, or individual properties. Wildland fire has the potential to damage property and infrastructure and put the health and safety of landowners and residents at risk. As such, the County recommends the applicant be aware of standard mitigation measures and information that may help reduce the risk associated with developing in and/or adjacent to wildland fire hazards. Please see the following resources provided by the Province: [Be FireSmart | ontario.ca](https://www.ontario.ca/be-firesmart) and [Wildland Fire Risk Assessment and Mitigation Reference Manual | ontario.ca](https://www.ontario.ca/wildland-fire-risk-assessment).

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

County Transportation Services have reviewed the subject application and have a comment stating,

As a condition of approval, road widening of 17 feet (5.18 meters) shall be conveyed to the County of Grey along the frontage of the County Road for the severed parcel. This shall be legally conveyed at the expense of the applicant.

Provided positive comments are received from the Conservation Authority and a Road Widening of 5.18 metres is conveyed to the County of Grey along the frontage of the County Road; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,



Derek McMurdie
Planner
(548) 877 0857
Derek.McMurdie@grey.ca
www.grey.ca



Date: Wednesday, January 15, 2025
From: Michael Benner, Director of Development and Infrastructure
Subject: **B01/25 O'Donoghue Severance**
Report DEV2025-002

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 and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that application B01/25 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.



Application Summary

Owner(s): Cortney O'Donoghue

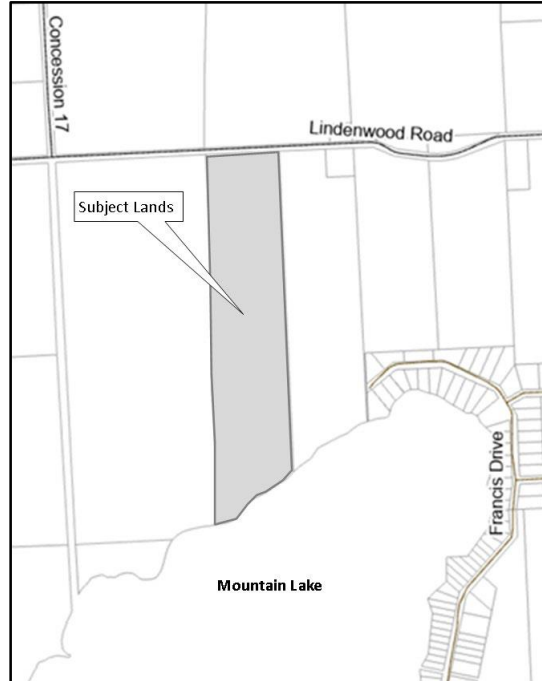
Agent: N/A

Civic Address: 362480 Lindenwood Rd.

Legal: Part of Lot 22 Concession 15 Keppel

ARN: 420362000422400

Application B01/25 proposes to sever a 3.99 Hectare parcel with a frontage of 101 metres along Lindenwood Road from an existing 19-hectare parcel. 15 hectares containing a dwelling and accessory structures will be retained for continued rural residential use.



	Severed Parcel	Retained Parcel
Lot Area	3.99 hectares	15 ha
Lot Frontage	101 m	100 m
Depth (Side Lot Line)	420 m	Varies
Servicing	None	None
Existing Buildings	None	None
Proposed Buildings	Rural Residential	Rural Residential

Policies Affecting the Proposal

Provincial Policy Statement (PPS, 2024)

The 2024 Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act (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 Act requires that all decisions made thereunder by an approval authority shall “be consistent with” the PPS.



The subject lands are considered as 'Rural Lands' in the PPS. Sections 2.5 and 2.6 of the PPS provide direction for development on Rural lands. Permitted uses on rural lands include:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

The uses as proposed are consistent with the polices of the PPS.

Grey County Official Plan (GCOP)

The Grey County Official Plan designates the subject lands as Rural. Section 5.4.3(1) of the GCOP notes that:

All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size or the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6



The severed lots will be located on an approximately 40-hectare original township lot. Currently, the original township lot contains 3 lots. The creation of one additional lot would meet the County lot density policies.

Section 5.2.2(5) of the GCOP states that,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.

MDS Calculations have been completed that demonstrate that the proposed parcel will not be impacted by the MDS setbacks.

County Planning staff have also noted that the subject lands contain or are adjacent to a Karst area (Appendix A of the GCOP). A Karst Assessment was submitted with the application and determined that there was no evidence of significant karst features or hydraulically active karst on the severed property.

Appendix E of the County OP indicates that the subject lands contain 'Bedrock Drift Thickness – 1m to 8m'. A Letter of Opinion regarding the feasibility of extracting the bedrock was submitted with the application and determined that extracting the bedrock would not be feasible due to the natural heritage features and their setbacks, the setbacks of neighbouring properties, and that the quarry would likely have to be licensed as a below water quarry. Therefore, County and Township Planning staff have no concerns.

The County's Planning Ecologist has noted that:

The property contains and/or is adjacent to significant woodlands, other wetlands, fish habitat, significant wildlife habitat, and potential habitat for threatened and/or endangered species. We recommend the following conditions of approval to mitigate any potential negative impacts to the natural heritage features:

- 1. Tree clearing shall be limited to only what is necessary to accommodate the proposed development footprint(s).*
- 2. Tree clearing shall not occur from April 1 to October 31, of any given year, to avoid the migratory bird and bat breeding, nesting, and roosting timelines.*
- 3. Any native tree above 10 centimeters diameter at breast height proposed for removal be replanted at compensation ratio of 1:2.*

The applicant has submitted a tree inventory and replanting plan to support this application which has been accepted by the County.



Township of Georgian Bluffs Zoning By-law 2020-020

The Township's Zoning By-law zones the subject lands as Rural (RU) and Environmental Protection (EP) with the EP lands being located solely on the retained parcel.

The RU Zone provisions for residential uses establishes a minimum lot area of 0.8 ha and minimum lot frontage of 100 m for residential uses. As the severed and retained parcels both meet these requirements, an amendment to the Township Zoning By-law is not required.

Relevant Consultation

Comments have been received by the Grey County Planning and Development Services Department dated December 19, 2024, that state in summary:

Provided MDS calculations are submitted, and setbacks can be obtained, the recommendations listed in the Karst Assessment are adhered to, and County Planning Ecology staff comments are addressed; County Planning staff have no concerns with the subject application.

The Grey Sauble Conservation Authority has submitted comments dated December 20, 2024, that state in summary:

GSCA has no objections to the proposed consent. We request to be notified of any decisions or notices of any appeals if filed.

Conclusion & Recommendation

It has been demonstrated that the proposed applications are consistent with the PPS and comply with the Grey County 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 B01/25 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.



Georgian Bluffs

DEEPLY ROOTED. SUSTAINABLY GROWING.

4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP



Report Approval Details

Document Title:	DEV2025-002 B01-25 O'Donoghue Severance.docx
Attachments:	<ul style="list-style-type: none">- Application.pdf- Severance-sketch-362480-LindenwoodRd.pdf- 362480 Lindenwood Rd, Karst Assessment and Bedrock Letter of Opinion (2407911) 2024-12-11.pdf- Notice Of Public Hearing B01-25 O'Donoghue.pdf- County Comments B01-25 O'Donoghue.pdf-24443_ODONOGHUE_CONSENT_GSCA_COMMENTS_2024_12_20.pdf
Final Approval Date:	Jan 7, 2025

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

Niall Loble, Chief Administrative Officer



Township of Georgian Bluffs Committee of Adjustment

Severance Application

Date Accepted: _____ File No: B _____ / _____ Roll #: _____

Note: Questions 2, 3, 6, 7, 8, 9, 10, 11, 12 a & b, & 14 are minimum mandatory requirements as prescribed in the schedule to Ontario Regulation 41/95, Planning Act, and must be completed. The remaining questions assist the Committee and Agencies in evaluating your application. You can help ensure a thorough evaluation is completed by answering all questions. Failure to provide adequate, correct information may result in your application being refused.

1. Approval Authority: The Township of Georgian Bluffs Committee of Adjustment
2. Owner: Corthey O'Donoghue
Address: 367480 Lindenwood Rd, Georgian Bluffs
Phone Number: [REDACTED] Postal Code: N0H 2T0
Email: [REDACTED]
3. Applicant (if different from Owner): _____
Address: _____
Phone Number: _____ Postal Code: _____
Email: _____
4. Agent/Solicitor: _____
Address: _____
Phone Number: _____ Postal Code: _____
Email: _____
5. Communications should be sent to:
 Owner Applicant/Authorized Agent Solicitor Other: _____

Authorization:

I/We, Corthey and Dan O'Donoghue (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize _____ to make this application on my/our behalf.

Date: _____ Signed: _____

Date: _____ Signed: _____

Witness to signature: _____

Note: In this form, "Subject Land" means the parcel to be severed and the parcel to be retained

6. Subject Land:

Legal Description: Residential property with agricultural space

Former Municipality: Georgian Bluffs

Civic Addressing Number: 362480

7. Description of Subject Land:

a) **Existing** use of Subject Land: Residential and Farm

b) **Existing** Buildings: House

c) Is the Subject Land presently subject to **any** of the following:

Easement Restrictive Covenants Right of Way Hydro Easement

Note: All existing easements and right of ways must be shown on the sketch.

8. Proposal: (Dimensions must be accurate)

Dimensions of land intended to be **severed**

Frontage 101.58 m

Depth: Side Lot Line 420 m

Width: Rear Lot Line 99.19 m

Area 39883.63/m²

Dimensions of land intended to be **retained**

Frontage 90.1 m

Depth: Side Lot Line 876 m

Width: Rear Lot Line 230.7 m

Area 154,372/m²

9. Use of Subject Land to be **severed**:

- New Lot
 Lot Addition
 Lease/Charge
 Easement/Right of Way
 Correction of Title

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Address: _____

Buildings Proposed: _____

10. Use of Lands to be **retained**:

Buildings Proposed: Residential home

Specify Use: _____

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township Road	<input type="checkbox"/>	<input type="checkbox"/>
Non-maintained/seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

Note: If access is from a non-maintained or seasonally maintained road allowance, has an agreement been reached with the Municipality regarding upgrading of the road?

Yes

No

12. Servicing

a) What type of **water supply** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

If proposed water supply is by well, are the surrounding water well records attached?

Yes

No

b) What type of **sewage disposal** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

c) Other Services (check if **any** of these services are **available** to the Subject Lands)

Electricity School Bus Telephone Garbage Collection Other _____

13. Agricultural Property History

- a) What type of farming has been or is currently being conducted? Indicate this on the proceeding page by circling the Animal Type, Description, and Barn Type. Label each barn with a number on the sketch and the form.
- b) How long have you owned the farm? 2 years
- c) Area of total farm holding: Hectares _____ Acres 10
- d) Number of tillable: Hectares _____ Acres 8
- e) Is there a barn on the parcel to be severed? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- f) Is there a barn on the parcel to be retained? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- g) Are there any barns, on other properties, within 1 kilometre (1,000 metres) of the proposed lot?

Yes No

14. Property History

- a) Has any land been severed from the parcel originally acquired by the owner of the Subject Land?

Yes No

If yes, and if known, provide for each parcel severed, the Grey County or Georgian Bluffs file number:

16. Affidavit or Sworn Declaration

I/We

Courtney and Dan O'Donoghue
(Applicant(s) Name(s))

Of the Township of Georgian Bluffs
(City/Township)

In the County of Carey
(County)

Make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

I (we) hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information, without further notice, related to the processing of this application.

Sworn (or declared) before me at the

Township of Georgian Bluffs

In the ~~County~~ County of Carey

This 10 day of October 2024

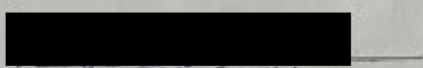
Signature – Commissioner of Oaths

Signature of Applicant's Agent

Name in Print

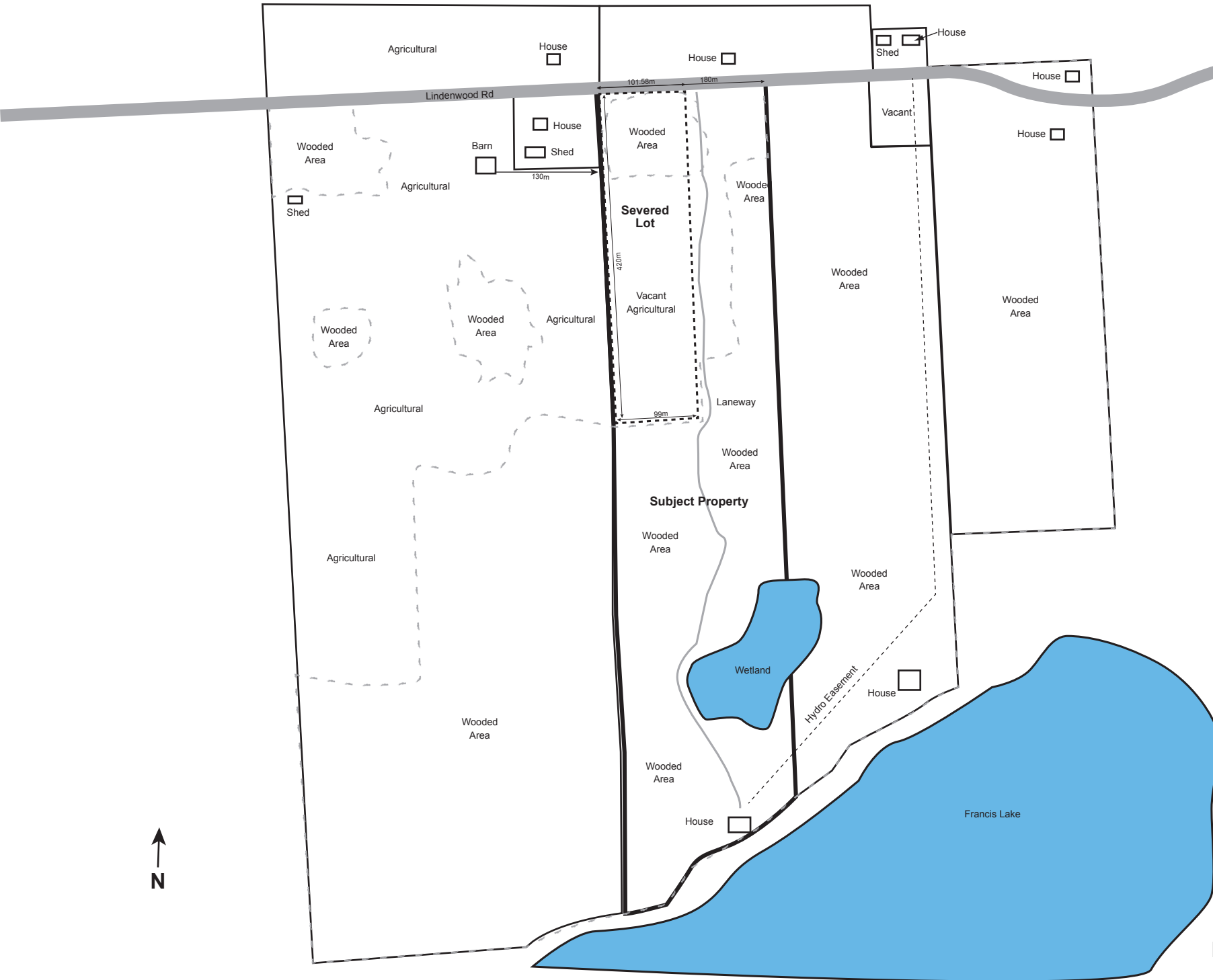
Applicant(s) Agent Name in Print


(Signature of Applicant(s))


Signature of Applicant(s)

Courtney O'Donoghue
Applicant(s) name in Print

Dan O'Donoghue
Applicant(s) name in Print



December 11, 2024
Project No. 2407911

VIA EMAIL: cortneyodonoghue@gmail.com

Ms. Cortney O'Donoghue
362480 Lindenwood Rd,
Georgian Bluffs, ON, N0H 2T0
Phone: 416-697-2573

**Re: Karst Assessment and Bedrock Resource Letter of Opinion
362480 Lindenwood Rd, Georgian Bluffs, ON, N0H 2T0, Canada**

Dear Ms. O'Donoghue,

This letter provides the findings of the Karst Assessment (or Karst Study) and Bedrock Resource Letter of Opinion that was conducted on the property located at 362480 Lindenwood Rd, Georgian Bluffs, ON, N0H 2T0, Canada, County of Grey, roll number 420362000422400. The location of the Site is shown on Figure 1. This letter report has been conducted in support of a proposed lot severance in the northwest portion of the property.

The subject property encompasses approximately 47.03 acres and is located approximately 10 km southeast of Wiarton, Ontario. The property is located on the north shore of Francis Lake, with access achieved from the south side of Lindenwood Road, which is situated along the northern property boundary. The Site has a single dwelling located on the southern portion of the property and will remain on the retained portion of land. The lot being proposed for severance is vacant with no municipal sanitary sewer or water services provided to it.

The subject property falls within the 'Karst' Area as outlined in Appendix 'A' of the Grey County Official Plan. Due to the potential for karst features at the Site, a review of the subsurface is conducted herein to assess risks involved with future developments on the property.

Additionally, in some instances there is potential for the extraction of sedimentary bedrock to produce dimension stone or other aggregate products. The Site is located within the areas identified to have less than 8 meters of drift thickness as outlined in the 'Bedrock Drift Thickness' of Appendix 'E' of the County Official Plan. This letter report will assess the bedrock resource potential at the Site.

The scope of this review includes:

- Review of geologic and physiographic mapping,
- Review of aerial photography,
- A site visit and reconnaissance of the study area on November 13th, 2024,
- The documentation of the nature of soil and bedrock in five excavated test pits.

The scope of work described herein relies on surface and subsurface exploration via excavated testholes that are 1 meter x 1 meter in diameter, down to bedrock or a maximum of 2 metres depth. No detailed subsurface exploration (such as drilling) or geophysical work was conducted as part of this Assessment.

Karst – Background

Karst topography is generally found in areas where carbonate rock, such as limestone or dolostone, are exposed at surface or lie beneath shallow surficial sediment or overburden. Karst is created through the chemical weathering (i.e., dissolution) of carbonate bedrock, subsequently forming a network of voids beneath the surface. At the surface, evidence of this type of weathering can be seen as irregular or hummocky rock outcrops, crevasses, or sinkhole patterns in the land topography.

The nature of the karst (i.e., how large, abundant, and connected the voids are) and the site setting (i.e., if the voids are part of an active surface water or groundwater system with significant dissolution) will determine the potential for interference with proposed development.

Geologic Setting

The Site is located within the physiographic region known as the “Bruce Peninsula” (Chapman and Putnam, 1984). The region is characterized by generally flat topography with shallow overburden, primarily as fine-textured till, scattered on grey limestone, dolostone or shale to the east and in the vicinity of Georgian Bay. In some areas, bedrock is exposed at ground surface.

Based on geologic mapping, the surface soil in the Study Area is comprised of the Osprey Loam Series. The Osprey series is described as a light buff colored stony till with a dolomitic source origin. The overburden may contain the stony rock fragments within the soils itself but can also be found at the surface. It is a fairly well drained soil containing organic matter, black, reddish brown, to yellow loam, with varying amounts of clay and/or rock fragments depending on the location. The soils observed in the testholes that were completed across the Site primarily consisted of silt, clay and fine sand bearing organic topsoil followed by light brown stony loam containing silt, clay, and fine sand (See Table 1). These observations are considered consistent with the mapped soil type.

Based on a review of the geologic setting, the potential for karstic features is considered to exist since the area is comprised of dolostone bedrock of the Guelph Formation (i.e., carbonate rock) at, or near the surface. Additionally, according to the Karsts of Southern Ontario and Manitoulin Island GIS Mapping (Ontario Geologic Survey, 2008; Brunton, Dodge), the area of the subject property is considered to be an area of known karst (as shown in Figure 2).

A review of the Ministry of Environment, Conservation and Parks (MECP) water well database was also completed as part of this investigation. One well is currently registered on the retained portion of the property, and no wells are located on the proposed severed lot. When reviewing the nearby well logs, the well located on the retained lot to the south (Well ID 7391913) reported stoney clay soils with competent bedrock is situated 6.4 meters below ground surface (mbgs). Another well located on the north side of Lindenwood Road (Well ID 2512433) also reported stony soils, with a competent bedrock depth of just 0.3 mbgs. Additionally, outcropping bedrock was identified at surface in several locations on the property implying a variable overburden thickness with several instances of bedrock at or near surface. Based on the ground elevations and expected bedrock topography in the area, the shallow groundwater system is expected to flow generally west to southwest in this area.

Site Setting and Reconnaissance

A site visit conducted by GEI Consultants Canada was conducted on November 13th, 2024. The subject property is situated on the south side of Concession Road 24 and is located approximately 10 km southeast of Warton, Ontario. The property falls within the zones of Known Karst from the publication Karst of Southern Ontario and Manitoulin Island, publication #GRS005 by the Ontario Geological Survey (see Figure 2).

Regionally, the area is gently sloping toward the west with escarpments located to the north and east towards Georgian Bay. Locally, the property is fairly flat with a gentle slope to the south and a slight overgrown ridge on the southmost portion of the property adjacent to TH-03. On the northernmost portion of the property adjacent to the road, some significant woodlands are mapped as identified in Appendix 'B' as part of the County Official Plan. The neighboring properties are a mix of vacant forest, farmland, and residential lots.

Based on the topography and surficial features observed at the time of the site visit, the results of the field assessment completed by GEI suggest that there is no evidence of hydraulically active karstic features, such as areas of subsidence or springs that would be expected to limit development. No evidence of streams, pooled water, running water, seeps, or sinks were identified.

Testhole Investigation Findings

As part of the field investigations, five testholes (TH-01 to TH-05) were excavated on November 13th, 2024. The testhole locations were chosen to assess the property as whole while limiting the disturbance to the natural environment as much as reasonably possible. The client was responsible for arranging a contractor and completing the testholes using an excavator at the discretion of GEI staff. Each of the four testhole locations were selected in order to provide spatial coverage of the property. The location of each of the testholes is provided in Figure 3 along with the locations of the outcropping bedrock (bedrock located at surface). Four testholes TH-01, TH-02, TH-04 and TH-05 were advanced to the bedrock.

In general, the results can be summarized as follows:

1. TH-01, TH-02, TH-04, and TH-05 were advanced to bedrock at depths of 0.46 mbgs, 0.51 mbgs, 0.91 mbgs, and 1.40 mbgs respectively. Soils encountered were a black organic and rich, stony loam containing clay, silt, and fine sand. Below this unit was a light brown stony loam with clay, silt, sand with a variable amount of stones and cobbles, with some larger tabular bedrock fragments up to 0.40 metres in diameter. No standing or running water visible across all four testholes. Bedrock was a grey dolostone unit, identified as the Guelph Formation.
2. In TH-03, bedrock was not encountered. The soils were similar the other testholes, but it contained a higher percentage of larger boulders which made it difficult for the excavator to continue. Bedrock was not clearly reached, and the machine was not advancing further. After TH-03 was stopped at 0.91 mbgs, another hole was advanced just to the south – TH-04.
3. Several locations of bedrock outcropping at surface were identified (shown on Figure 3). Bedrock was a grey dolostone with typical surface weathering and organic growth covering the outcrop. It appeared to be Guelph Formation similarly to the testholes, with no fissile textures, fissures, or major karst features evident.

Bedrock Resource Potential

The Guelph formation, being the bedrock encountered on the subject property, forms part of the upper bedrock sequence defining the Niagara Escarpment, and is a common component of aggregate resources in the Grey County. It is a provincially significant resource and because of its high chemical purity, is used to produce various aggregate products including dolomitic lime, quicklime, and high quality hydrated lime. Geologically speaking, the Guelph Formation lies above the Amabel Formation (and subsequently the Eramosa Member), which is used for a wider variety of high quality aggregate products including stone, granular, asphalt, and concrete.

A review of the Grey-Sauble Conservation Authority (GSCA) regulated areas noted through the Grey County Official Plan indicates that portions of the Site are regulated to ensure environmental protections are in place to prevent developments that may adversely affect ecologic areas of interest, the quality and character of natural streams and wetlands, and the protected natural scenery in the area as per O. Reg 151/06 under the Ontario Conservation Authorities Act (1990). Under this regulation, development may not proceed if the control of flooding, erosion, pollution, or conservation of the land will be affected as a result.

The property contains both Provincially Significant Wetlands and Protected Woodlands as shown in Appendix B listed under 'County Official Plan – Conservation Authorities' which each require a minimum of 120 meters of setback from the regulated land. The Provincially Significant Wetlands provide restriction on what developments and activities are permitted on or close-by to these areas. The GSCA regulations prohibit developments where the potential exists to interfere with the hydrologic function of a wetland. The amount of land remaining after taking into account the GSCA setbacks would be approximately 43% of the overall property footprint.

Additionally, these areas overlap with the Hazard Lands as designated by Schedule A of the Grey County Official Plan, which states:

These [Hazard Lands] lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the County. Permitted uses in the Hazard Lands land use type are forestry and uses connected within the conservation of water, soil, wildlife, and other natural resources.

The Significant Woodlands provide additional constraints in which no development may occur within the feature and adjacent buffer areas unless it can be proven that no negative impacts will occur as a result of development demonstrated through an environmental impact study. The portions of the subject property that contain these protected natural features encompass a large area of the parcel. It is reasonable to expect that the maximum extractable area would become limited, not including any setbacks from existing onsite developments, road rights-of-way, and neighboring lots. These features would likely further reduce the extraction limits and extractable volume of subsurface resources below what was already reduced as a result of the GSCA setbacks noted above.

Additionally, based on a review of the adjacent well records, the depth to bedrock varying from 0.3 mbgs to 6.4 mbgs) and the overlying soils contain a high degree of silt and clay. The stripping of overburden material and sloping from the buffer zones associated with the protected areas would even further limit viability and add costs to operations.

One important consideration when analyzing the feasibility of a property for bedrock extraction is the thickness of overburden, the thickness of bedrock that lies above the water table, and the depth to the water table. Under the ARA regulations, a quarry with an “above the water table” license requires a 2 m separation from the “high” water table. When the extractable bedrock is situated below this 2 m separation, or is located below the water table, a “below the water table” license would be required. This type of license is not only more complicated, but there is additional risk to the natural environment if de-watering is required in order to operate.

When looking at the surface elevation of the Site, it varies from approximately 251 meters above sea level (masl) in the northeastern corner down to 233 masl in the southwestern corner, with the elevation of Francis Lake at approximately 229 masl. It can be inferred that the groundwater level in the area would be comparable, or shallower, to the elevation of Francis Lake. When considering the water supply well records noted earlier, the thickness of overburden can be inferred to be approximately zero in the north and up to approximately 7m in the south.

Furthermore, the depth at which water was intercepted in the well records was much shallower in the south. When using the elevation of Francis Lake as an approximation, the ‘inferred’ water table elevation of 229 masl roughly correlates with the well records. In the north, this would suggest at least 15-20 meters of “dry” bedrock above the water table. In the south, it would suggest the water table is at, or near, the elevation of bedrock and would subsequently suggest the need for a “below the water table quarry”.

Based on the information above, it is unlikely that the use of the subject property would be feasible to operate as a quarry (i.e., for bedrock extraction). The primary reason is related to the limited areal extent of extractable bedrock once the protected natural features (i.e., wetland and woodlands) and associated setbacks from these features, setbacks from property boundaries and sensitive off-site receptors are considered. In combination with the requirement for a “below water” license, a quarry is not considered to be viable.

Conclusions and Recommendations

Based on the findings of this investigation, no evidence of significant karst features, or hydraulically active karst were identified across the proposed severed property. Additionally, no evidence of active karst features was encountered in any of the testholes completed as part of this investigation. Karst features are not expected to affect or compromise future onsite developments that will be located on the proposed lot, nor are they expected to affect local water resources due to karst.

With regards to the bedrock resource potential at Site, although stone and mineral aggregate resources derived from crushed stone can be sourced from dolostone bedrock of the Guelph formation present, the bedrock across the Site is expected to have significant challenges and/or limitations with respect to a potential quarry operation and would likely require extensive studies to be completed. Due to the high probability of requiring a below the water table license, further, financial and logistical challenges associated with required dewatering and discharge are expected to reduce the potential for the bedrock extraction on this Site to be profitable. Additionally, environmental protection/mitigation measures may pose additional limitations due to the presence of GSCA regulated Wetlands and Hazard Lands located on the property. The Natural Environment features and associated setbacks combined with limited thickness of bedrock above the water table result in a limited area/volume for bedrock extraction. These factors suggest that a quarry operation at this property would be difficult and uneconomical (i.e., not viable).

Based on the findings of this report, the following recommendations are made:

1. That at the time of construction when bedrock is encountered, that the bedrock surface be inspected in areas where it is exposed and in the locations of the proposed footings in order to confirm the nature of the bedrock and the presence (or absence) of any fractures or dissolution features that may pose structural limitations or potential for mass wasting under sewage systems.
2. The thickness of overburden be confirmed where sewage systems are constructed to ensure that the requirements of the Ontario Building Code are met. Should excavations encounter significant fractures or karst features, a qualified person should be retained for further inspection.

Limitations

The information in this report is intended for the sole use of Cortney O’Donoghue. GEI Consultants Canada accepts no liability for use of this information by third parties. Any decisions made by third parties based on this report are made at the sole risk of the third parties.

The conclusions and recommendations in this report are based on information gathered at the testhole locations and on available geological information. Sub-surface conditions between and beyond the testholes may differ from those encountered at the testhole locations and evidence of different conditions may become apparent during construction, which may not have been detected or anticipated at the time of the investigation. Further investigation would be required to comment on the potential for Karst in the locations beyond the study area.

The conclusions pertaining to the condition of soils and/or bedrock identified at the site are based on the visual observations at the locations of the investigative testholes. GEI cannot guarantee the condition of soil and/or bedrock that may be encountered at the site in locations that were not specifically investigated. Boundaries or property limits shown in the figures are approximations.

If you have any questions, please feel free to contact me at 519-369-4082.

Sincerely,

GEI Consultants Canada Ltd.



Gerhard Kiessling, P.Geo.
Technical Specialist

Figures

Figure 1	Property Location
Figure 2	Karst Mapping by the OGS
Figure 3	Testholes and Outcrop Locations

Tables



Table 1	Testhole Logs and Locations
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Appendices

Appendix A	Site and Testhole Photographs
Appendix B	Property Report and County Official Plan Maps



Legend

-  Proposed Severance
-  Retained Property

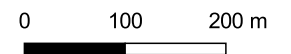
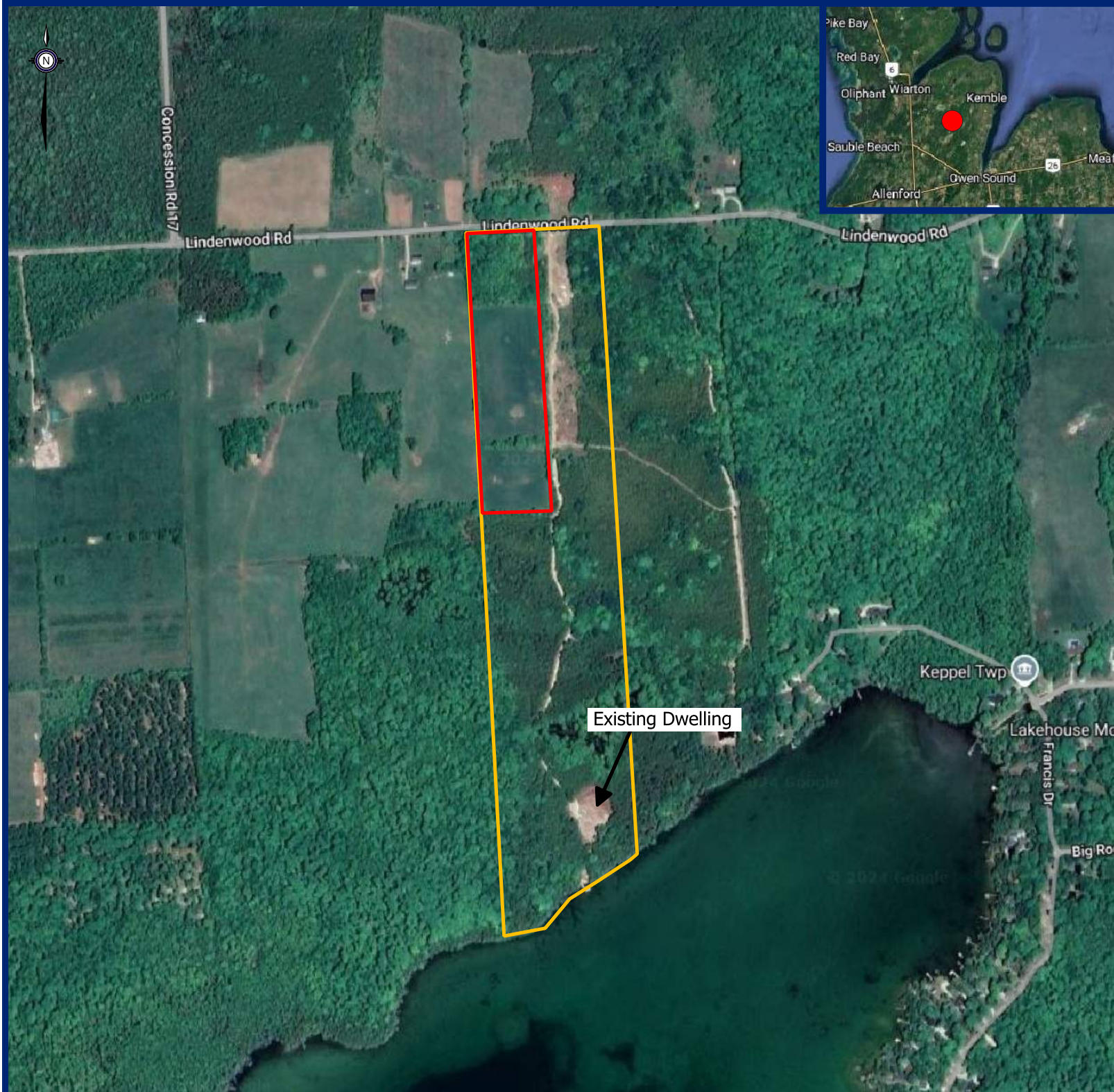


Figure 1





Property Location





Legend

OGS Karst Mapping

-  Known Karst
-  Potential Karst
-  Proposed Severance
-  Retained Property

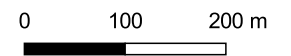






Figure 2

Karst Mapping by the OGS



Legend

-  Proposed Severance
-  Retained Property
-  Bedrock Outcrop
-  Testhole Locations

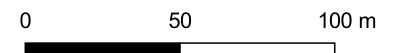


Figure 3

Testholes and Outcrop Locations

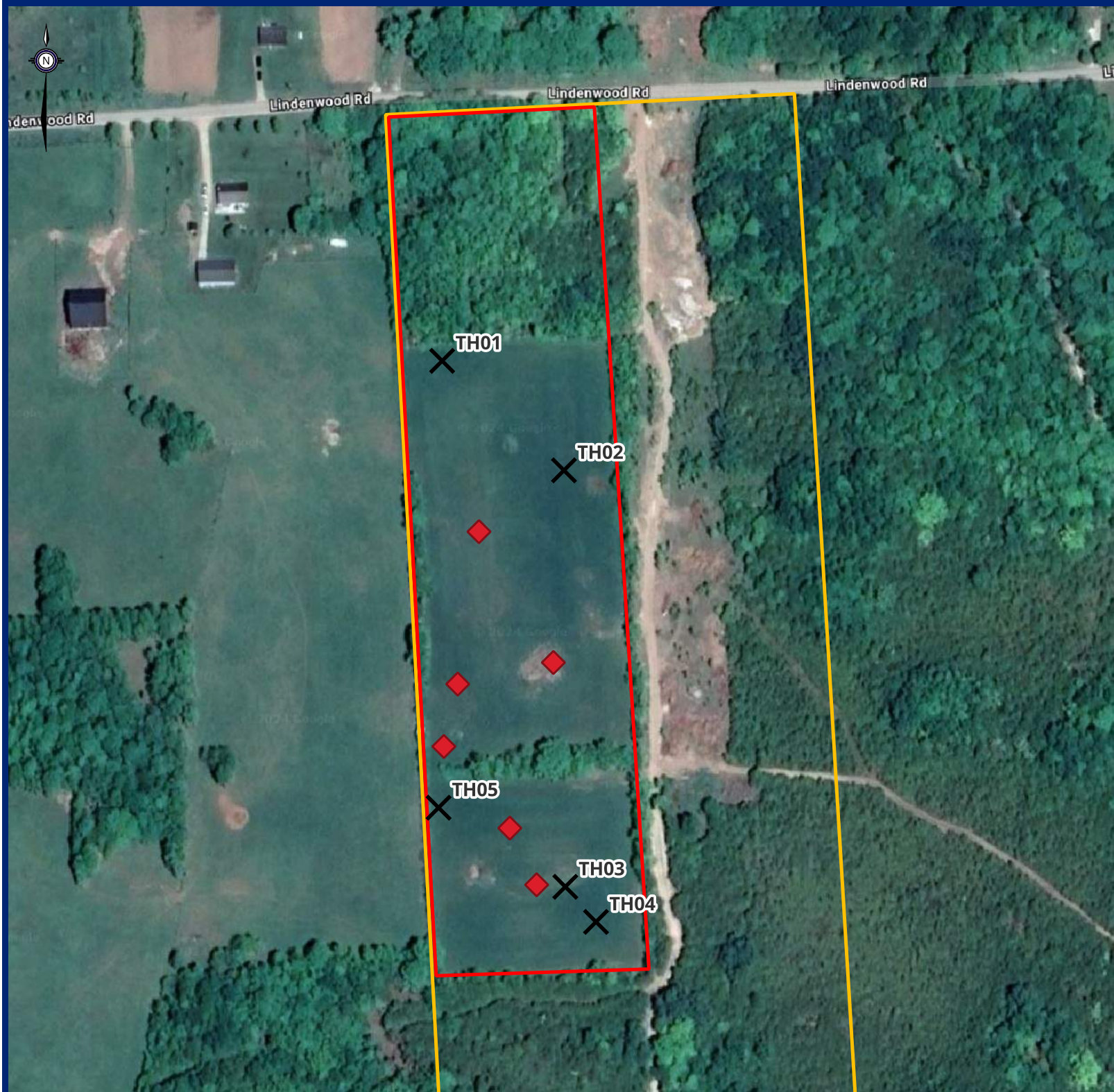


TABLE 1 : Testhole Logs and Locations

Hole ID	Easting	Northing	From (mbgs)	To (mbgs)	Unit	Notes/Log
TH01	497792	4947777	0.00	0.23	TOPSOIL	Black topsoil. Loam containing clay, silt, and fine sand. Mixed with rocks and gravel, organic matter and roots from vegetation. Dry.
			0.23	0.46	LOAM	Light brown to almost tan coloured soils. Loam. Clay rich with silt and fine sand present. Occasional cobbles up to 25cm in diameter are present but vary in size significantly, most appear to be similar lithology to bedrock. Dry.
			0.46	N/A	BEDROCK	Grey dolostone, competent. Flat surface at bottom of testhole. No hummucky or fissures/fractures evident. No standing or running water.
TH02	497849	4947726	0.00	0.28	TOPSOIL	Black topsoil. Loam containing clay, silt, and fine sand. Mixed with rocks and gravel, organic matter and roots from vegetation. Dry.
			0.28	0.51	LOAM	Light brown to almost tan coloured soils. Loam. Clay rich with silt and fine sand present. Occasional cobbles up to 15cm in diameter are present but vary in size significantly, most appear to be similar lithology to bedrock. Dry.
			0.51	N/A	BEDROCK	Grey dolostone, competent. Flat surface at bottom of testhole. No hummucky or fissures/fractures evident. No standing or running water.
TH03	497849	4947532	0.00	0.25	TOPSOIL	Black topsoil. Loam containing clay, silt, and fine sand. Mixed with rocks and gravel, organic matter and roots from vegetation. Dry.
			0.25	0.91	LOAM	Light brown to almost tan coloured soils. Loam. Clay rich with silt and fine sand present. Occasional cobbles up and several boulders are present but vary in size significantly, most appear to be similar lithology to bedrock from what came to surface. Testhole halted due to difficulty removing larger boulders and stony soils, not clearly at bedrock and no clear view of base. Testhole restarted further south as TH-04.
TH04	497864	4947515	0.00	0.25	TOPSOIL	Black topsoil. Loam containing clay, silt, and fine sand. Mixed with rocks and gravel, organic matter and roots from vegetation. Dry.
			0.25	0.91	LOAM	Light brown to almost tan coloured soils. Loam. Clay rich with silt and fine sand present. Occasional cobbles up to 15cm in diameter are present but vary in size significantly, most appear to be similar lithology to bedrock, including some tabular shapes ones. Dry.
			0.91	N/A	BEDROCK	Grey dolostone, competent. Slightly wavy/irregular surface at bottom of testhole. No hummucky or fissures/fractures evident. No standing or running water.
TH05	497790	4947568	0.00	0.40	TOPSOIL	Black topsoil. Loam containing clay, silt, and fine sand. Mixed with rocks and gravel, organic matter and roots from vegetation. Dry.
			0.40	1.40	LOAM	Light brown to almost tan coloured soils. Loam. Clay rich with silt and fine sand present. Occasional cobbles are present but vary in size significantly, most appear to be similar lithology to bedrock. Some tabular shaped ones up to 40cm in diameter. Dry.
			1.40	N/A	BEDROCK	Grey dolostone, competent. Flat surface at bottom of testhole. No hummucky or fissures/fractures evident. No standing or running water.

Notes:

- 1) mbgs = meters below ground surface
- 2) Co-ordinate system UTM NAD 83 17T, accuracy of +/- 4 meters.



Picture 1: TH-01 - Overhead view.



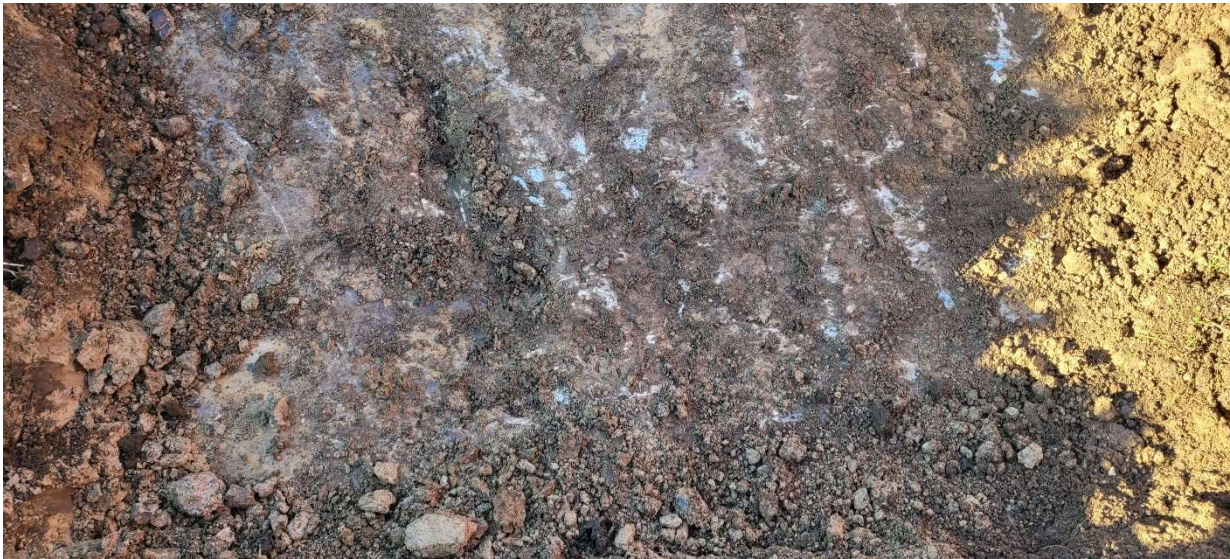
Picture 2: TH-01 – Close up view of bedrock surface.



Picture 3: TH-01 – Side view showing soil profile.



Picture 4: TH-02- Overhead view.



Picture 4: TH-02 – Close up view of bedrock surface.



Picture 6: TH-02 –Side view showing soil profile.



Picture 7: TH-03 – Overhead view.



Picture 8: TH-03 - Close up view of testhole.



Picture 9: TH-03 – Side view showing soil profile.



Picture 10: TH-04 – Overhead view.



Picture 11: TH-04 - Close up view of bedrock surface.



Picture 12: TH-04 – Side view showing soil profile.



Picture 10: TH-05 – Overhead view.



Picture 11: TH-05 - Close up view of bedrock surface.



Picture 12: TH-05 – Side view showing soil profile.



Picture 13: Looking north from the general area of TH-02.



Picture 14: Looking south from the general area of TH-02.



Picture 15: Looking north from the general area of TH-05, near the south property limit.



Picture 16: Example of bedrock outcrop in center of property, southeast of TH-02.



Picture 17: Another example of bedrock outcrop in the south portion of the property.

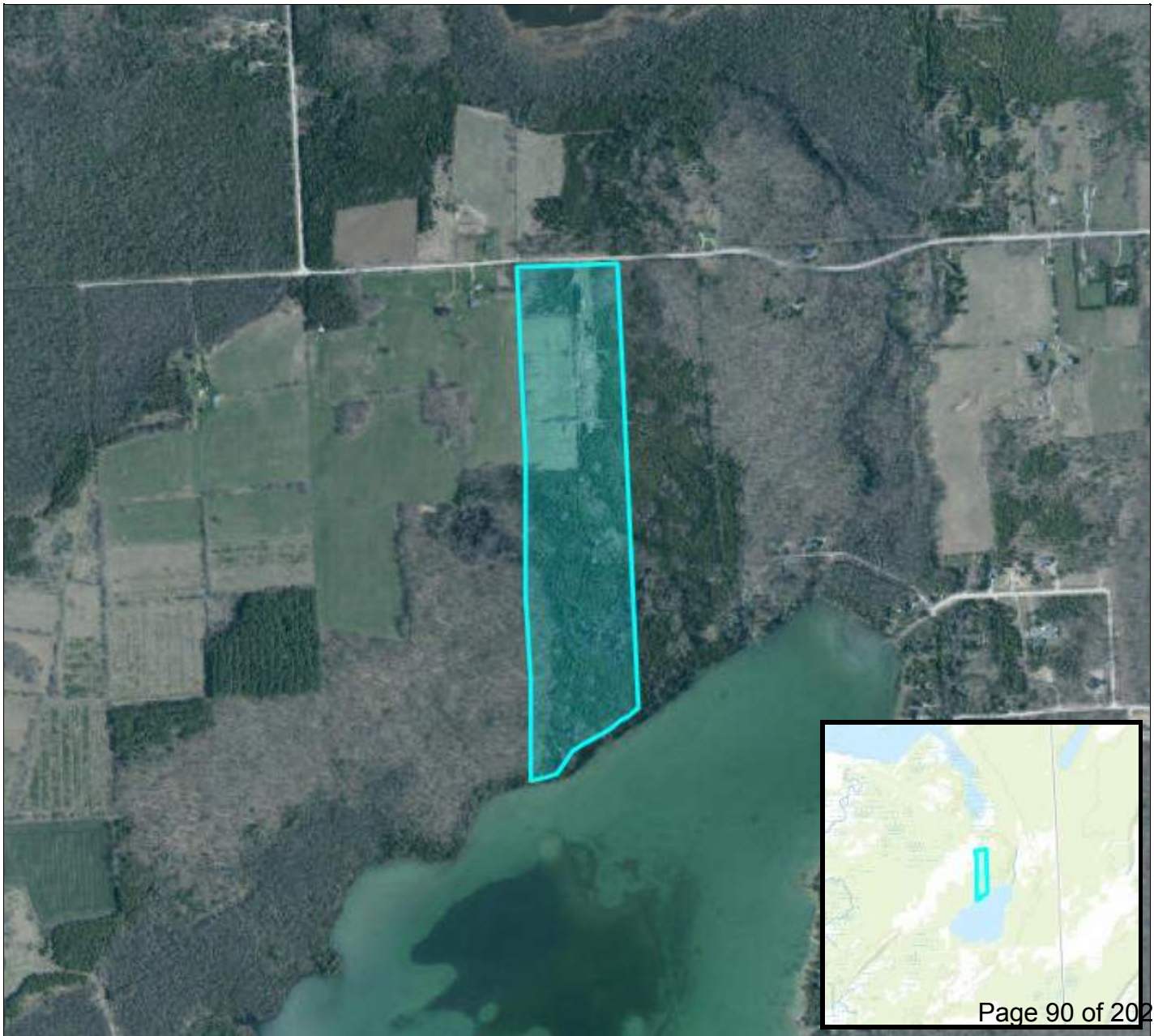
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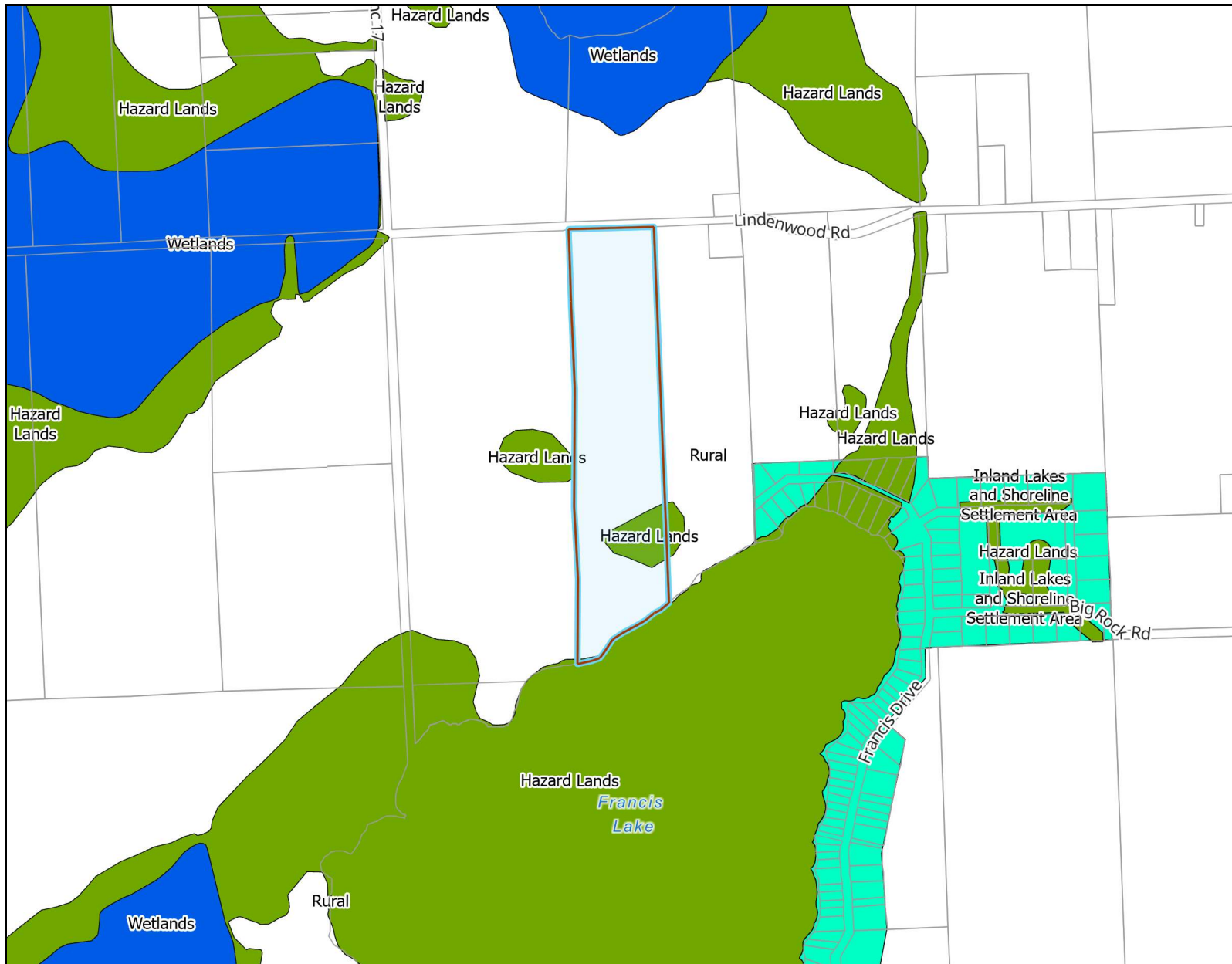
Notice: Assessed value may not reflect current market value [MPAC](#)

NEC Designation	Legal Description	Property Use
Outside the Niagara Escarpment Plan Area	KEPPEL CON 15 PT LOT 22 RP;16R11310 PART 1	Farm with residence - with or without secondary structures; with farm outbuildings

Zoning*
Rural,Environmental Protection

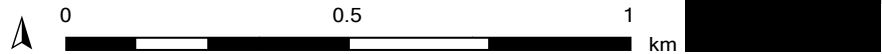
* Zoning may not be accurate. Confirm with local municipal zoning bylaw.





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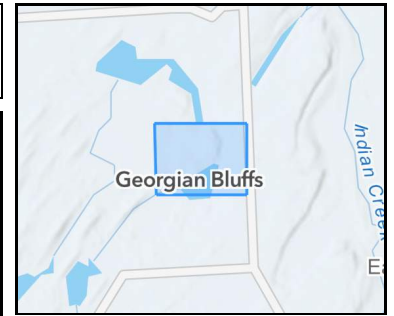
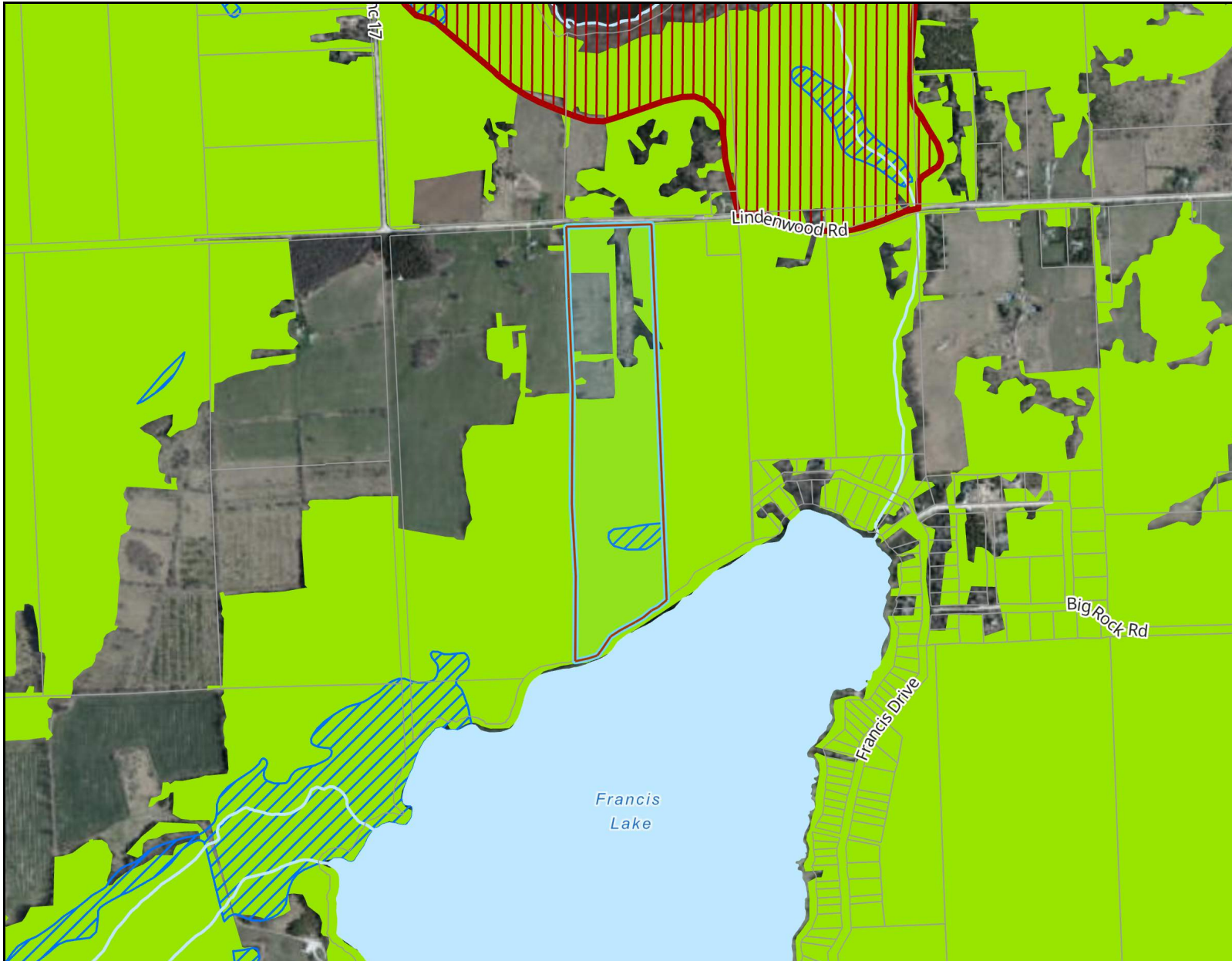
- Assessment Parcel
- County Official Plan (20
- Land use
 - Hazard Lands
 - Inland Lakes and Shoreline Settlement Area
 - Rural
 - Provincially Significant Wetlands



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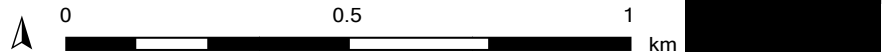
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Legend

- Assessment Parcel
- County Official Plan (2018)
 - ANSI
 - ANSI, Life Science
 - Streams
 - Lakes and Rivers
 - Other Wetlands
 - Significant Woodlands



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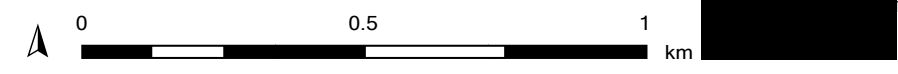
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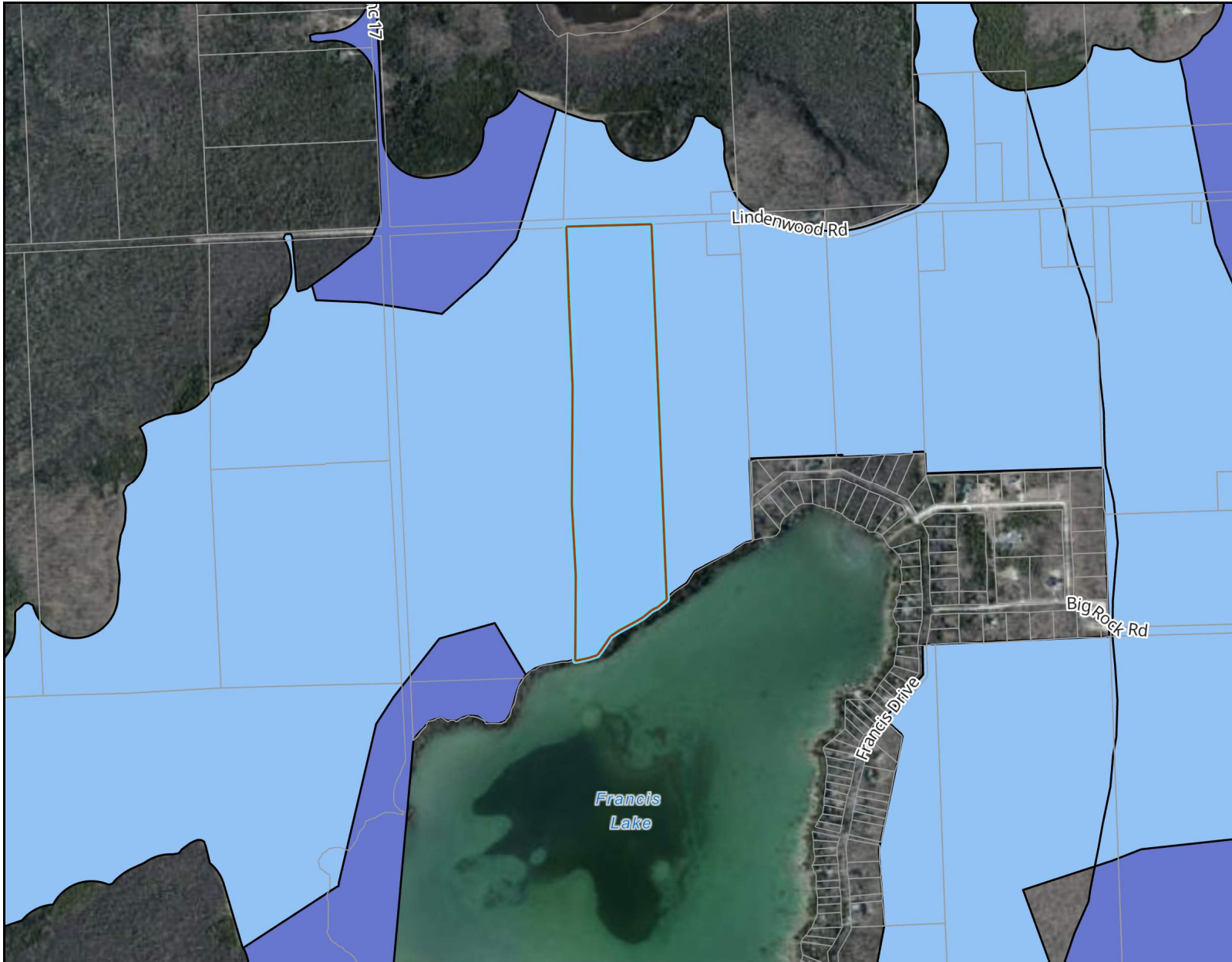
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- County Official Plan (2018)
- Wildland Fire (Hazardous Forest Types)
 - Extreme
 - High
- Karst Area






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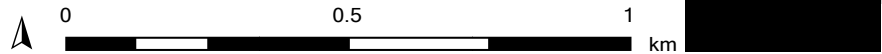
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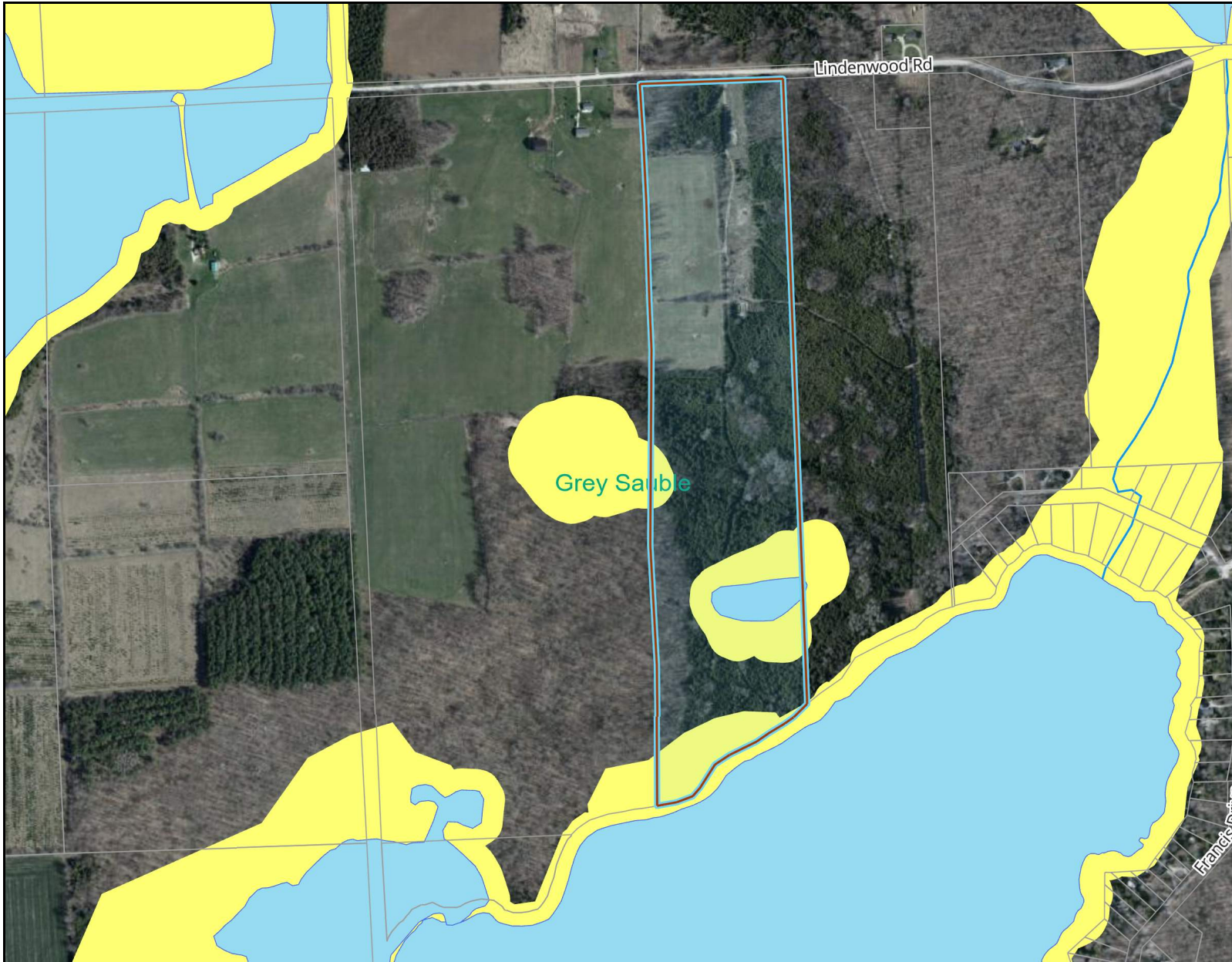
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- County Official Plan (2022)
- Bedrock Drift Thickness
 -  Less than 1 m
 -  1 m to 8 m



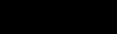





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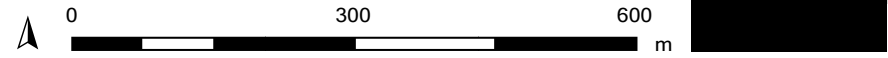
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Legend

- Assessment Parcel 
- Conservation Authorities
 - CA Boundaries 
 - Sub-Watershed Boundaries 
 - Wet Areas - GSCA 
 - Watercourses  0
 - Regulations - GSCA 



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Notes
Print Date: 12/04/2024 14:35:21

Owner(s): Courtney O'Donoghue
Agent: N/A
Address: 362480 Lindenwood Road
Legal Desc: Part Lot 22, Con 15 Keppel, Part 1 RP 16R11310
Roll Number: 420362000422400

Notice of Complete Application and Public Meeting

Consent Application B01/25 on January 14, 2025, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

View electronic public and Council meetings here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

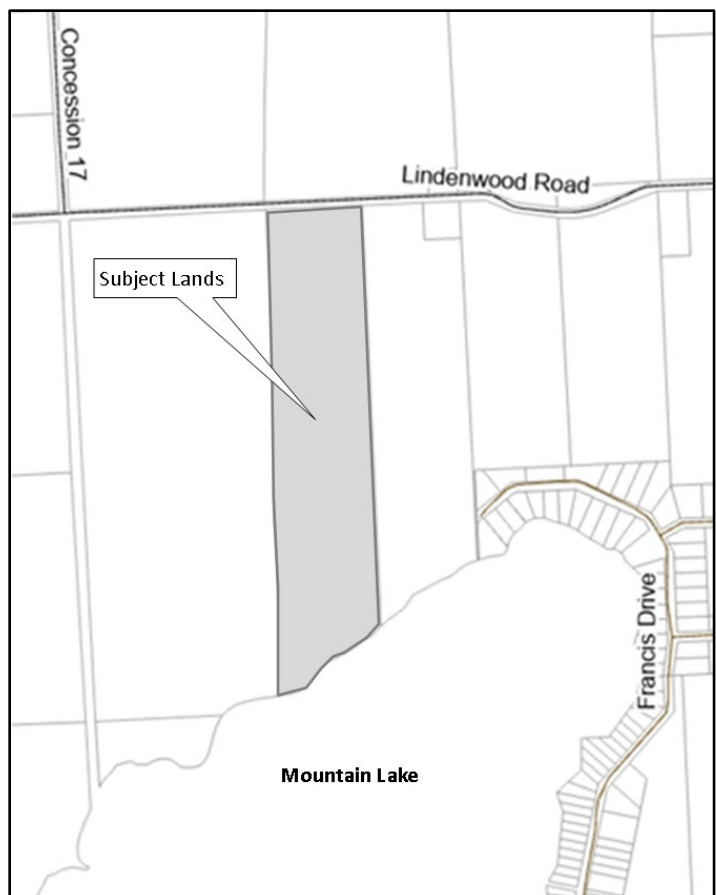
The purpose of Application B01/25 is to sever a 3.99 Hectare parcel with a frontage of 101 metres along Lindenwood Road from an existing 19-hectare parcel. 15 hectares containing a dwelling and accessory structures will be retained for continued rural residential use.

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

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

By email: planning@georgianbluffs.ca



Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **December 30, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

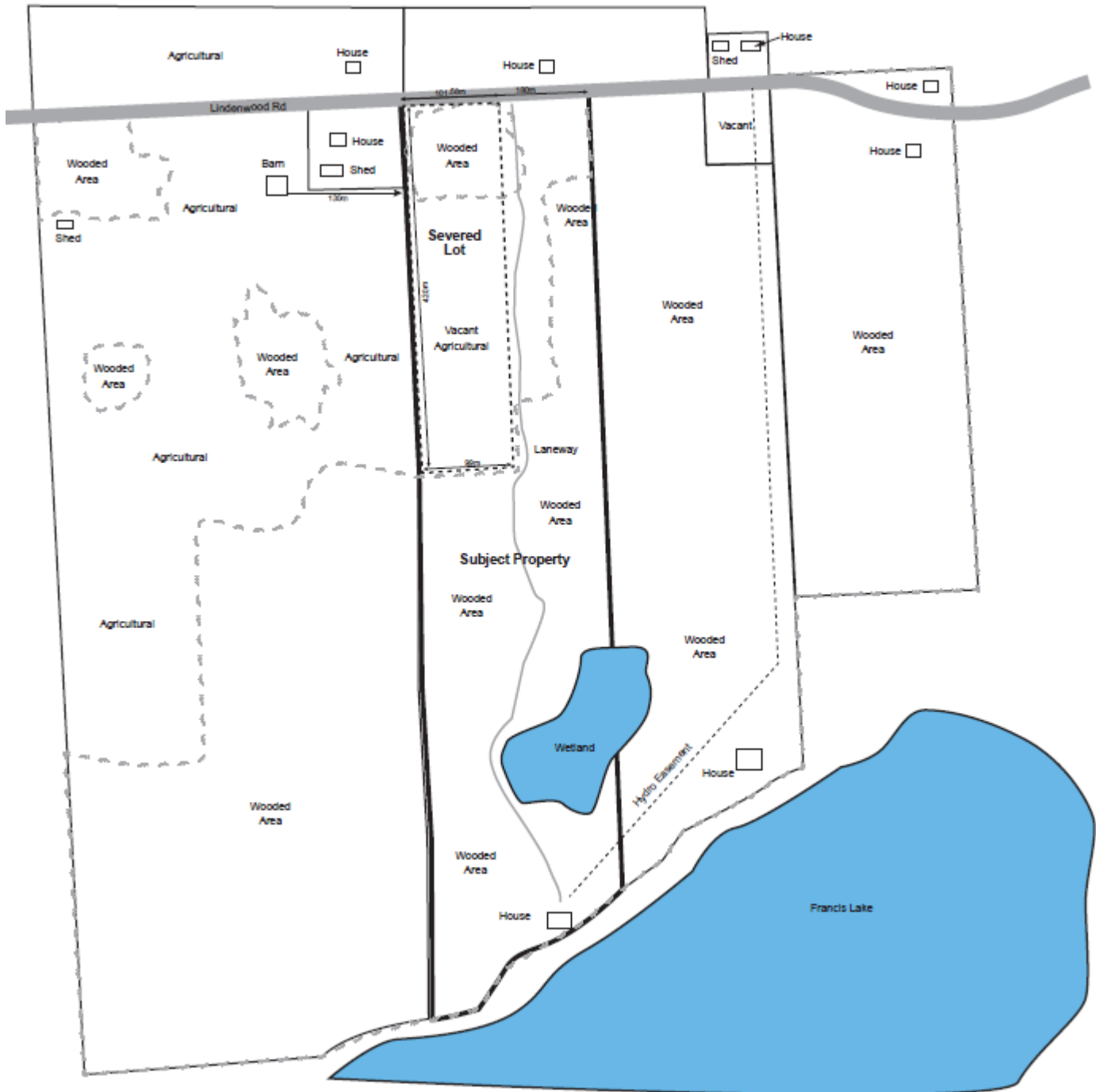
For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs

By email: planning@georgianbluffs.ca

By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request

December 19th, 2024

Michael Benner
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
N4K 5H5

**RE: Consent Application B01-25
Concession 15, Part Lot 22, RP 16R11310 Part 1 (362480 Lindenwood Road)
Township of Georgian Bluffs
Roll: 420362000422400
Owner/Applicant: Cortney O'Donoghue**

Dear Mr. Benner,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject applications is to sever a 3.99 Hectare parcel with a frontage of 101 metres along Lindenwood Road from an existing 19-hectare parcel. 15 hectares containing a dwelling and accessory structures will be retained for continued rural residential use.

Schedule A of the County OP designates portions of the subject lands as 'Rural'. Section 5.4.3(1) states,

All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots (see Diagram 1 below) shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application, but will not require an amendment to this Plan. In considering whether to pro-rate up or down, the land area must be within 15% of the required maximum to be pro-rated up, otherwise it will be pro-rated down.

The above-noted lot density, lot size and lot frontage policies would not apply where a lot is being created for conservation or trail purposes by an approved conservation organization, or where a lot is being created for public service facilities or infrastructure.

The severed lot will be located on an approximately 40-hectare original township lot. Currently, the original township lot contains 3 lots. The creation of one additional lot would meet the County lot density policies. Further, the proposed lot would have a lot area greater than 0.8 hectares. Therefore, County Planning staff have no concerns.

Section 8.9.1(4) of the County OP states,

The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:

- d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.*

From a general planning perspective, it should be ensured that the subject lands can safely provide on-site water and sewage servicing.

Section 5.2.2(5) of the County OP states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.

MDS calculations were not submitted with the subject application. Provided MDS calculations are done and setbacks can be obtained; County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed severance is located outside of the Hazard Lands; therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates that the subject lands contain 'Karst'. A Karst Assessment was submitted with the application and determined that there was no evidence of significant karst features or hydraulically active karst on the severed property. Provided the recommendations listed in the Karst Assessment are adhered to, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

Natural Heritage

The property contains and/or is adjacent to significant woodlands, other wetlands, fish habitat, significant wildlife habitat, and potential habitat for threatened and/or endangered species. It is staffs understanding that the proposed development will be located within and adjacent to the features. It is staffs opinion that the potential impact to natural heritage would be negligible and the requirement for a scoped Environmental Impact Study (EIS) can be waived provided the replanting plan submitted as adhered to. We recommend the following conditions of approval to mitigate any potential negative impacts to the natural heritage features:

- 1) Tree clearing shall be limited to only what is necessary to accommodate the proposed development footprint(s).*
- 2) Tree clearing shall not occur from April 1 to October 31, of any given year, to avoid the migratory bird and bat breeding, nesting, and roosting timelines.*
- 3) Any native tree above 10 centimeters diameter at breast height proposed for removal be replanted at compensation ratio of 1:2. Please see the*

acceptable tree inventory and replanting plan submitted by Cortney O'Donoghue to support this application.

Stormwater Management

It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.

Source Water Protection

It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Appendix E of the County OP indicates that the subject lands contain 'Bedrock Drift Thickness – 1m to 8m'. Section 5.6.6(2) states,

Within Bedrock and Shale Resource Areas shown on Appendix E and on adjacent lands, new non-agricultural uses that require an official plan amendment on existing lots of record, or new non-farm sized lot creation, which would significantly prevent or hinder new extraction operations may only be permitted if:

- i. the resource use would not be feasible for extraction as per current industry standards (i.e., resources with greater than 8 m of overburden);*
- ii. or the proposed land use or development serves a greater long-term public interest;*
- iii. and issues of public health, public safety and environmental impact are addressed.*

A Letter of Opinion regarding the feasibility of extracting the bedrock was submitted with the application and determined that extracting the bedrock would not be feasible due to the natural heritage features and their setbacks, the setbacks of neighbouring properties, and that the quarry would likely have to be licensed as a below water quarry. Therefore, County Planning staff have no concerns.

Provided MDS calculations are submitted and setbacks can be obtained, the recommendations listed in the Karst Assessment are adhered to, and County Planning

Page 5
December 19th, 2024

Ecology staff comments are addressed; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, slightly slanted style.

Derek McMurdie
Planner
(548) 877 0857
Derek.McMurdie@grey.ca
www.grey.ca

December 20, 2024

GSCA File: P24443

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

Sent via email: planning@georgianbluffs.ca

Re: Application: Consent B01/25
Address: 362480 Lindwood Road
Roll No: 420362000422400
Township of Georgian Bluffs, former Keppel Township
Applicant: Courtney O' Donoghue

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards under the Provincial Planning Statement and relative to our policies for the implementation of Ontario Regulation 41/24. We offer the following comments.

Subject Proposal

The proposed consent is to sever a 3.99 hectare parcel of land with a frontage of 101 metres along Lindenwood Road from an existing 19-hectare parcel. 15 hectares containing a dwelling and accessory structures will be retained for continued rural residential use.

Site Description

The property is located on the south side of Lindenwood Road, approximately 400 metres east of Concession 17, in the Township of Georgian Bluffs, former Keppel Township. The property features mixed coniferous and deciduous woodlands, wetland, agricultural areas. The southern limit of the property fronts onto the Township Shore Road Allowance associated with Francis Lake. We understand that a single-family dwelling was recently built on the property as it isn't visible in the 2020 air photos available to GSCA.

GSCA Regulations

Portions of the property are regulated by Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. The mapped regulated areas include a southerly wetland feature and Francis Lake. The area of the proposed consent does not feature any mapped regulated areas.

Please be advised that under this regulation, a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek, stream, or watercourse.

The property also has the potential to feature karst areas as identified in the County of Grey Official Plan. Karst is a potentially hazardous feature due to the potential for unstable bedrock. A Karst Assessment and Bedrock Resource Letter of Opinion was prepared accordingly.

We note, the assessment letter provides commentary on GSCA regulation, however it refers to the previous regulation GSCA was responsible for (O. Reg 151/06). The province replaced O. Reg. 151/06 with Ontario Regulation 41/24 effective April 1st, 2024. As per the current version of the Conservation Authorities Act and O. Reg. 41/24, the regulated areas and features are to ensure development activity is not likely to affect the control of flooding, erosion, dynamic beaches, unstable soil or bedrock, and the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property.

The assessment also notes Provincially Significant Wetland on the property. However, the wetland feature is identified as an “other wetland” and is therefore not classified as Provincially Significant.

Provincial Planning Statement 2024

5.2 Natural Hazards

1. *Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.*
2. *Development shall generally be directed to areas outside of:*
 - b) *Hazardous lands adjacent to river, stream and small inland systems which are impacted by flooding hazards and/or erosion hazards; and*
 - c) *Hazardous sites*

Flooding and erosion hazards identified on the subject property are associated with the wetland and Francis Lake. The proposed consent does not feature any identified natural hazard features. Karst is considered a hazardous site for the potential for unstable bedrock.

The Karst Assessment concluded that the area of the severed parcel does not contain evidence of active karst features. As such, GSCA has no concerns in this regard provided the recommendations identified in the Karst Assessment be followed through the building permit process with the Township.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is not located within an area that is subject to the Source Protection Plan.

Recommendations

GSCA has no objections to the proposed consent. We request to be notified of any decisions or notices of any appeals if filed.

Should any questions arise, please contact the undersigned.

Regards,

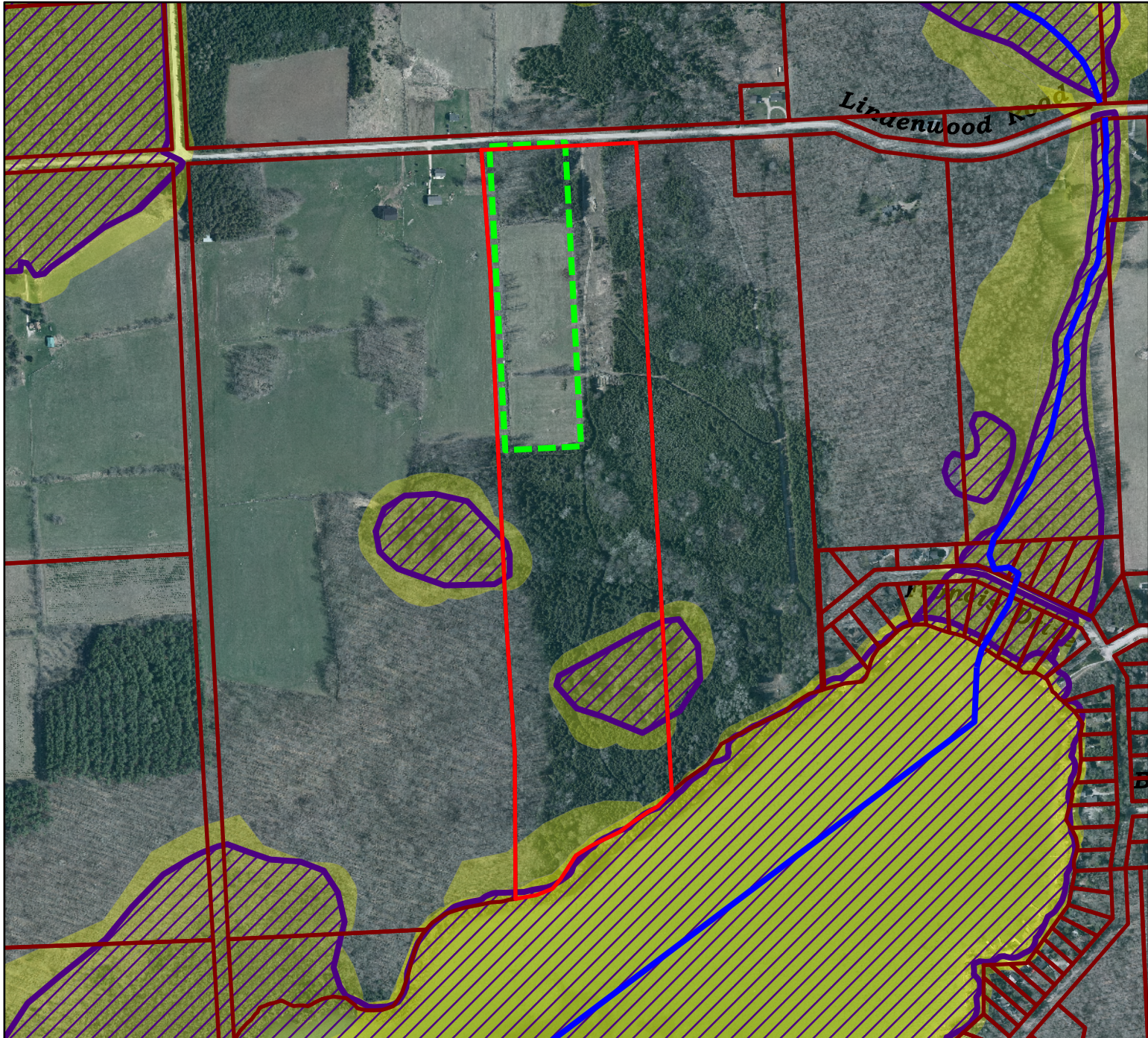








Mac Plewes
Manager of Environmental Planning

c.c. Sue Carleton, GSCA Director, Township of Georgian Bluffs
Tobin Day, GSCA Director, Township of Georgian Bluffs
Planning Department, County of Grey
Cortney O'Donoghue, Property Owner

Encl. GSCA Reg Map

Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits



-  ON Parcels (Approx.)
-  Subject Properties (Approx.)
-  O. Reg. 41/24
-  Hazard Area
-  Watercourses
-  Proposed Consent (Approx.)



Scale = 1:7500



B01/24
 362480 Lindenwood Road
 Roll No. 420362000422400
 Township of Georgian Bluffs (Keppel)

December 20, 2024

The included mapping has been compiled from various sources and is for information purposes only. Grey Sable Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map. Regulation lines were created by Grey Sable Conservation (GSC) using 1 metre contours interpolated from the Provincial (10 metre) Digital Elevation Model Versions 1 & 2 & 1:10000 scale mapping.

By accepting this map you agree not to edit the map or disclaimer without the exclusive written permission of Grey Sable Conservation. You also acknowledge that the information on this map is relevant only to the subject property and may be subject to change.

Produced by GSC with Data supplied under Licence by Members of Ontario Geospatial Data Exchange. © King's Printer for Ontario and its licensors. (2023) May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY

This mapping contains products of the South Western Ontario Orthophotography Project (SWOOP). These images were taken in 2015 at 20cm resolution. They are the property of Grey Sable Conservation © 2023



Date: Wednesday, January 15, 2025
From: Michael Benner, Director of Development and Infrastructure
Subject: **B02/25 and B03/24 Taylor Severance**
Report DEV2025-003

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 and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that applications B02/25 and B03/25 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 zoning by-law amendment be approved by the Township of Georgian Bluffs recognizing reduced lot frontages for the retained and severed parcels and placing a holding (H) provision recognizing the need for an Environmental Impact Assessment for any development located adjacent to the Environmental Protection Zone.



Application Summary

Owner(s): Ron Taylor

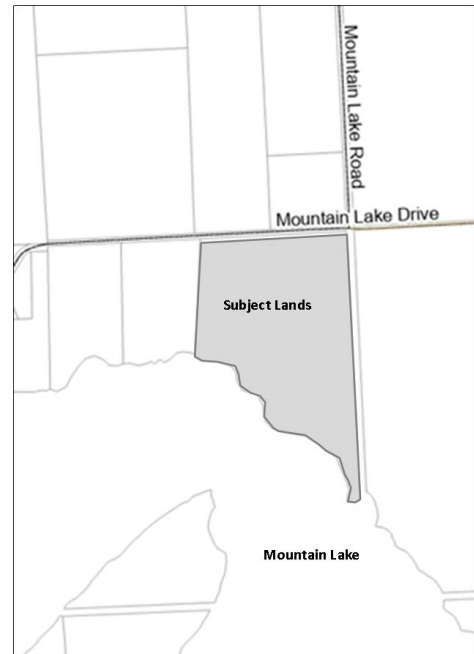
Agent: N/A

Civic Address: 156 Mountain Lake Drive

Legal: Part of Lot 20 Concession 18 Keppel

ARN: 420362000506003

The purpose of Applications B02/25 and B03/25 is to sever two 0.8-hectare parcels with frontages of 58 and 60 metres along Mountain Lake Drive from an existing 19-hectare parcel. 17.4 hectares containing a dwelling and accessory structures will be retained for continued rural residential use. An existing hydro easement runs through the retained lands and will not be impacted by this proposal.



Policies Affecting the Proposal

Provincial Policy Statement (PPS, 2024)

The 2024 Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act (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 Act requires that all decisions made thereunder by an approval authority shall “be consistent with” the PPS.

The subject lands are considered as ‘Rural Lands’ in the PPS. Sections 2.5 and 2.6 of the PPS provide direction for development on Rural lands. Permitted uses on rural lands include:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;



- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

The uses as proposed are consistent with the policies of the PPS.

Grey County Official Plan (GCOP)

The Grey County Official Plan designates the subject lands as Rural. Section 5.4.3(1) of the GCOP notes that:

All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size or the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

The severed lots will be located on an approximately 40-hectare original township lot. Currently, the original township lot contains 2 lots. The creation of two additional lots would meet the County lot density policies.

Section 5.2.2(5) of the GCOP states that,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.



MDS Calculations have been completed that demonstrate that the proposed parcel will not be impacted by the MDS setbacks.

County Planning staff have also noted that the subject lands contain or are adjacent to a Karst area (Appendix A of the GCOP). A Karst Assessment was submitted with the application and determined that there was no evidence of significant karst features or hydraulically active karst on the severed property.

Appendix E of the County OP indicates that the subject lands contain 'Bedrock Drift Thickness – 1m to 8m'. A Letter of Opinion regarding the feasibility of extracting the bedrock was submitted with the application and determined that extracting the bedrock would not be feasible due to the natural heritage features and their setbacks, the setbacks of neighbouring properties, and that the quarry would likely have to be licensed as a below water quarry. Therefore, Township Planning staff have no concerns.

The County's Planning Ecologist has noted that:

The property contains and/or is adjacent to significant woodlands, other wetlands, fish habitat, significant wildlife habitat, and potential habitat for threatened and/or endangered species. We recommend the following conditions of approval to mitigate any potential negative impacts to the natural heritage features:

- 1) *Tree clearing shall not occur from April 1 to October 31, of any given year, to avoid the migratory bird and bat breeding, nesting, and roosting timelines.*
- 2) *A holding provision be put on the natural heritage features on both severed and retained parcels. The holding provision should restrict any proposed future development within the natural heritage system and ensure an environmental impact study is submitted that demonstrated the proposed development will not have a negative impact on natural heritage features.*

Township of Georgian Bluffs Zoning By-law 2020-020

The Township's Zoning By-law zones the subject lands as Rural (RU) and Environmental Protection (EP) with the EP lands being located on the retained parcel and the most westerly severed parcel B02/25.

The RU Zone provisions for residential uses establishes a minimum lot area of 0.8 ha and minimum lot frontage of 100 m for residential uses. However, the severed and retained parcels will only have frontages of 58 and 60 metres, as such, an amendment to the Township Zoning By-law will be required to implement the severances. As per County requirements, a holding (H) provision will also be included in the zoning



amendment recognizing the need for the completion of an Environmental Impact Assessment (EIS) for development adjacent to the Environmental Protection Zone.

Relevant Consultation

Comments have been received by the Grey County Planning and Development Services Department dated December 19, 2024, that state in summary:

Provided MDS calculations are submitted and setbacks can be obtained, a Karst Assessment is completed by a qualified engineer, County Planning Ecology staff comments are addressed, and a Letter of Opinion regarding the feasibility of extracting the bedrock is completed by a qualified engineer; County Planning staff have no concerns with the subject application..

The Grey Sauble Conservation Authority has submitted comments dated December 20, 2024, that state in summary:

GSCA has no objections to the proposed consents. It is noted that development activity on the westerly parcel is anticipated to require a permit from GSCA. It is recommended that development of the severed parcels include an engineered grading and drainage plan and address high water table concerns.

Conclusion & Recommendation

It has been demonstrated that the proposed applications are consistent with the PPS and comply with the Grey County Official Plan and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that applications B02/25 and B03/25 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.



Georgian Bluffs

DEEPLY ROOTED. SUSTAINABLY GROWING.

5. That a zoning by-law amendment be approved by the Township of Georgian Bluffs recognizing reduced lot frontages for the retained and severed parcels and placing a holding (H) provision recognizing the need for an Environmental Impact Assessment for any development located adjacent to the Environmental Protection Zone.

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP



Report Approval Details

Document Title:	DEV2025-003 B02-25 and B03-25 Taylor Severance.docx
Attachments:	<ul style="list-style-type: none">- COA - 156 Mountain Lake Drive.pdf- Site Plans.pdf- (2408176) 156 Mountain Lake Drive Karst and Bedrock Resource Letter Revised 2024-12-17.pdf- Notice Of Public Hearing B02-25 and B03-25 Taylor.pdf- County Comments B02-25 and B03-25 Taylor.pdf- 24459_TAYLOR_GSCA_COMMENTS_2024_12_20.pdf
Final Approval Date:	Jan 7, 2025

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

Niall Loble, Chief Administrative Officer



Township of Georgian Bluffs Committee of Adjustment

Severance #1

Severance Application

Date Accepted: _____ File No: B 1 Roll #: PIN # 37028-0195 LT

Note: Questions 2, 3, 6, 7, 8, 9, 10, 11, 12 a & b, & 14 are **minimum mandatory requirements** as prescribed in the schedule to Ontario Regulation 41/95, Planning Act, and **must be completed**. The remaining questions assist the Committee and Agencies in evaluating your application. You can help ensure a thorough evaluation is completed by answering all questions. Failure to provide adequate, correct information may result in your application being refused.

1. Approval Authority: The Township of Georgian Bluffs Committee of Adjustment

2. Owner: Ron Taylor

Address: 156 Mountain Lake Dr Georgian Bluffs ON

Phone Number: [REDACTED] Postal Code: N0H 2T0

Email: [REDACTED]

3. Applicant (if different from Owner): _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

4. Agent/Solicitor: _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

5. Communications should be sent to:

Owner Applicant/Authorized Agent Solicitor Other: _____

Authorization:

I/We, Ron Taylor (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize _____ to make this application on my/our behalf.

Date: 26 Nov 2024 Signed: [REDACTED]

Date: _____ Signed: _____

Witness to signature: _____

Note: In this form, "Subject Land" means the parcel to be severed and the parcel to be retained

6. Subject Land:

Legal Description: Part Lot 20 Conc 18 Keppel Parts 9-15
Plan 16R-11429 Georgian Bluffs

Former Municipality: Keppel

Civic Addressing Number: 156 Mountain Lake Drive

7. Description of Subject Land:

a) **Existing** use of Subject Land: Rural

b) **Existing** Buildings: House, Shop

c) Is the Subject Land presently subject to **any** of the following:

- Easement
 - Restrictive Covenants
 - Right of Way
- Hydro

Note: All existing easements and right of ways must be shown on the sketch.

8. Proposal: (Dimensions must be accurate)

Dimensions of land intended
* to be **severed** (this is for severing of)
2 two acre lots

Frontage 58 meters
Depth: Side Lot Line 136 meters
Width: Rear Lot Line 70 meters
Area +2 acres

Dimensions of land intended
to be **retained**

Frontage 291 meters
Depth: Side Lot Line 729 + 309 meters
Width: Rear Lot Line +410 meters
Area +40 acres

9. Use of Subject Land to be **severed**:

- New Lot
- Lot Addition
- Lease/Charge
- Easement/Right of Way
- Correction of Title

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Address: _____

Buildings Proposed: _____

10. Use of Lands to be **retained**:

Buildings Proposed: House, Shop

Specify Use: Residential

11. Road Access **Severed Parcel** **Retained Parcel**

Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Township Road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-maintained/seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

Note: If access is from a non-maintained or seasonally maintained road allowance, has an agreement been reached with the Municipality regarding upgrading of the road?

Yes No

12. Servicing

a) What type of **water supply** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

If proposed water supply is by well, are the surrounding water well records attached?

Yes No

b) What type of **sewage disposal** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

c) Other Services (check if **any** of these services are **available** to the Subject Lands)

Electricity School Bus Telephone Garbage Collection Other _____

13. Agricultural Property History

- a) What type of farming has been or is currently being conducted? Indicate this on the proceeding page by circling the Animal Type, Description, and Barn Type. Label each barn with a number on the sketch and the form.
- b) How long have you owned the farm? 2002
- c) Area of total farm holding: Hectares _____ Acres 45
- d) Number of tillable: Hectares _____ Acres 15
- e) Is there a barn on the parcel to be severed? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- f) Is there a barn on the parcel to be retained? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- g) Are there any barns, on other properties, within 1 kilometre (1,000 metres) of the proposed lot?
 Yes No

14. Property History

- a) Has any land been severed from the parcel originally acquired by the owner of the Subject Land?
 Yes No

If yes, and if known, provide for each parcel severed, the Grey County or Georgian Bluffs file number:

Reference File : B20/19 Sept 17/20

15. Sketch

1. You must show **all** of the **required information**.
2. The sketch must be submitted with the application on paper **no larger** than 8 1/2" x 14".
3. Outline the **severed** parcel in **red** and the **retained** parcel in **green**
4. Clearly **label** which is the **severed** parcel and which is the **retained** parcel
5. See page 8 for Sample Sketch.

Required Information:

- a) North Arrow
- b) Subject Land (land owned by the applicant) boundaries and dimensions
- c) Distance between the applicant's land and the nearest township lot line or appropriate landmark (eg. bridge, railway crossing, etc.)
- d) Parcel of land that is the Subject of the application, its boundaries and dimensions, the **part** of the parcel that is to be **severed**, the **part** that is to be **retained** and the location of all land **previously severed**.
- e) The **approximate location** of all natural and artificial features on the Subject Land (eg. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application.
- f) The **use of adjoining lands** (eg. residential, agricultural, cottage, commercial, etc.)
- g) The location, width and names of **all** road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly travelled roads, private roads, rights-of-way or unopened road allowances.
- h) The location and nature of **any** easement affecting the subject land.
- i) All barns and manure storage facilities on the subject property as well as on the adjacent lands. Please indicate the distance from the barns and the manure storage facilities to the proposed severance boundary. Please be sure to indicate the corresponding barn number and manure storage.

Please ensure your sketch is legible and reproducible.

16. Affidavit or Sworn Declaration

I/We Ron Taylor
(Applicant(s) Name(s))

Of the Township of Georgia Bluffs
(City/Township)

In the County of Grey
(County)

Make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

I (we) hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information, without further notice, related to the processing of this application.

Sworn (or declared) before me at the

_____ of _____

In the _____ of _____

This 26 day of November 2024

Signature – Commissioner of Oaths

Signature of Applicant's Agent


Name in Print

Applicant(s) Agent Name in Print



Signature of Applicant(s)

Signature of Applicant(s)



Applicant(s) name in Print

Applicant(s) name in Print

Office Use Only

a) Please indicate the existing Official Plan designation of the subject land:

Agricultural	_____	Wetlands	_____
Rural	_____	Urban	_____
Urban Fringe	_____	Hamlet	_____
Hazard Lands	_____	Recreation	_____
NEC Area	_____	Inland Lakes & Shoreline	_____
Special Agriculture	_____	Mineral Resource Extraction	_____
Space Extensive Commercial	_____	Space Extensive Industrial	_____

b) Please indicate the current Zoning on the Subject Property:

c) Please indicate whether any of the following environmental constraints apply to the subject land:

Primary Aggregate	_____	Special Policy	_____
Life ANSI	_____	Existing Land Fill Sites	_____
Earth ANSI	_____	Abandoned Land Fill Sites	_____
Earth Life ANSI	_____	Cold Water Streams	_____
Cool/Warm Water Lake	_____	Cool/Warm Water Stream	_____
Warm Water Streams	_____	Cold Water Lake	_____
Warm Water Lake	_____		

Is the application being submitted in conjunction with a proposed **Official Plan Amendment**?

Yes _____ No _____

If yes, and if known, specify the Ministry file number and status of the application.

d) Has the parcel intended to be severed ever been, or is it now, the subject of an **application for a Plan of Subdivision** under the Planning Act?

Yes _____ No _____ Unknown _____

If yes, and if known, provide for each parcel to be severed, the Ministry and/or Grey County file number: _____

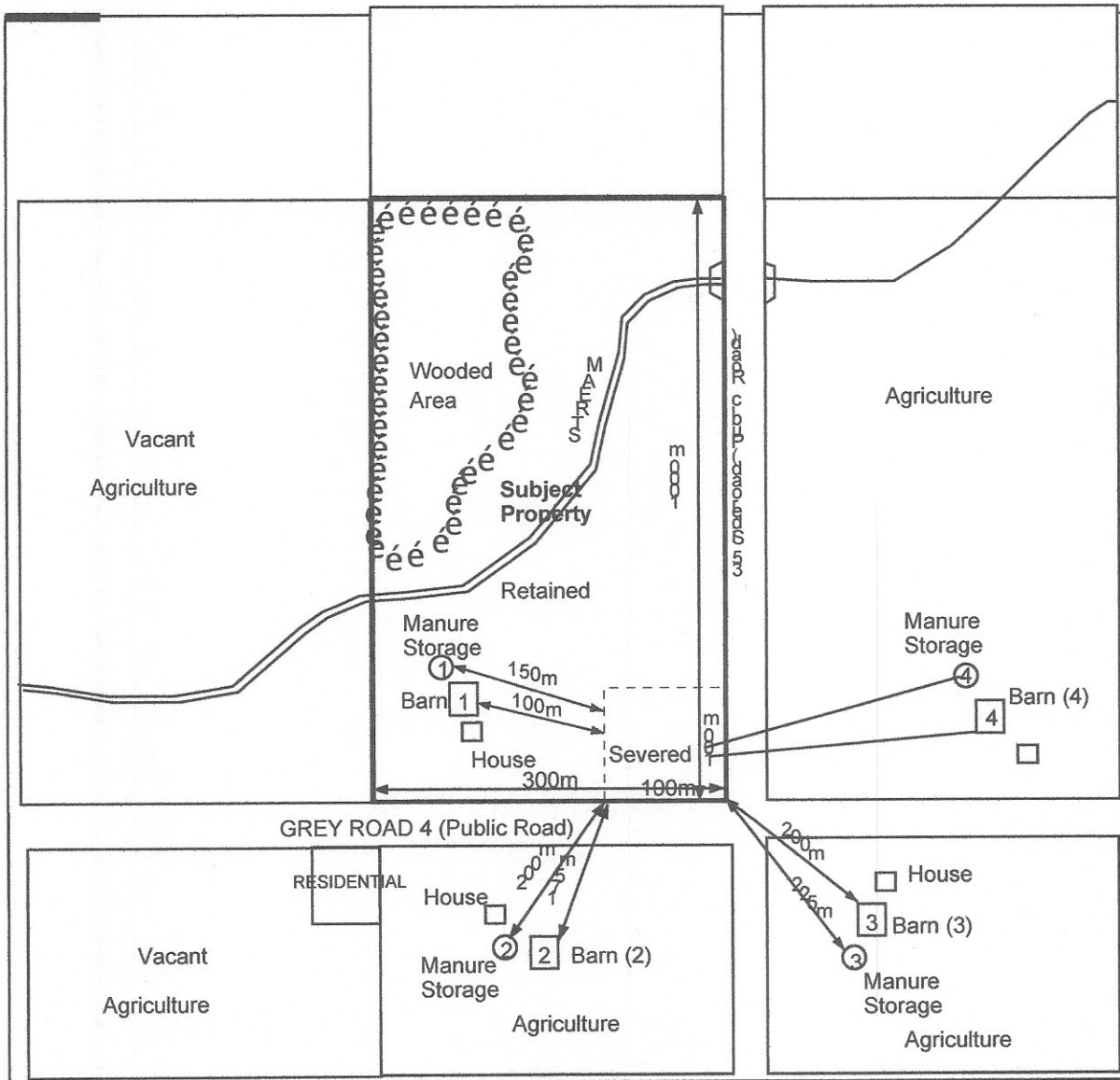
e) Has an application for a **Development Control Permit** been submitted to/approved by the Niagara Escarpment Commission?

Yes _____ No _____ Submitted _____ Approved _____

Please return this completed form to:
Attention: Committee of Adjustment
Township of Georgian Bluffs
177964 Grey County Road 18
Owen Sound, Ontario N4K 5N5



Sample Sketch





Township of Georgian Bluffs Committee of Adjustment

Severance #2

Severance Application

Date Accepted: _____ File No: B 1 Roll #: PIN #37028-0195 LT

Note: Questions 2, 3, 6, 7, 8, 9, 10, 11, 12 a & b, & 14 are **minimum mandatory requirements** as prescribed in the schedule to Ontario Regulation 41/95, Planning Act, and **must be completed**. The remaining questions assist the Committee and Agencies in evaluating your application. You can help ensure a thorough evaluation is completed by answering all questions. Failure to provide adequate, correct information may result in your application being refused.

1. Approval Authority: The Township of Georgian Bluffs Committee of Adjustment

2. Owner: Ron Taylor

Address: 156 Mountain Lake Dr Georgian Bluffs ON

Phone Number: [REDACTED] Postal Code: N0H 2T0

Email: [REDACTED]

3. Applicant (if different from Owner): _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

4. Agent/Solicitor: _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

5. Communications should be sent to:

Owner Applicant/Authorized Agent Solicitor Other: _____

Authorization:

I/We, Ron Taylor (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize _____ to make this application on my/our behalf.

Date: 26 Nov 2024 Signed: [REDACTED]

Date: _____ Signed: _____

Witness to signature: _____

Note: In this form, "Subject Land" means the parcel to be severed and the parcel to be retained

6. Subject Land:

Legal Description: Part Lot 20 Conc 18 Keppel Parts 9-15
Plan 16R-11429 Georgian Bluffs

Former Municipality: Keppel

Civic Addressing Number: 156 Mountain Lake Drive

7. Description of Subject Land:

a) Existing use of Subject Land: Rural

b) Existing Buildings: House, Shop

c) Is the Subject Land presently subject to any of the following:

Easement Restrictive Covenants Right of Way

Hydro

Note: All existing easements and right of ways must be shown on the sketch.

8. Proposal: (Dimensions must be accurate)

* Dimensions of land intended to be severed (this is for severing of 2 two acre lots)
Frontage 60 meters
Depth: Side Lot Line 136 meters
Width: Rear Lot Line 60 meters
Area +2 acres

Dimensions of land intended to be retained
Frontage 291 meters
Depth: Side Lot Line 729 + 309 meters
Width: Rear Lot Line + 410 meters
Area + 40 acres

9. Use of Subject Land to be severed:

- New Lot
- Lot Addition
- Lease/Charge
- Easement/Right of Way
- Correction of Title

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Address: _____

Buildings Proposed: _____

10. Use of Lands to be **retained**:

Buildings Proposed: House, Shop

Specify Use: Residential

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Township Road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-maintained/seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

Note: If access is from a non-maintained or seasonally maintained road allowance, has an agreement been reached with the Municipality regarding upgrading of the road?

Yes No

12. Servicing

a) What type of **water supply** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

If proposed water supply is by well, are the surrounding water well records attached?

Yes No

b) What type of **sewage disposal** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

c) Other Services (check if **any** of these services are **available** to the Subject Lands)

Electricity School Bus Telephone Garbage Collection Other _____

13. Agricultural Property History

- a) What type of farming has been or is currently being conducted? Indicate this on the proceeding page by circling the Animal Type, Description, and Barn Type. Label each barn with a number on the sketch and the form.
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Yes No

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(Applicant(s) Name(s))

Of the Township of Georgian Bluffs
(City/Township)

In the County of Grey
(County)

Make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

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This 26 day of November 2024

Signature – Commissioner of Oaths

Signature of Applicant's Agent

Name in Print

Applicant(s) Agent Name in Print


Signature of Applicant(s)

Signature of Applicant(s)

Ron Taylor
Applicant(s) name in Print

Applicant(s) name in Print

Office Use Only

a) Please indicate the existing Official Plan designation of the subject land:

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Rural	_____	Urban	_____
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NEC Area	_____	Inland Lakes & Shoreline	_____
Special Agriculture	_____	Mineral Resource Extraction	_____
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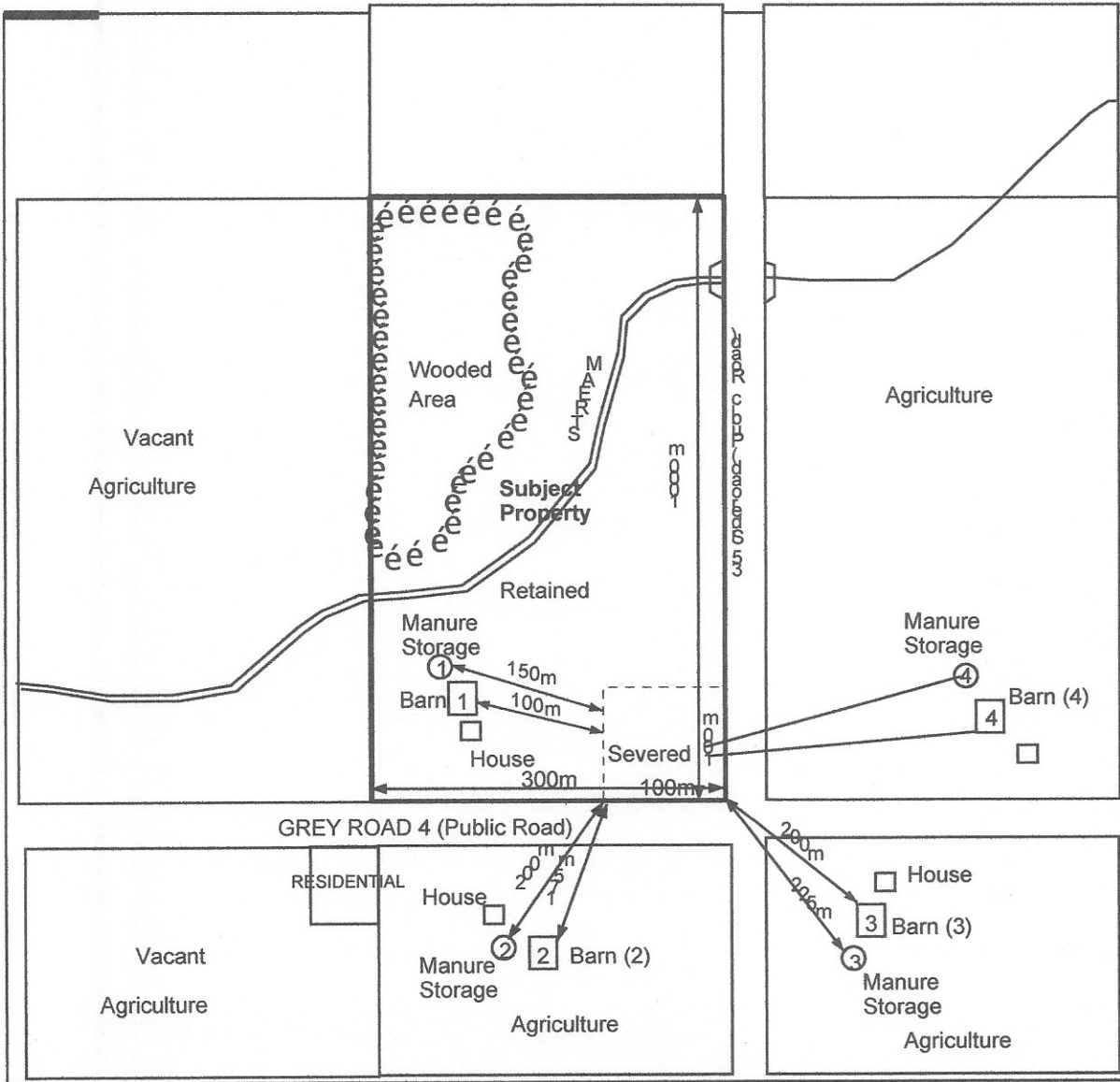
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Attention: Committee of Adjustment
Township of Georgian Bluffs
177964 Grey County Road 18
Owen Sound, Ontario N4K 5N5



Sample Sketch



Severance of 2 lots from 156 Mountain Lake Drive, Con 18 Part Lot 20 Keppel Parts 9-15 16R11429

100 acre/44 hectare parcel but with lake actually 45 acres and a second lot across the lake that would be counted in the southwest corner of the original township lot. Creation of two 2 acre lots would be supportable. Retained is 40 Acres.

Both lots approximately 60m frontage by 136m - 1:3 Ratio no problem

Rural, farm field

Creek on border of west lot

Lots have room for Building Sites – house, shop, septic

Driveways – no concerns

No Natural Heritage

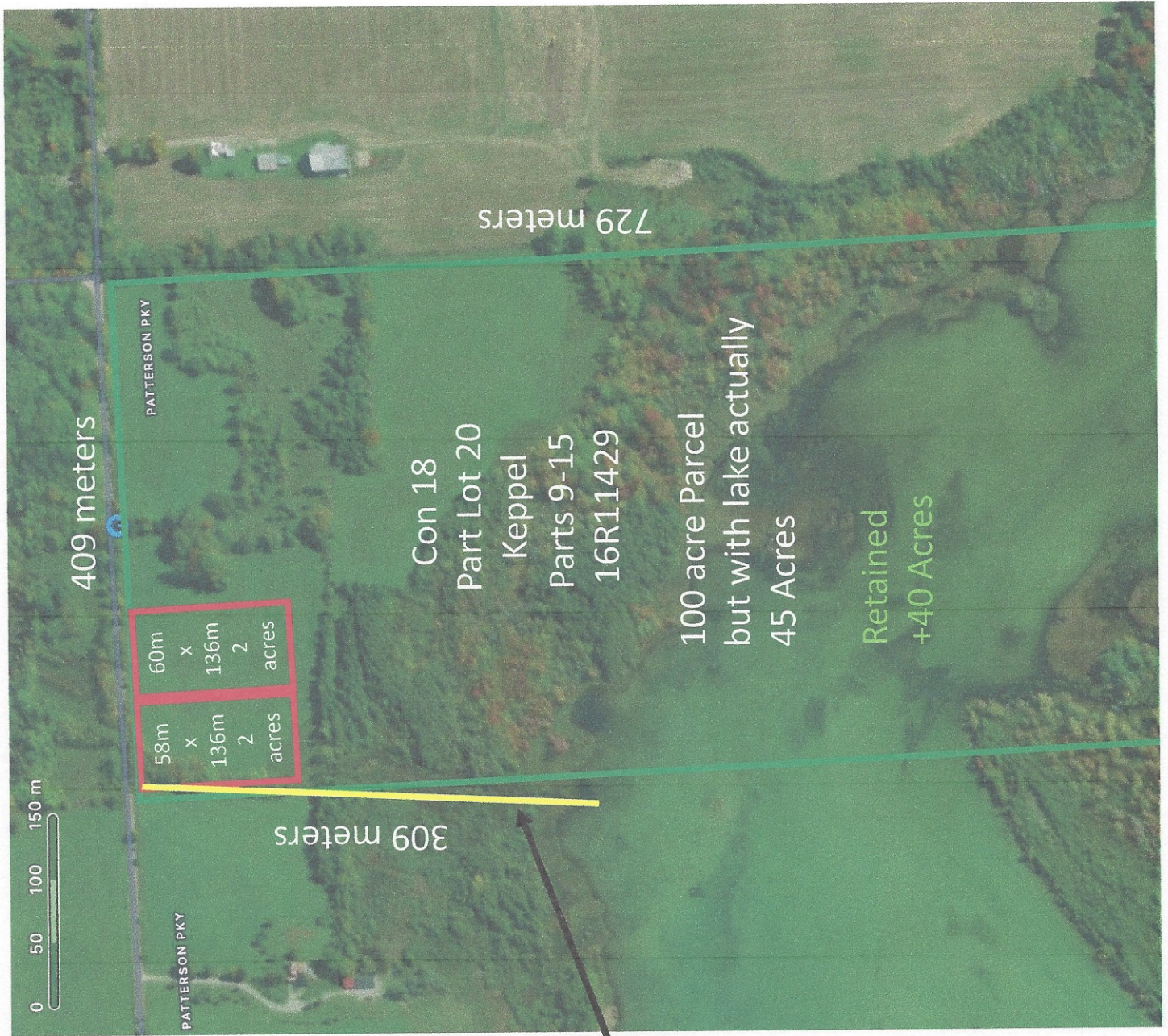
Karst Study completed, no concerns – waiting on report

Letter of Opinion for Bedrock completed, no concerns – waiting on report

Will need to contact GSCA

AWS Study completed 2019 - you already have but can resend.





Actual
Property Line





Legend

Future Secondary Plan Area

Land use

- Primary Settlement Area
- Secondary Settlement Area
- Agricultural
- Escarpment Recreation Area
- Hazard Lands
- Inland Lakes & Shoreline
- Niagara Escarpment Plan Area
- Rural
- Space Extensive Industrial and Commercial
- Sunset Strip Area
- Industrial Business Park
- Special Agriculture
- Provincially Significant Wetlands
- Recreation Resort Area

Parcels

Large Scale Roads

- Provincial Highway
- County Road
- Township Road
- Seasonal Road

Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0.28 Kilometers

0.14

0

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Printed: December 21, 2018 THIS MAP IS NOT TO BE USED FOR NAVIGATION



2018 App B Constraints

Natural Heritage



Legend

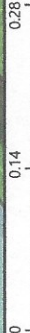
- ANSI
 - ANSI, Earth Life Science
 - ANSI, Earth Science
 - ANSI, Life Science
- Streams
- Lakes and Rivers
- Other Wetlands
- Significant Valleylands
- Significant Woodlands
- Parcels
- Large Scale Roads**
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road

Notes

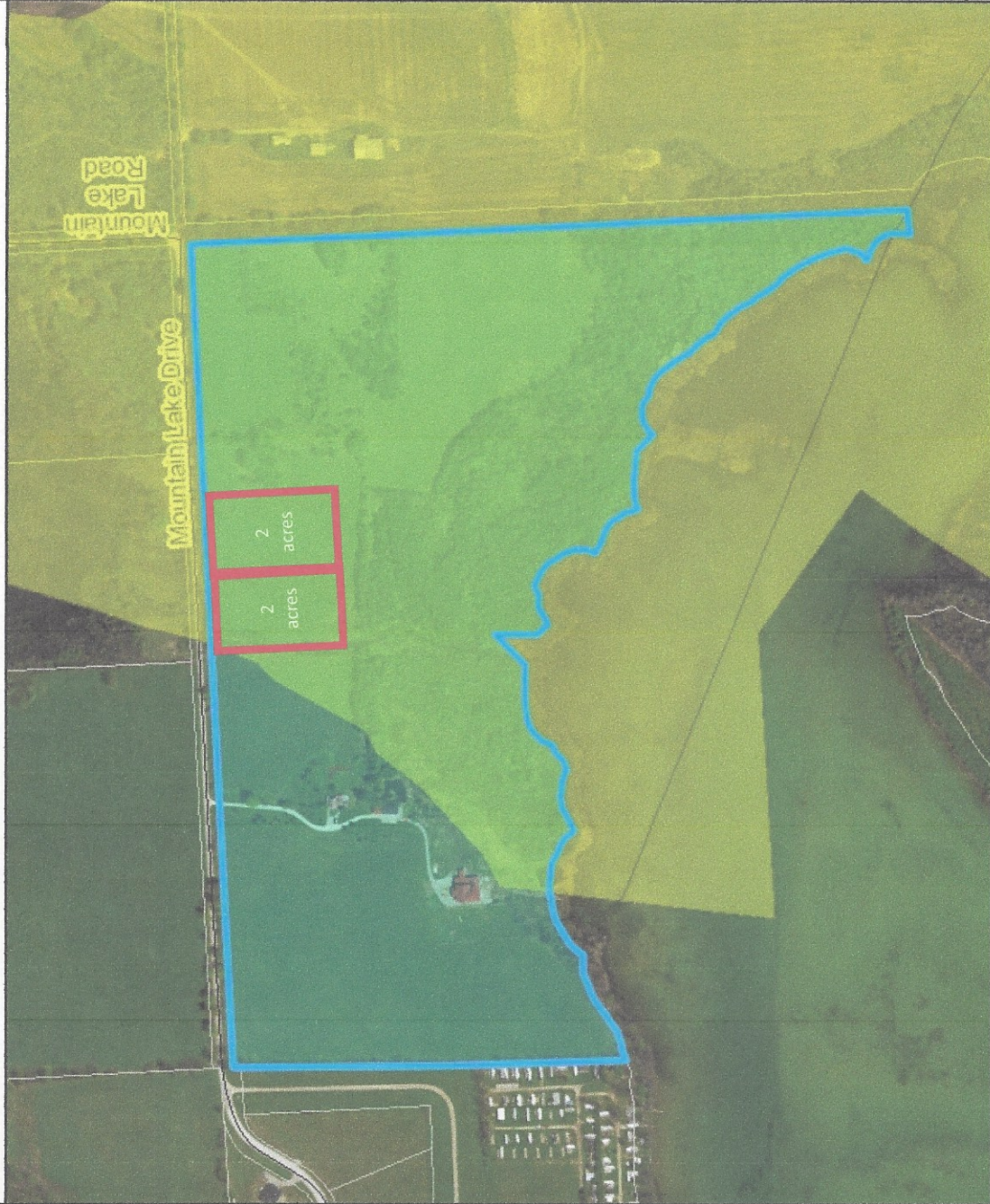
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0.28 Kilometers



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of Grey



Legend

Hazardous Forest Types for Wildfire

- Extreme
- High
- Karst Area
- Parcels
- Large Scale Roads
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road

Notes

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0.28 Kilometers

0.14

0

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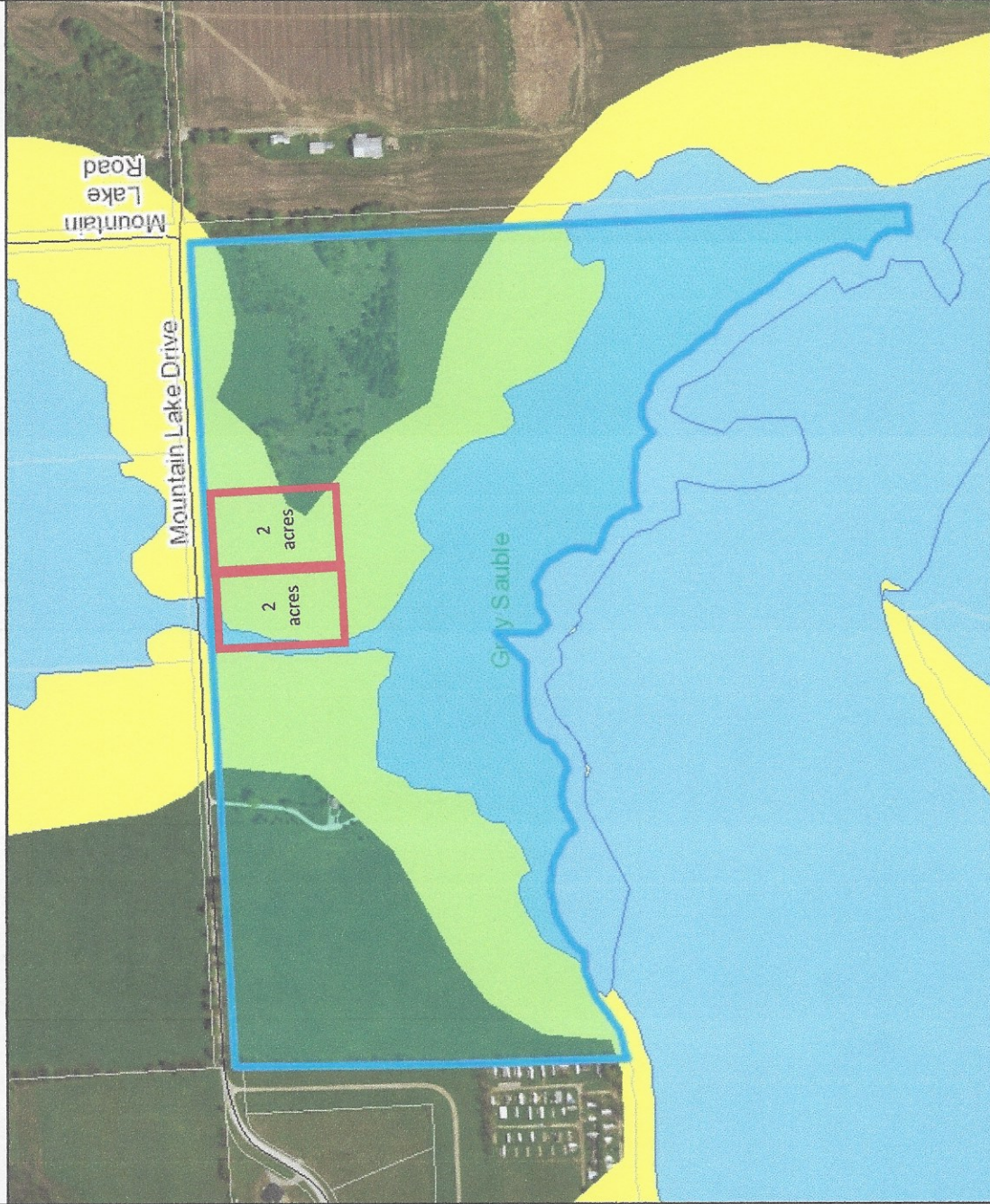


CA

GSCA

Legend

- Parcels
- Large Scale Roads**
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road
- CA Boundaries**
 - Wet Areas - GSCA
 - Water Features
 - Watercourses
 - Regulations - GSCA



Notes

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WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of Grey
 Printed: December 21, 2018 THIS MAP IS NOT TO BE USED FOR NAVIGATION



PLAN OF SURVEY OF
PART OF LOTS 19 & 20
 CONCESSION 18
 (GEOGRAPHIC TOWNSHIP OF KEPPEL)
 TOWNSHIP OF GEORGIAN BLUFFS
 COUNTY OF GREY
 WILSON-FORD

SCALE 1:1500
 METRIC CONVERSION
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048

REQUIRE THIS PLAN TO BE
 RECEIVED AND DEPOSITED
 DATE: _____
 2020

PLAN 16R
 REPRESENTATIVE FOR THE LAND
 REGISTRY FOR THE LAND TITLES
 DIVISION OF GREY (NO.10)

REG. PLAN 16R - 2729

PART	LOT	CON	PIN
1	PART OF 19		37029-0103
2	PART OF 19		37029-0103
3	PART OF 19		37029-0103
4	PART OF 19		37029-0103
5	PART OF 19		37029-0103
6	PART OF 19		37029-0103
7	PART OF 19		37029-0103
8	PART OF 19		37029-0103
9	PART OF 19		37029-0103
10	PART OF 19		37029-0103
11	PART OF 20		37029-0103
12	PART OF 20		37029-0103
13	PART OF 20		37029-0103
14	PART OF 20		37029-0103
15	PART OF 20		37029-0103

- LEGEND**
- FOUND MONUMENTS
 - SET MONUMENTS
 - STAKELESS CONCRETE
 - STAKELESS CONCRETE BAR
 - OBSERVED REFERENCE POINT
 - SHOWN ARE LAND TITLES UNLESS NOTED OTHERWISE
 - OVERHEAD UTILITY LINE
 - UP
 - PLAN 166-1482
 - PLAN 168-2729
 - PLAN 169-2729
 - PLAN OF KEPPEL TOWNSHIP (MAP 72)

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS INDICATED OTHERWISE

BEARING NOTE
 BEARINGS AND DISTANCES FROM OBSERVED REFERENCE POINTS AND TO REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, INADS (CRS) (2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE USED:
 PLAN ROTATION
 PLAN 166-1482 - 0.00001
 PLAN 168-2729 - 0.00001
 PLAN 169-2729 - 0.00001

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO DISTANCES BY MULTIPLYING BY THE CORNER SCALE FACTOR OF 0.999984

GRID BY MULTIPLYING BY THE CORNER SCALE FACTOR OF 0.999984

OBSERVED REFERENCE POINT (ORP'S) DERIVED FROM GPS SURVEY TO REAL TIME NETWORK (RTN), UTM ZONE 17, INADS (CRS) (2010)

COORDINATES TO UTM ACCURACY PER SEC. 12(2)

POINT ID	NORTHING	EASTING
ORP 1	4 250 327.237	486 348.438
ORP 2	4 250 327.241	486 352.022

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

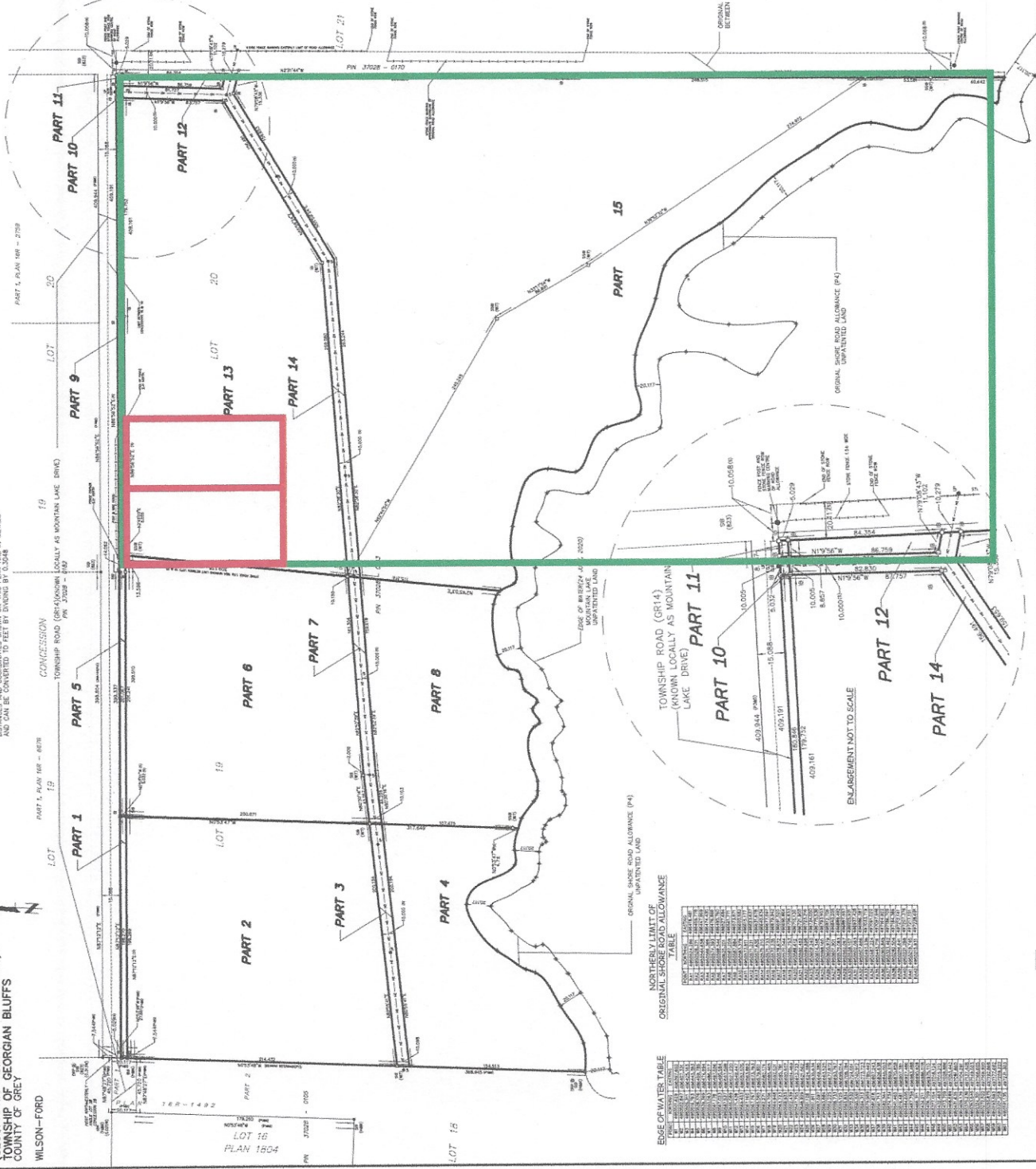
SURVEYOR'S CERTIFICATE

1. CERTIFY THAT THIS PLAN AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT

2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF AUGUST, 2020.

19 AUGUST, 2020
 GREG FORD, P. Eng (C.O.A.)
 ONTARIO LAND SURVEYOR

WILSON-FORD
 Surveying & Engineering
 130 KING ST. E. Box 294
 MIDWINTER FOREST ON, N4W 2T0
 PROJECT NO.: F20-284 VALUE \$19,500.00

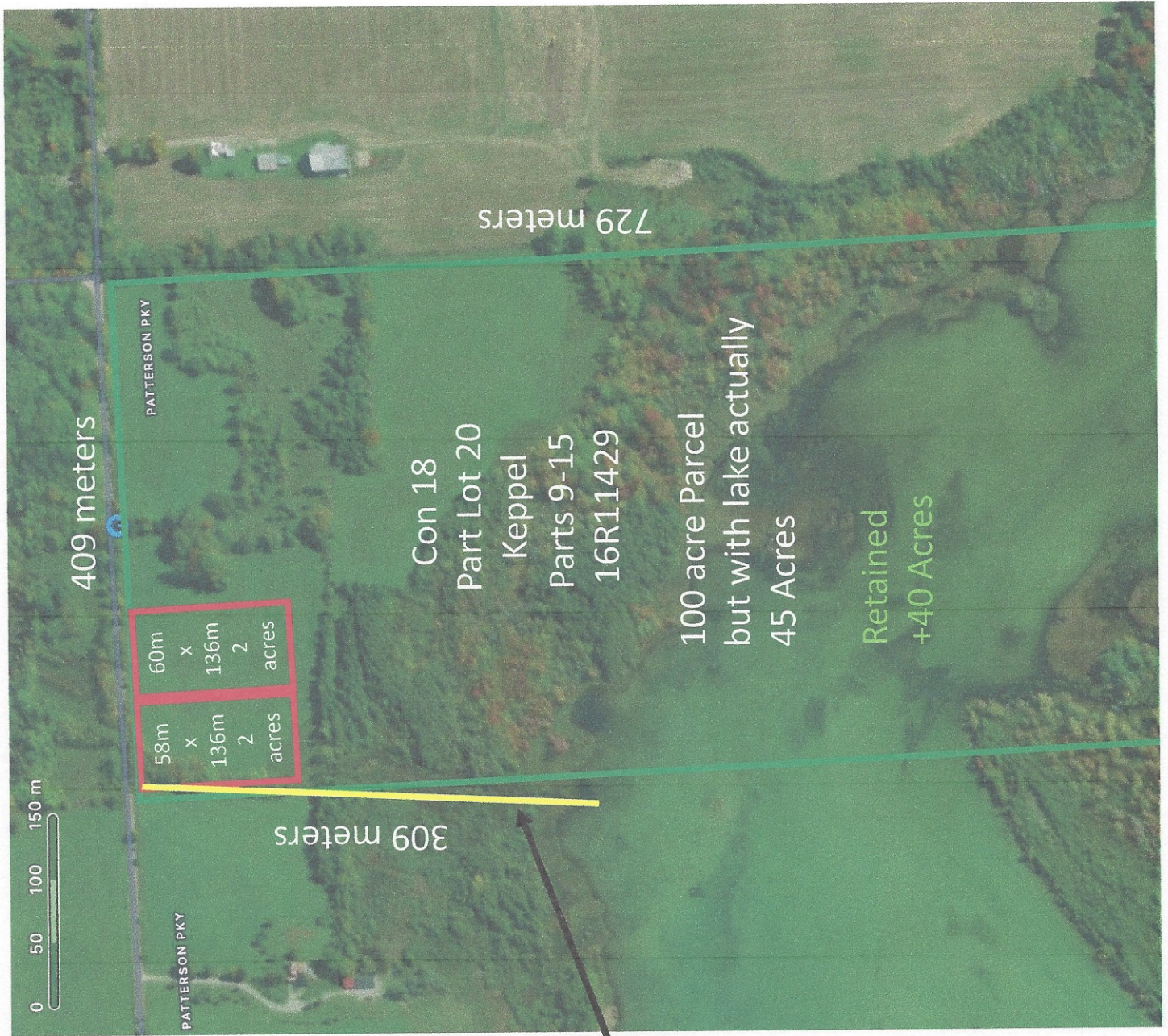


NORTHERLY LIMIT OF ORIGINAL SHORE ROAD ALLOWANCE TABLE

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1	10+00.00	10+00.00	10.0000°	0.0000
2	10+00.00	10+00.00	10.0000°	0.0000
3	10+00.00	10+00.00	10.0000°	0.0000
4	10+00.00	10+00.00	10.0000°	0.0000
5	10+00.00	10+00.00	10.0000°	0.0000
6	10+00.00	10+00.00	10.0000°	0.0000
7	10+00.00	10+00.00	10.0000°	0.0000
8	10+00.00	10+00.00	10.0000°	0.0000
9	10+00.00	10+00.00	10.0000°	0.0000
10	10+00.00	10+00.00	10.0000°	0.0000
11	10+00.00	10+00.00	10.0000°	0.0000
12	10+00.00	10+00.00	10.0000°	0.0000
13	10+00.00	10+00.00	10.0000°	0.0000
14	10+00.00	10+00.00	10.0000°	0.0000
15	10+00.00	10+00.00	10.0000°	0.0000
16	10+00.00	10+00.00	10.0000°	0.0000
17	10+00.00	10+00.00	10.0000°	0.0000
18	10+00.00	10+00.00	10.0000°	0.0000
19	10+00.00	10+00.00	10.0000°	0.0000
20	10+00.00	10+00.00	10.0000°	0.0000
21	10+00.00	10+00.00	10.0000°	0.0000
22	10+00.00	10+00.00	10.0000°	0.0000
23	10+00.00	10+00.00	10.0000°	0.0000
24	10+00.00	10+00.00	10.0000°	0.0000
25	10+00.00	10+00.00	10.0000°	0.0000
26	10+00.00	10+00.00	10.0000°	0.0000
27	10+00.00	10+00.00	10.0000°	0.0000
28	10+00.00	10+00.00	10.0000°	0.0000
29	10+00.00	10+00.00	10.0000°	0.0000
30	10+00.00	10+00.00	10.0000°	0.0000

EDGE OF WATER TABLE

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1	10+00.00	10+00.00	10.0000°	0.0000
2	10+00.00	10+00.00	10.0000°	0.0000
3	10+00.00	10+00.00	10.0000°	0.0000
4	10+00.00	10+00.00	10.0000°	0.0000
5	10+00.00	10+00.00	10.0000°	0.0000
6	10+00.00	10+00.00	10.0000°	0.0000
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10	10+00.00	10+00.00	10.0000°	0.0000
11	10+00.00	10+00.00	10.0000°	0.0000
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15	10+00.00	10+00.00	10.0000°	0.0000
16	10+00.00	10+00.00	10.0000°	0.0000
17	10+00.00	10+00.00	10.0000°	0.0000
18	10+00.00	10+00.00	10.0000°	0.0000
19	10+00.00	10+00.00	10.0000°	0.0000
20	10+00.00	10+00.00	10.0000°	0.0000
21	10+00.00	10+00.00	10.0000°	0.0000
22	10+00.00	10+00.00	10.0000°	0.0000
23	10+00.00	10+00.00	10.0000°	0.0000
24	10+00.00	10+00.00	10.0000°	0.0000
25	10+00.00	10+00.00	10.0000°	0.0000
26	10+00.00	10+00.00	10.0000°	0.0000
27	10+00.00	10+00.00	10.0000°	0.0000
28	10+00.00	10+00.00	10.0000°	0.0000
29	10+00.00	10+00.00	10.0000°	0.0000
30	10+00.00	10+00.00	10.0000°	0.0000



409 meters

729 meters

PATTERSON PKY

58m	x	60m
136m	x	136m
2		2
acres		acres

Con 18
Part Lot 20
Keppel
Parts 9-15
16R11429

100 acre Parcel
but with lake actually
45 Acres

Retained
+40 Acres



309 meters

PATTERSON PKY

Actual
Property Line





Legend

Future Secondary Plan Area

Land use

- Primary Settlement Area
- Secondary Settlement Area
- Agricultural
- Escarpment Recreation Area
- Hazard Lands
- Inland Lakes & Shoreline
- Niagara Escarpment Plan Area
- Rural
- Space Extensive Industrial and Commercial
- Sunset Strip Area
- Industrial Business Park
- Special Agriculture
- Provincially Significant Wetlands
- Recreation Resort Area

Parcels

- Large Scale Roads
- Provincial Highway
- County Road
- Township Road
- Seasonal Road

Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0.28 Kilometers

0.14

0

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Printed: December 21, 2018 THIS MAP IS NOT TO BE USED FOR NAVIGATION



2018 App B Constraints

Natural Heritage



Legend

- ANSI
- ANSI, Earth Life Science
- ANSI, Earth Science
- ANSI, Life Science
- Streams
- Lakes and Rivers
- Other Wetlands
- Significant Valleylands
- Significant Woodlands
- Parcels
- Large Scale Roads
- Provincial Highway
- County Road
- Township Road
- Seasonal Road

Notes

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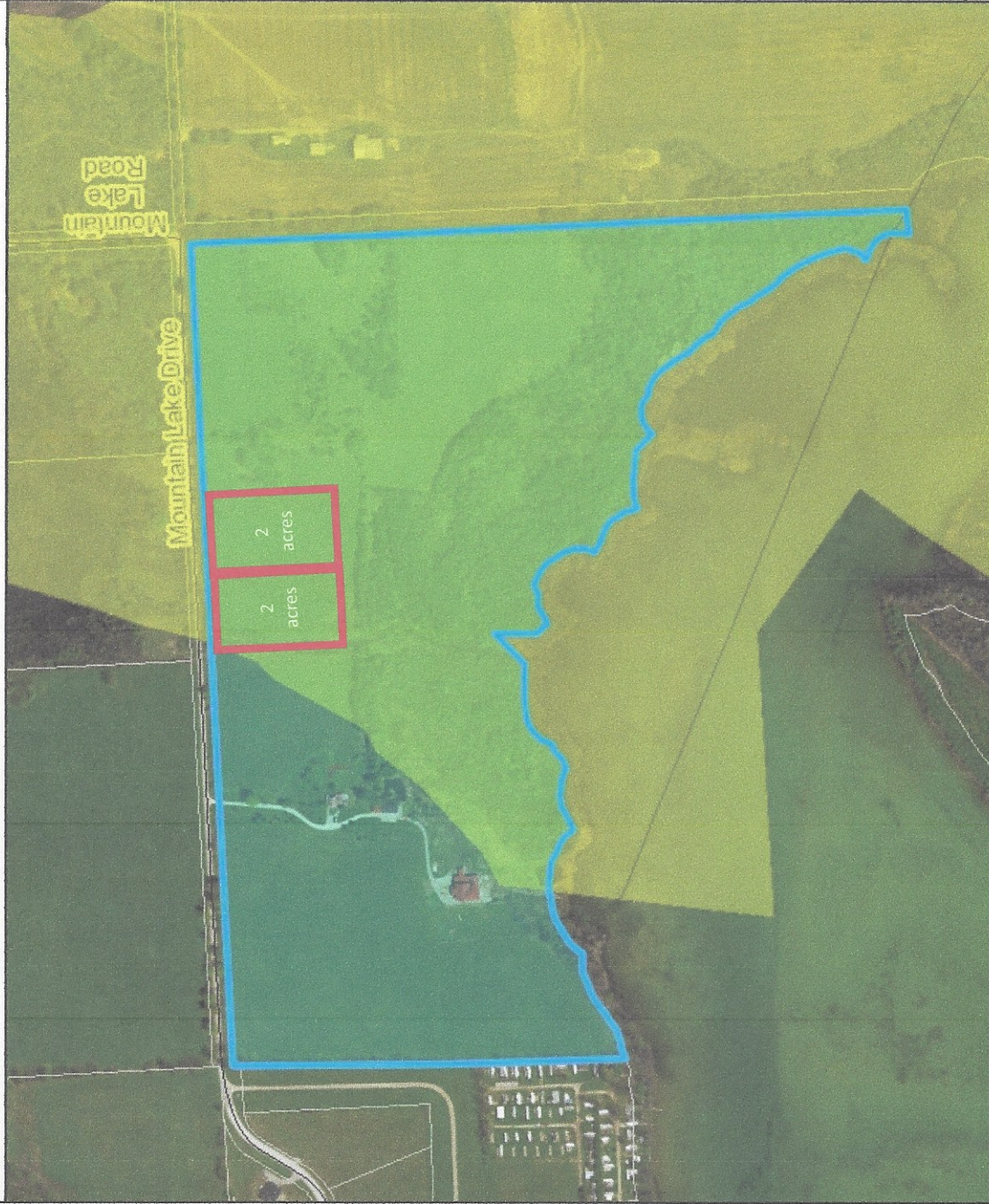
Printed: December 21, 2018 THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.28 Kilometers

0 0.14

0.28

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Legend

- Hazardous Forest Types for Wildfire**
- Extreme
 - High
- Karst Area**
- Parcels
- Large Scale Roads**
- Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road

Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed: December 21, 2018 THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.28 0.14 0 Kilometers

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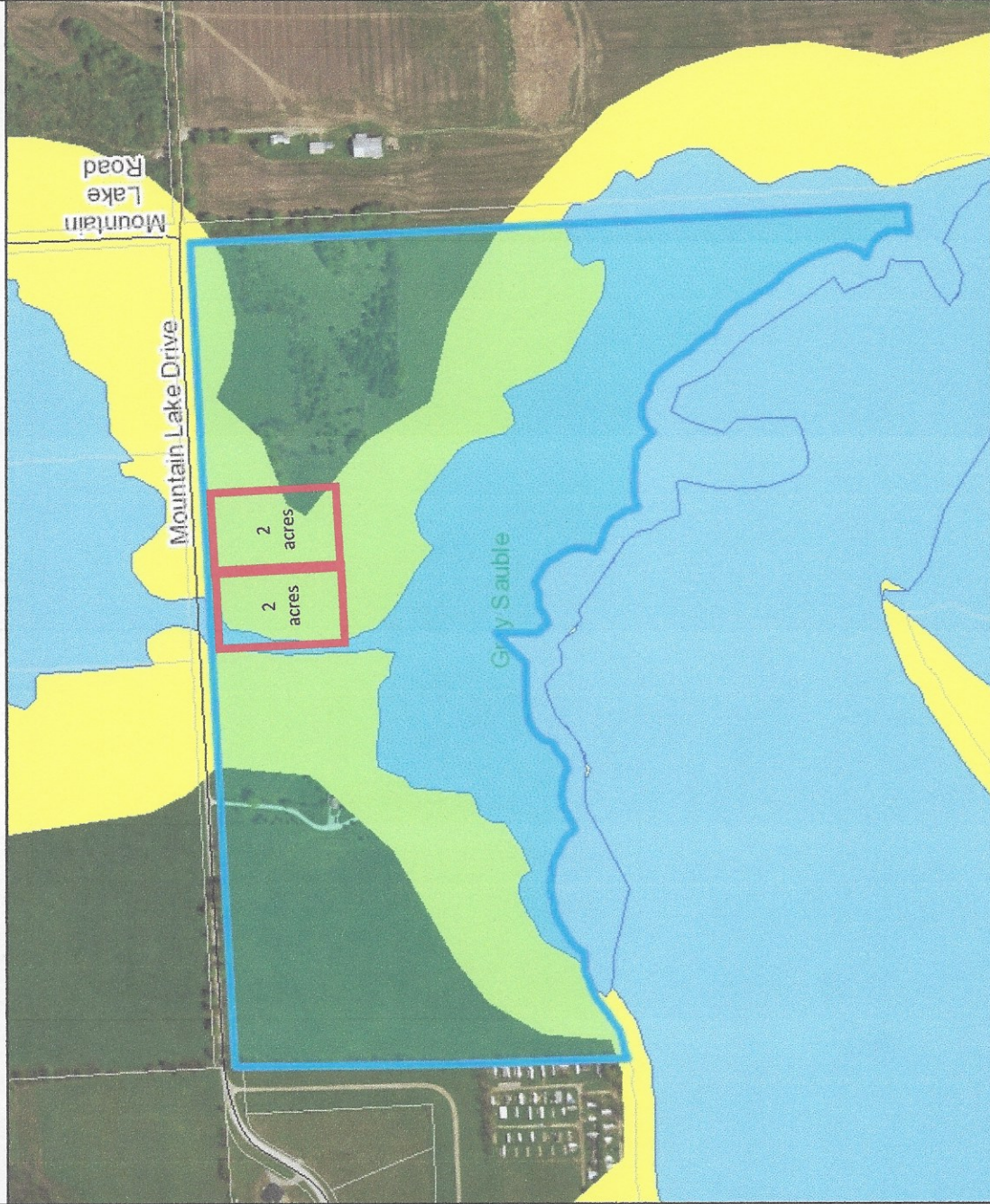


CA

GSCA

Legend

- Parcels
- Large Scale Roads**
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road
- CA Boundaries**
 - Wet Areas - GSCA
 - Water Features
 - Watercourses
 - Regulations - GSCA



Notes

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0.28 Kilometers

0.14

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0.28

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of Grey



Printed: December 21, 2018 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Owner(s): Ron Taylor
Agent: N/A
Address: 156 Mountain Lake Drive
Legal Desc: Part Lot 20, Con 18 Keppel, Parts 9-15 RP 16R11429
Roll Number: 420362000506003

Notice of Complete Application and Public Meeting

Consent Applications B02/25 and B03/25 on January 14, 2025, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

View electronic public and Council meetings here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

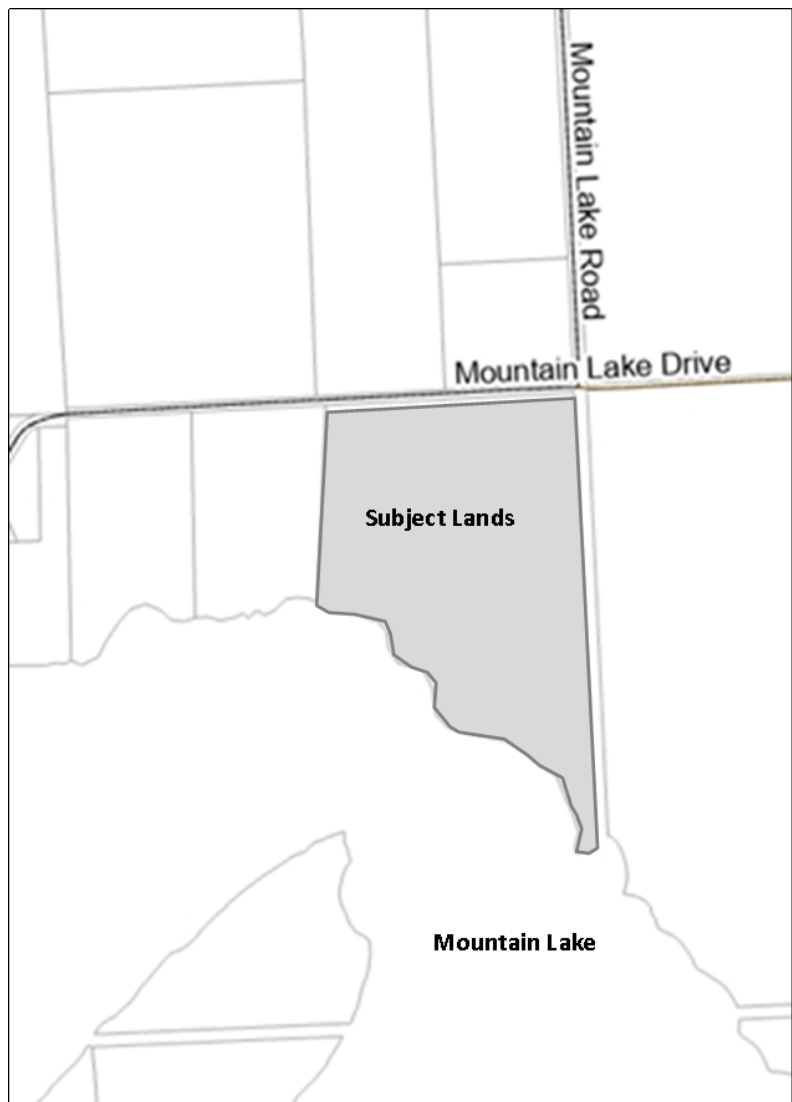
The purpose of Applications B02/25 and B03/25 is to sever two 0.8-hectare parcels with frontages of 58 and 60 metres along Mountain Lake Drive from an existing 19-hectare parcel. 17.4 hectares containing a dwelling and accessory structures will be retained for continued rural residential use. An existing hydro easement runs through the retained lands and will not be impacted by this proposal.

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

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

By email: planning@georgianbluffs.ca



Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **December 30, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

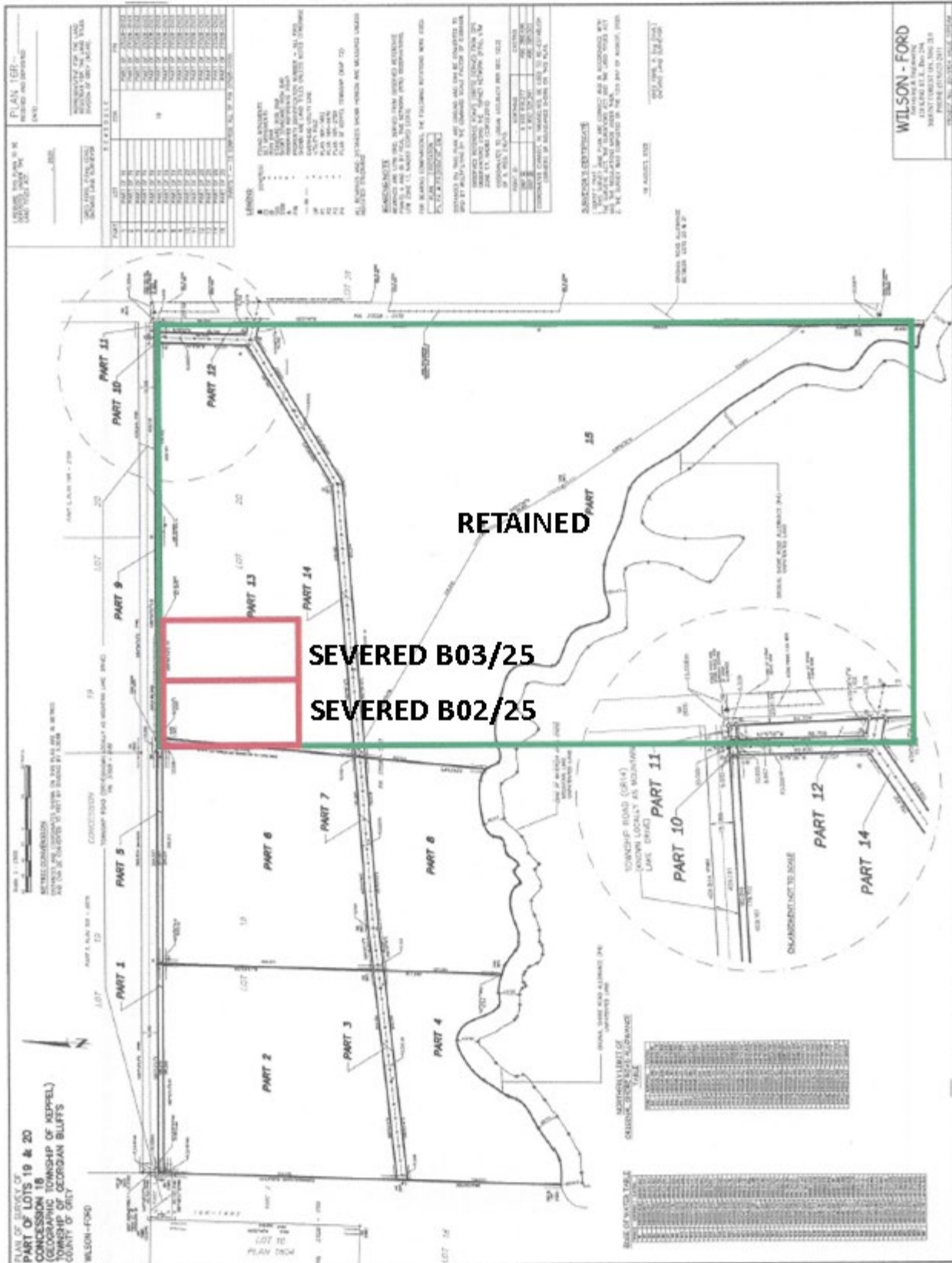
For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs

By email: planning@georgianbluffs.ca

By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request

December 19th, 2024

Michael Benner
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
N4K 5H5

**RE: Consent Applications B02-25 and B03-25
Concession 18, Part Lot 20, RP 16R11429 Parts 9 to 15 (156 Mountain Lake
Drive)
Township of Georgian Bluffs
Roll: 420362000506003
Owner/Applicant: Ron Taylor**

Dear Mr. Benner,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject applications is to sever two 0.8-hectare parcels with frontages of 58 and 60 metres along Mountain Lake Drive from an existing 19-hectare parcel. 17.4 hectares containing a dwelling and accessory structures will be retained for continued rural residential use. An existing hydro easement runs through the retained lands and will not be impacted by this proposal.

Schedule A of the County OP designates portions of the subject lands as 'Rural'. Section 5.4.3(1) states,

All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots (see Diagram 1 below) shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application, but will not require an amendment to this Plan. In considering whether to pro-rate up or down, the land area must be within 15% of the required maximum to be pro-rated up, otherwise it will be pro-rated down.

The above-noted lot density, lot size and lot frontage policies would not apply where a lot is being created for conservation or trail purposes by an approved conservation organization, or where a lot is being created for public service facilities or infrastructure.

The severed lots will be located on an approximately 40-hectare original township lot. Currently, the original township lot contains 2 lots. The creation of two additional lots would meet the County lot density policies. Further, the proposed lots would each have a lot area greater than 0.8 hectares. Therefore, County Planning staff have no concerns.

Section 8.9.1(4) of the County OP states,

The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:

- d) *Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.*

From a general planning perspective, it should be ensured that the subject lands can safely provide on-site water and sewage servicing.

Section 5.2.2(5) of the County OP states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.

MDS calculations were not submitted with the subject application. Provided MDS calculations are done and setbacks can be obtained; County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed severance is located partially within the Hazard Lands; therefore, County Planning staff recommend receiving comments from the Conservation Authority.

Appendix A of the County OP indicates that the subject lands contain 'Karst'. The property may contain potential hazardous karstic bedrock that may be unstable and unable to support development. The collapse of bedrock or the introduction of unconsolidated sediments and deleterious materials into underlying bedrock cavities is a potential hazard in karst landscapes. Building upon karst bedrock features has the potential to damage property and infrastructure and put the health and safety of landowners and residents at risk. As such, a Karst Hazard Study (KHS) must be completed by a qualified engineer to support the application. It is recommended that the engineering consultant contact this office to determine a Terms of Reference for the study.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

Natural Heritage

The property contains and/or is adjacent to provincially significant wetland, significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands, areas of natural and scientific interest (life science), and fish habitat. It is staffs understanding that the proposed newly created lots will be located within and/or adjacent to the features but have sufficient developable area outside of the natural heritage features. As such, it is staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived. We

recommend the following be implemented through conditions of consent approval to reduce any negative impacts to natural heritage:

- 1) Tree clearing shall not occur from April 1 to October 31, of any given year, to avoid the migratory bird and bat breeding, nesting, and roosting timelines.*
- 2) A holding provision be put on the natural heritage features on both severed and retained parcels. The holding provision should restrict any proposed future development within the natural heritage system and ensure an environmental impact study is submitted that demonstrated the proposed development will not have a negative impact on natural heritage features.*

Stormwater Management

It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.

Source Water Protection

It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Appendix E of the County OP indicates that the subject lands contain 'Bedrock Drift Thickness – 1m to 8m'. Section 5.6.6(2) states,

Within Bedrock and Shale Resource Areas shown on Appendix E and on adjacent lands, new non-agricultural uses that require an official plan amendment on existing lots of record, or new non-farm sized lot creation, which would significantly prevent or hinder new extraction operations may only be permitted if:

- i. the resource use would not be feasible for extraction as per current industry standards (i.e., resources with greater than 8 m of overburden);*
- ii. or the proposed land use or development serves a greater long-term public interest;*

- iii. and issues of public health, public safety and environmental impact are addressed.*

The proposed severances are located within the Bedrock designation and a Letter of Opinion regarding the feasibility of extracting the bedrock was not submitted with the application. County Planning staff recommend that a Letter of Opinion regarding the feasibility of extracting the bedrock be completed by a qualified engineer.

Provided MDS calculations are submitted and setbacks can be obtained, a Karst Assessment is completed by a qualified engineer, County Planning Ecology staff comments are addressed, and a Letter of Opinion regarding the feasibility of extracting the bedrock is completed by a qualified engineer; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,



Derek McMurdie
Planner
(548) 877 0857
Derek.McMurdie@grey.ca
www.grey.ca

December 20, 2024

GSCA File: P24459

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

Sent via email: planning@georgianbluffs.ca

Re: Application: Consents B02/25 and B03/25
Address: 150 Mountain Lake Drive
Roll No: 420362000506003
Township of Georgian Bluffs, former Keppel Township
Applicant: Ron Taylor

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards under the Provincial Planning Statement and relative to our policies for the implementation of Ontario Regulation 41/24. We offer the following comments.

Subject Proposal

The proposed consent applications are to create two 0.8 hectare lots with frontages of 58 and 60 metres along Mountain Lake Drive from an existing 19 hectare parcel. The retained parcel contains a dwelling and accessory structures that are utilized for residential purposes.

Site Description

The property is located on the south side of Mountain Lake Drive, just south of Mountain Lake Road, in the Township of Georgian Bluffs, former Keppel Township. The property features an existing dwelling on private services, mixed coniferous and deciduous woodlands, wetland, and agricultural areas. The southern limit of the property fronts onto the Township Shore Road Allowance associated with Mountain Lake.

GSCA Regulations

Portions of the property are regulated by Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. The mapped regulated areas include the Provincially Significant Mountain Lake Skinners Marsh Wetland (PSW), other wetland areas, and the watercourse that flows along the western property boundary.

Please be advised that under this regulation, a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek, stream, or watercourse.

The property also has the potential to feature karst areas as identified in the County of Grey Official Plan. Karst is a potentially hazardous feature due to the potential for unstable bedrock. A Karst Assessment and Bedrock Resource Letter of Opinion was prepared accordingly.

We note, the assessment letter provides commentary on GSCA regulation, however it refers to the previous regulation GSCA was responsible for (O. Reg 151/06). The province replaced O. Reg. 151/06 with Ontario Regulation 41/24 effective April 1st, 2024. As per the current version of the Conservation Authorities Act and O. Reg. 41/24, the regulated areas and features are to ensure development activity is not likely to affect the control of flooding, erosion, dynamic beaches, unstable soil or bedrock, and the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property.

It is expected that development activity on the proposed westerly parcel will require a permit from GSCA.

Provincial Planning Statement 2024

5.2 Natural Hazards

1. *Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.*
2. *Development shall generally be directed to areas outside of:*
 - b) *Hazardous lands adjacent to river, stream and small inland systems which are impacted by flooding hazards and/or erosion hazards; and*
 - c) *Hazardous sites*

Flooding and erosion hazards identified on the subject property are associated with the wetlands and watercourse features. The approximate extent of the hazard areas are zoned EP in the Township of Georgian Bluffs Comprehensive Zoning By-law and the designated Hazard Lands in the County of Grey Official Plan. Additionally, the potential for karst is identified through the County Official Plan. Karst is considered a hazardous site for the potential of unstable bedrock.

The Karst Assessment concluded that the area of the severed parcels does not contain evidence of active karst features. As such, GSCA has no concerns in this regard provided the recommendations identified in the Karst Assessment be followed through the permitting process.

The Karst Assessment noted water table was encountered at varying depths within the test pits. While high ground water is not inherently hazardous, it can be a nuisance to development if not appropriately addressed through the design and construction. As such, we recommend engineered grading and drainage plans be completed for the site plan of each lot. We also recommend that basements be avoided, or new dwellings have basements adequately raised above the water table.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is not located within an area that is subject to the Source Protection Plan.

Recommendations

GSCA has no objections to the proposed consents. It is noted that development activity on the westerly parcel is anticipated to require a permit from GSCA. It is recommended that development of the severed parcels include an engineered grading and drainage plan and address high water table concerns.

We request to be notified of any decisions or notices of any appeals if filed.

Should any questions arise, please contact the undersigned.

Regards,

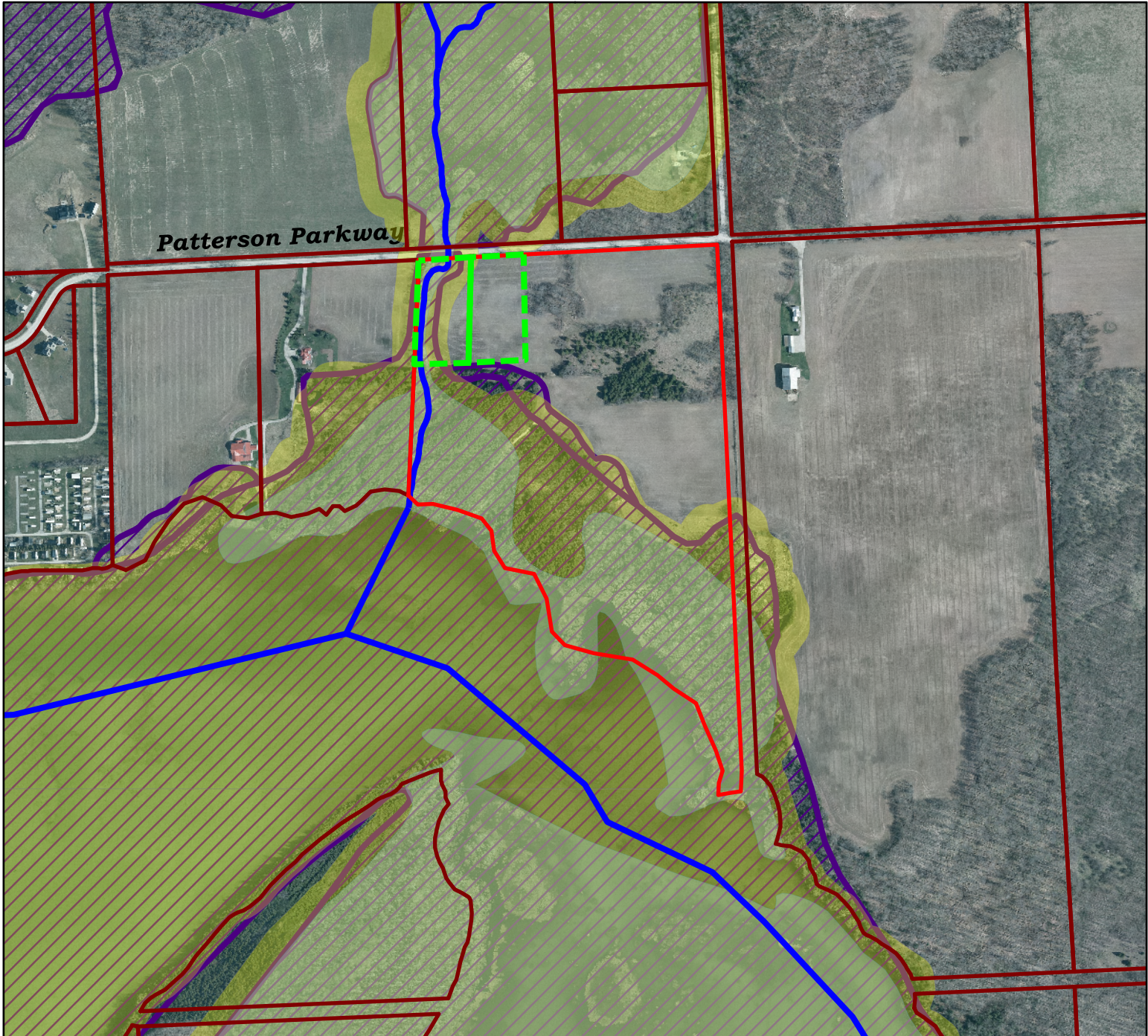
A handwritten signature in black ink, appearing to read 'Mac Plewes', written in a cursive style.








Mac Plewes
Manager of Environmental Planning

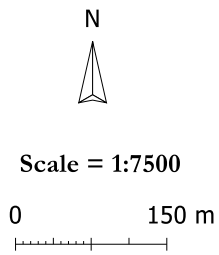
c.c. Sue Carleton, GSCA Director, Township of Georgian Bluffs
Tobin Day, GSCA Director, Township of Georgian Bluffs
Planning Department, County of Grey
Ron Taylor, Landowner

Encl. GSCA Reg Map

Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits



-  ON Parcels (Approx.)
-  Subject Property (Approx.)
-  O. Reg. 41/24
-  Hazard Area
-  Watercourses
-  Proposed Consents (Approx.)
-  Provincially Significant Wetland



B02/25 & B03/25
 150 Mountain Lake Drive
 Roll No. 420362000506003
 Township of Georgian Bluffs (Keppel)

December 20, 2024

The included mapping has been compiled from various sources and is for information purposes only. Grey Sable Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map. Regulation lines were created by Grey Sable Conservation (GSC) using 1 metre contours interpolated from the Provincial (10 metre) Digital Elevation Model Versions 1 & 2 & 1:10000 scale mapping.

By accepting this map you agree not to edit the map or disclaimer without the exclusive written permission of Grey Sable Conservation. You also acknowledge that the information on this map is relevant only to the subject property and may be subject to change.

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This mapping contains products of the South Western Ontario Orthophotography Project (SWOOP). These images were taken in 2015 at 20cm resolution. They are the property of Grey Sable Conservation © 2023

December 12, 2024
Project No. 2408176

VIA EMAIL: [REDACTED]

Mr. Ron Taylor and Ms. Denise Bannerman
156 Mountain Lake Drive, Georgian Bluffs,
ON, N0H 2T0, Canada
Phone: 519-353-8778

**Re: Engineering Support for Lot Severance
Karst Assessment and Letter of Opinion for Bedrock Resource Extraction
156 Mountain Lake Drive, Georgian Bluffs, ON, N0H 2T0, Canada**

Dear Mr. Taylor and Ms. Bannerman,

This letter provides the findings of the Karst Topography Assessment (or Karst Study) and letter of opinion regarding the feasibility for bedrock resource extraction to occur on the property located at 156 Mountain Lake Drive, Georgian Bluffs, ON, N0H 2T0, Canada, County of Grey, roll number 420362000506003. The location of the Site is shown on Figure 1. This letter report has been conducted in support of two proposed lot severances in the northwest portion of the property.

The subject property encompasses approximately 50.91 acres and is located approximately 7 km southeast of Wiarton, Ontario. The property is located on the northeast shore of Mountain Lake, with access achieved from the south side of Mountain Lake Drive which is situated along the northern property boundary. The Site has a single dwelling located on the northeastern portion of the property and will remain on the retained portion of land. The western-most lot being proposed for severance will be approximately 58m by 136m for a total of 1.98 acres, with the eastern lot planned for 60m by 136m with for a total of 2 acres. Both proposed lots are vacant with no municipal sanitary sewer or water services provided to it.

The subject property falls partially within the Karst Area, as outlined in Appendix "A" of the Grey County Official Plan. Due to the potential for karst features at the Site, a review of the subsurface is conducted herein to assess risks involved with Site development.

In some areas across the Grey County there is potential for the extraction of sedimentary bedrock to produce dimension stone or other aggregate products. The Site is located within the areas identified to have less than 8 meters of drift thickness as outlined in the 'Bedrock Drift Thickness' of Appendix 'E' of the County Official Plan. This letter report will assess the potential of the Site for aggregate extraction.

The scope of this review includes:

- Review of geologic and physiographic mapping,
- Review of aerial photography,
- A site visit and reconnaissance of the study area on November 20, 2024,
- The documentation of the nature of soil and bedrock in seven excavated test pits,
- Review of nearby well records using the MECP water well database.

The scope of work described herein relies on surface and subsurface exploration via excavated testholes that are 1 meter x 1 meter in diameter, down to bedrock or a maximum of 2 metres depth. No detailed subsurface exploration (such as drilling) or geophysical work was conducted as part of this Assessment.

Karst – Background

Karst topography is generally found in areas where carbonate rock, such as limestone or dolostone, are exposed at surface or lie beneath shallow surficial sediment or overburden. Karst is created through the chemical weathering (i.e., dissolution) of carbonate bedrock, subsequently forming a network of voids beneath the surface. At the surface, evidence of this type of weathering can be seen as irregular or hummocky rock outcrops, crevasses, or sinkhole patterns in the land topography.

The nature of the karst (i.e., how large, abundant, and connected the voids are) and the site setting (i.e., if the voids are part of an active surface water or groundwater system with significant dissolution) will determine the potential for interference with proposed development.

Bedrock Resource Extraction – Background

The Amabel Formation, being the bedrock encountered on the majority of the subject property, forms part of the upper bedrock sequence defining the Niagara Escarpment, and is a common component of aggregate resources in the Grey County. It is a provincially significant resource that is used for a wide variety of high quality aggregate products including stone, granular, asphalt, lime, and concrete.

The Guelph formation is another lithological unit of importance. While it is not used for stone and concrete products like the Amabel Formation, it contains a high chemical purity which is ideal when producing aggregate products including dolomitic lime, quicklime, and high quality hydrated lime. Geologically speaking, the Guelph Formation lies above the Amabel Formation (and subsequently the Eramosa Member) and only occurs proximally to the southwest portion of the property limit (as shown in Figure 2).

Geologic Setting

The Site is located within the physiographic region known as the “Bruce Peninsula” (Chapman and Putnam, 1984). The region is characterized by generally flat topography with shallow overburden, primarily as fine-textured till, scattered on grey limestone, dolostone or shale to the east and in the vicinity of Georgian Bay. In some areas, bedrock is exposed at ground surface.

Based on geologic mapping, the surface soil in the Study Area is comprised of the Osprey Loam and Muck type soils. The Osprey series is described as a light buff colored stony till with a dolomitic source origin. The overburden may contain the stony rock fragments within the soils itself but can also be found at the surface. It is a fairly well drained soil containing organic matter, black, reddish brown, to yellow loam, with varying amounts of clay and/or rock fragments depending on the location. Muck soil types are those derived from organic type deposits. These organic rich soils are commonly found near streams or other watercourses. They can vary in composition and may include dark grey-brown soils with organic rich material, wood, sticky decomposed soil, as well as till containing clay and/or sand. Bedrock, as previously mentioned, is the Guelph and Amabel Formations which are a Silurian aged dolostone that stretches from the Bruce Peninsula, down towards the Niagara Escarpment.

Site Setting and Reconnaissance

A site visit conducted by GEI Consultants Canada was conducted on November 20, 2024. The subject property is situated on the south side of Mountain Lake Road and is located approximately 7 km east of Warton, Ontario. The property falls within the zones of Known Karst from the publication Karst of Southern Ontario and Manitoulin Island, publication #GRS005.

Regionally, the area is gently sloping toward the west with escarpments located to the north and east towards Georgian Bay. Locally, the property is flat with a gentle slope to the south towards Mountain Lake. A small creek is located adjacent to the western property boundary. To the south towards Mountain Lake, and west towards the creek, Grey-Sauble Conservation Authority (GSCA) has mapped a wide area as Provincially Significant Wetlands. Subsequently, some overlap exists between the GSCA wetlands and areas identified as Wetland and Hazard Lands according to the County Official Plan Schedule "A". The neighboring properties are a mix of vacant land, farmland, and residential lots.

A review of the Ministry of Environment, Conservation and Parks (MECP) water well database was also completed as part of this investigation. No wells currently exist on the proposed severed lots. The dwelling located on the retained lot is serviced with a private water well (ID 7368949). This well record reported stoney, brown, clay rich soils with competent bedrock is situated 1.8 meters below ground surface (mbgs), with water intercepted at 11.6 mbgs. Another well located approximately 100m north-northeast (Well ID 2508745) also reported stony, clay rich soils down to 1.8 mbgs before reaching bedrock with water intercepted 9.75 mbgs. Based on the ground elevations and expected bedrock topography in the area, the groundwater system is expected to flow generally west to southwest in this area.

Based on the topography and surficial features observed at the time of the site visit, the results of the field assessment completed by GEI suggest that there is no evidence of hydraulically active karstic features, such as areas of subsidence or springs that would be expected to limit development. No evidence of streams, pooled water, running water, seeps, or sinks were identified.

Testhole Investigation Findings

As part of the field investigations, seven testholes (TH-01 to TH-07) were excavated on November 20, 2024. The testhole locations were chosen to assess both severed lots as whole but were also chosen to assess the bedrock underneath the locations of the proposed developments (as shown in Figure 3). It should be noted that the location of the developments are still early in the planning stages and are subject to change.

The client was responsible for arranging a contractor and completing the testholes using an excavator at the discretion of GEI staff. Each of the seven testhole locations were selected in order to provide spatial coverage of the property. The location of each of the testholes is provided in Figure 3 and the testhole logs and locations are noted in Table 1. Five of seven testholes were advanced to the bedrock and all seven testholes intercepted the water table in some capacity.

In general, the results can be summarized as follows:

1. In TH01, TH02, TH05, and TH06, bedrock was encountered at depths of 0.57 mbgs, 1.32 mbgs, 1.40 mbgs, and 1.40 mbgs, respectively. The water table was intercepted in all four testholes just above the bedrock / soil contact with the shallowest water table intercepted at 0.50 mbgs in TH01. All four testholes had a similar black organic rich and damp topsoil layer containing silt and clay. A yellow to tan coloured loam followed, containing dominantly silt and clay with minor components of sand and the occasional cobble up to 30cm in diameter. Bedrock was only clearly visible in TH06 due to the slower infiltration rate, and a tan to grey dolostone was identified with no fissile textures, fissures, or major karst features evident.
2. IN TH03, TH04, and TH07, similar black organic rich topsoil and yellow-tan loam soils to the testholes noted above, but intercepted an additional hard, grey clay layer. TH04 intercepted bedrock, and TH03 and TH07 were halted due to reaching the 2.0 mbgs threshold.
 - (a) In TH04, bedrock was encountered at depths of 1.95 mbgs. TH-04 had similar black organic rich topsoil and yellow-tan loam soils to the testholes noted above, but intercepted a hard clay layer at 1.40 mbgs. The clay unit was grey in colour, damp, and contained some interfingering layers of the loam unit above. Water seemed to enter through the thin units of interbedded loam.
 - (b) In TH03 and TH07, bedrock was not encountered and the testholes were advanced to 2.10 mbgs and 2.20 mbgs, respectively. Soil encountered were similar to that of TH04 for both testholes. TH07 had water seeping in through the loam/clay soil interbeds similarly to TH04. TH03 had no loam interbeds within the clay unit, and was massively bedded (homogenous). Initially, TH03 showed no evidence of the water table. However, it was left open during the course of the site visit and was re-visited before leaving Site. During that time, some slumping occurred and water had seeped through the clay unit at approximately 1.85 mbgs, suggesting the soils are in fact saturated but contain a very low hydraulic conductivity.

It should be noted that while less water was encountered in the testholes that contained the hard grey clay layer (TH03, TH04, and TH07), it does not suggest that a significant karst feature may exist underneath the testhole(s). Upon visual inspection, it was apparent that the clay layer was very stiff and hard packed and would presumably have a significantly lower hydraulic conductivity compared to the loam soil unit above and would result in a much slower flow through the soils.

Bedrock Resource Potential

The Aggregate Resources Act R.S.O. 1990, c. A.8 (ARA), is a regulation that governs the management of the aggregate resources of Ontario. It controls the approval and operations through a system of licenses and permits.

According to the ARA, the purposes of the Act are to:

1. to provide for the management of the aggregate resources of Ontario;
2. to control and regulate aggregate operations on Crown and private lands;
3. to require the rehabilitation of land from which aggregate has been excavated; and
4. to minimize adverse impact on the environment in respect of aggregate operations.

In addition to the ARA, there are other regulatory bodies that may impact the placement and operations of future potential pit and quarries. The Grey Sauble Conservation Authority (GSCA) is one of many conservation authorities that regulate certain natural features to ensure environmental protections are in place to prevent developments that may adversely affect ecologic areas of interest, the quality and character of natural streams and wetlands, and the protected natural scenery in the area - as per O. Reg 151/06 under the Ontario Conservation Authorities Act (1990). Under this regulation, development may not proceed if the control of flooding, erosion, pollution, or conservation of the land will be affected as a result.

In the southern and western portion of the property, Provincially Significant Wetlands are mapped under the GSCA. Provincially Significant Wetlands provide restriction on what developments and activities are permitted on or close-by to these areas. The GSCA regulations prohibit developments where the potential exists to interfere with the hydrologic function of a wetland. These areas are further designated as Hazard Lands according to Schedule A of the GCOP, which states:

These [Hazard Lands] lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the County. Permitted uses in the Hazard Lands land use type are forestry and uses connected within the conservation of water, soil, wildlife, and other natural resources.

Furthermore, the ARA provides certain setbacks that are designed to provide distance between quarrying operations and surrounding anthropogenic and/or environmental features. As an example, the ARA does not permit excavation within 30 metres from any part of the boundary of the site that is adjacent to:

- (a) the highway,
- (b) land that is used for residential purposes at the time the license or permit is issued, or
- (c) land that is restricted to residential use by a zoning by-law in place when the license or permit is issued.

In addition to this 30-metre setback, and as part of the regulated areas noted above, Provincially Significant Wetlands require a 120-metre setback from potential extraction areas. When combining these two setbacks and comparing them with the original property footprint, an estimated 11% of land would remain as potentially extractable (as shown in Figure 4).

Other important considerations when analyzing the feasibility of a property for bedrock extraction is the thickness of overburden, the thickness of bedrock that lies above the water table, and the depth to the water table. Under the ARA regulations, a quarry with an “above the water table” license requires a 2 m separation from the “high” water table. When the extractable bedrock is situated below this 2 m separation, or is located below the water table, a “below the water table” license would be required. This type of license is not only more complicated, but there is additional risk to the natural environment if de-watering is required in order to operate.

When looking at the water table intercepted at Site, it varied between 0.50 mbgs and 1.85 mbgs. It can be inferred that the groundwater level in the area would be comparable, or shallower, to the elevation of surface water features in the area. While only an observation, the elevation of the streambed appeared to have some correlation to the depth of the water table. This would suggest the need for a “below the water table quarry”.

Based on the information above, it is unlikely that the use of the subject property would be feasible to operate as a quarry (i.e., for bedrock extraction). The primary reason is related to the limited extent of extractable bedrock once the setbacks from the wetlands and neighboring residential properties are taken into consideration, in addition to requiring a “below the water table” license.

Conclusions and Recommendations

Based on the findings of this investigation, no evidence of significant karst features, or hydraulically active karst were identified across the proposed severed property. Additionally, no evidence of active karst features was encountered in any of the testholes completed as part of this investigation. Karst features are not expected to affect or compromise future proposed onsite development, nor should the proposed development negatively affect local water resources due to karst.

Based on the findings of this report, the following recommendations are made:

1. That at the time of construction when bedrock is encountered, that the bedrock surface be inspected in areas where it is exposed and in the locations of the proposed footings in order to confirm the nature of the bedrock and the presence or absence of any fractures or dissolution features that may pose structural limitations or potential for mass wasting under sewage systems.
2. The thickness of overburden be confirmed where sewage systems are constructed to ensure that the requirements of the Ontario Building Code are met. Should excavations encounter significant fractures or karst features, a qualified person should be retained for further inspection.

With respect to the bedrock resource extraction potential of the Site, the culmination of factors listed in this report suggest that a quarry operation at this property would be difficult, and likely uneconomical. Although stone and mineral aggregate resources derived from crushed stone can be sourced from dolostone bedrock of the Amabel and Guelph formations, this property would be expected to have significant challenges and/or limitations with respect to a potential quarry operation. Due to the requirement of requiring a below the water table license, further, financial and logistical challenges associated with required dewatering and discharge are expected to reduce the potential for the bedrock extraction on this Site to be profitable.

Additionally, environmental protection/mitigation measures may pose additional limitations due to the presence of GSCA regulated Wetlands located on the south and western portions of the property. The Natural Environment features and associated setbacks result in approximately 11% of extractable land. When combined with no 'dry' bedrock above the water table, it results in a limited area/volume for bedrock extraction.

Limitations

The information in this report is intended for the sole use of Mr. Ron Taylor and Ms. Denise Bannerman. GEI Consultants Canada accepts no liability for use of this information by third parties. Any decisions made by third parties based on this report are made at the sole risk of the third parties.

The conclusions and recommendations in this report are based on publicly available geological information. The conclusions pertaining to the condition of soils and/or bedrock at the site are based on the interpretations made using geological data. GEI cannot guarantee the condition of soil and/or bedrock that may be encountered at the site. Boundaries or property limits shown in the figures are approximations.

If you have any questions, please feel free to contact me at 519-369-4082.

Sincerely,

GEI Consultants Canada Ltd.

Gerhard Kiessling, P.Geo.
Technical Specialist

Figures

Figure 1	Property Location
Figure 2	Map of Bedrock Geology
Figure 3	Location of Testholes
Figure 4	Visual Estimate of Potential Setbacks

Tables



Table 1	Testhole Logs and Locations
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Appendices

Appendix A	Site Photographs
Appendix B	Parcel Report
Appendix C	County Official Plan Maps



Legend

-  Proposed Severance
-  Retained Property

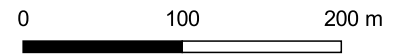
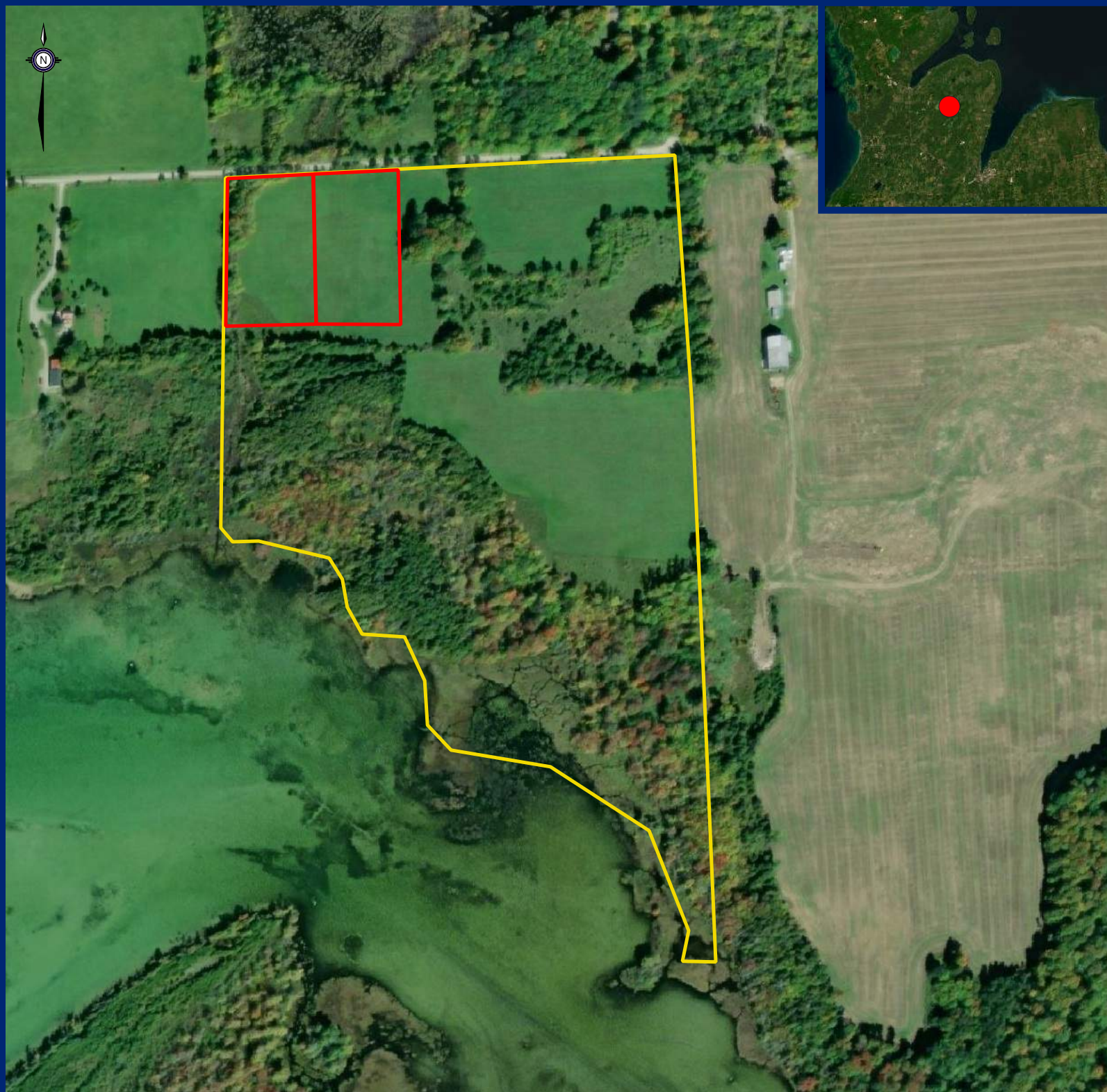






Figure 1

Property Location





Legend

-  Proposed Severance
-  Retained Property
-  Amabel Formation
-  Guelph Formation

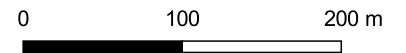
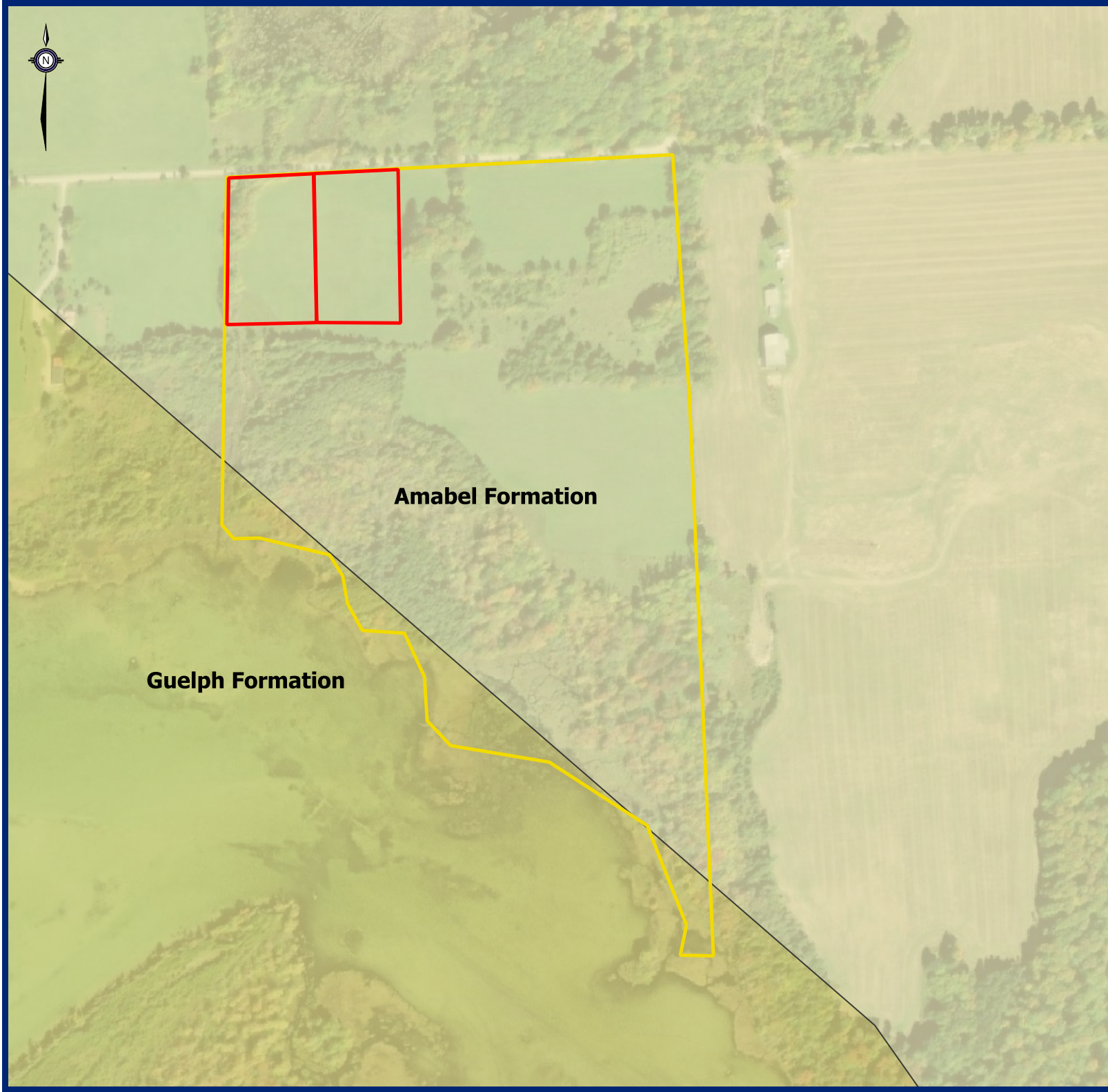






Figure 2

Map of Bedrock Geology





Legend

-  Proposed Severance
-  Retained Property
-  Testhole Locations
-  Planned Structures

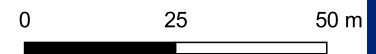
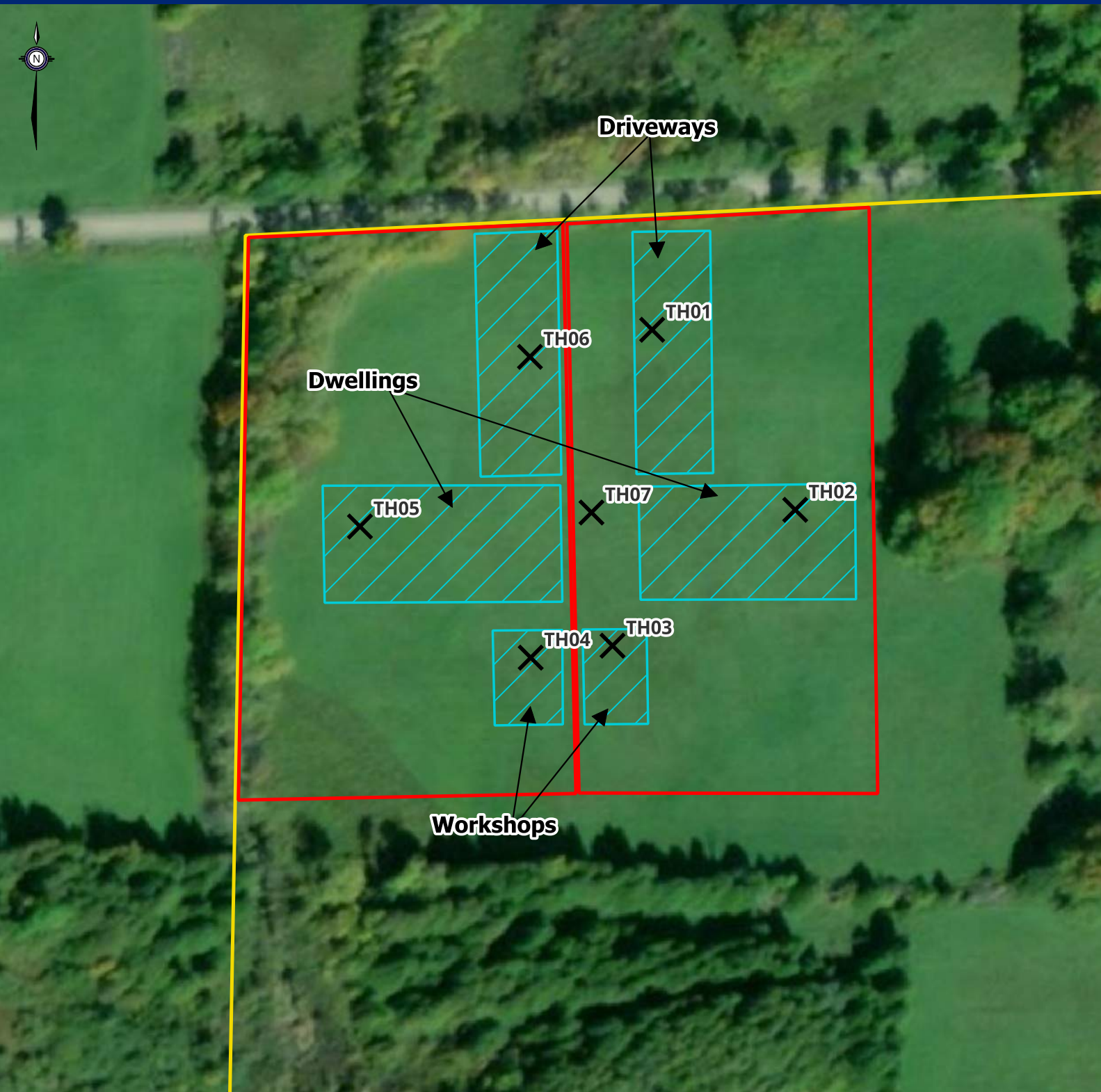






Figure 3

Testhole Locations





Legend

-  Proposed Severance
-  Retained Property
-  GSCA Regulated Areas
-  Potential Setbacks

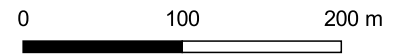


Figure 4

Visual Estimate of Potential Setbacks

TABLE 1 : Testhole Logs and Locations

Hole ID	Easting	Northing	From (mbgs)	To (mbgs)	Unit	Notes/Log
TH01	496899	4950903	0.00	0.20	TOPSOIL	Black, organic rich topsoil. Major components are silt and clay, with no sand clearly evident. Damp.
			0.20	1.27	LOAM	Yellow to tan coloured. Loam, with major components of silt and clay, minor sand. Occasional large cobble up to 30cm in diameter. Damp.
			0.50	0.57	WATER	Shallow water table intercepted. Water pooling in from loam unit, hard surface below.
			0.57	N/A	BEDROCK	Bedrock. Hard, excavator could not advance. Seemed flat and competent from touching the rock, no visual assessment possible due to water.
TH02	496933	4950860	0.00	0.30	TOPSOIL	Black, organic rich topsoil. Major components are silt and clay, with no sand clearly evident. Damp.
			0.30	0.56	CLAY	Grey clay rich layer, stony.
			0.56	1.17	LOAM	Yellow to tan coloured. Loam, with major components of silt and clay, minor sand. Occasional large cobble up to 30cm in diameter. Damp.
			1.17	1.32	WATER	Shallow water table intercepted. Water pooling in from loam unit, hard surface below.
			1.32	N/A	BEDROCK	Bedrock. Hard, excavator could not advance. Seemed flat and competent from touching the rock, no visual assessment possible due to water.
TH03	496890	4950828	0.00	0.25	TOPSOIL	Black, organic rich topsoil. Major components are silt and clay, with no sand clearly evident. Damp.
			0.25	1.65	LOAM	Yellow to tan coloured. Loam, with major components of silt and clay, minor sand. Occasional large cobble up to 30cm in diameter. Damp.
			1.65	2.10	CLAY	Grey clay layer, hard, stiff, damp. Unit is fairly homogenous, massively bedded. Some water slowly seeping in near the upper soil contact. No bedrock encountered, testhole stopped at 2.10 mbgs.
TH04	496871	4950825	0.00	0.20	TOPSOIL	Black, organic rich topsoil. Major components are silt and clay, with no sand clearly evident. Damp.
			0.20	1.40	LOAM	Yellow to tan coloured. Loam, with major components of silt and clay, minor sand. Occasional large cobble up to 30cm in diameter. Damp.
			1.40	1.85	CLAY	Grey clay layer, hard, stiff, damp. Unit is fairly homogenous with some interfingering between loam unit above and clay layer is present, with some water slowly seeping in through the loam unit.
			1.85	1.95	WATER	Water slowly seeping in through the loam/clay sections.
			1.95	N/A	BEDROCK	Bedrock. Hard, excavator could not advance. Seemed flat and competent from touching the rock, no visual assessment possible due to water.
TH05	496830	4950856	0.00	0.30	TOPSOIL	Black, organic rich topsoil. Major components are silt and clay, with no sand clearly evident. Damp.
			0.30	1.20	LOAM	Yellow to tan coloured. Loam, with major components of silt and clay, minor sand. Occasional large cobble up to 30cm in diameter. Damp.
			1.20	1.40	WATER	Shallow water table intercepted. Water pooling in from loam unit, hard surface below.
			1.40	N/A	BEDROCK	Bedrock. Hard, excavator could not advance. Seemed flat and competent from touching the rock, no visual assessment possible due to water.
TH06	496870	4950897	0.00	0.25	TOPSOIL	Black, organic rich topsoil. Major components are silt and clay, with no sand clearly evident. Damp.
			0.25	1.40	LOAM	Yellow to tan coloured. Loam, with major components of silt and clay, minor sand. Occasional large cobble up to 30cm in diameter. Damp.
			1.40	N/A	BEDROCK/WATER	Bedrock. Hard, excavator could not advance. Water seeping in at soil/bedrock interface. Unot was a tan to grey dolostone, some minor surface undulations. No hummucky or significant karstic features evident.
TH07	496885	4950860	0.00	0.30	TOPSOIL	Black, organic rich topsoil. Major components are silt and clay, with no sand clearly evident. Damp.
			0.30	1.40	LOAM	Yellow to tan coloured. Loam, with major components of silt and clay, minor sand. Occasional large cobble up to 30cm in diameter. Damp.
			1.40	2.10	CLAY	Grey clay layer, hard, stiff, damp. Unit is fairly homogenous with some interfingering between loam unit above and clay layer is present, with some water slowly seeping in through the soil contact area.
			2.10	2.20	WATER	Water slowly seeping in through the loam unit sections. Bedrock not encountered, excavation stopped.

Notes:

1) mbgs = meters below ground surface

2) Co-ordinate system UTM NAD 83 17T, accuracy of +/- 4 meters.



Picture 1: TH-01 - Overhead view.



Picture 2: TH-01 – Close up view of testhole bottom.



Picture 3: TH-01 – Side view showing soil profile.



Picture 4: TH-02- Overhead view.



Picture 4: TH-02 – Close up view of testhole bottom.



Picture 6: TH-02 –Side view showing soil profile.



Picture 7: TH-03 – Overhead view.



Picture 8: TH-03 - Close up view of testhole bottom.



Picture 9: TH-03 – Side view showing soil profile.



Picture 10: TH-04 – Overhead view.



Picture 11: TH-04 - Close up view of testhole bottom.



Picture 12: TH-04 – Side view showing soil profile.



Picture 13: TH-05 – Overhead view.



Picture 14: TH-05 - Close up view of testhole bottom.



Picture 15: TH-05 – Side view showing soil profile.



Picture 16: TH-06 – Overhead view.



Picture 17: TH-06 - Close up view of testhole bottom.



Picture 18: TH-06 – Side view showing soil profile.



Picture 19: TH-07 – Overhead view.



Picture 20: TH-07 - Close up view of testhole bottom.



Picture 21: TH-07 – Side view showing soil profile.



Picture 22: Looking south from the north property boundary.



Picture 23: Showing the creek to the west of the property.

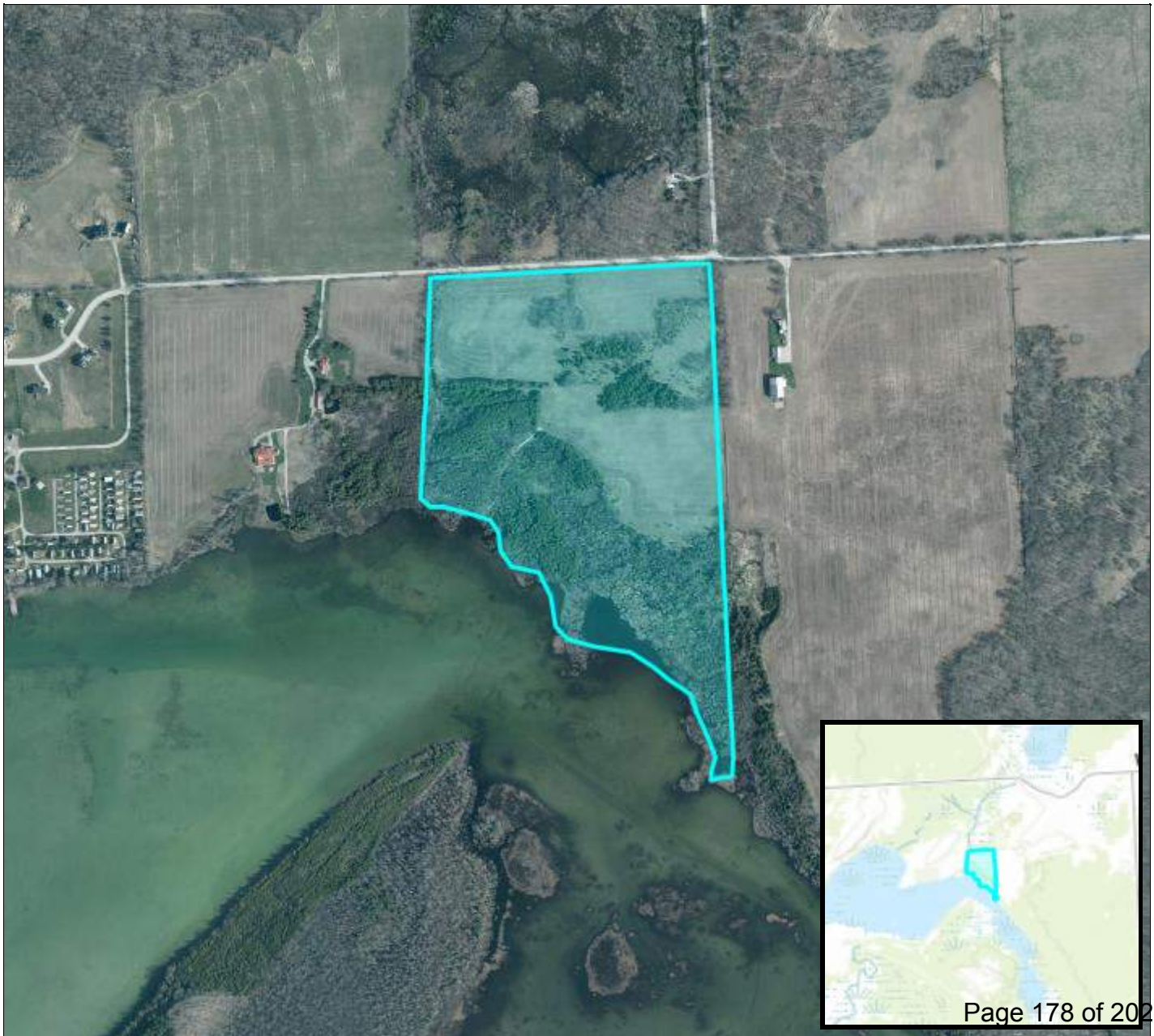
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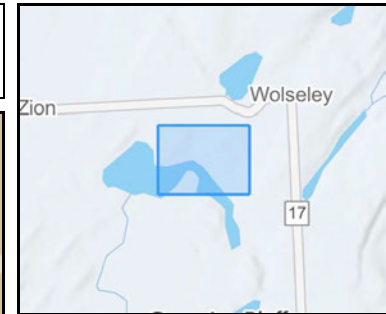
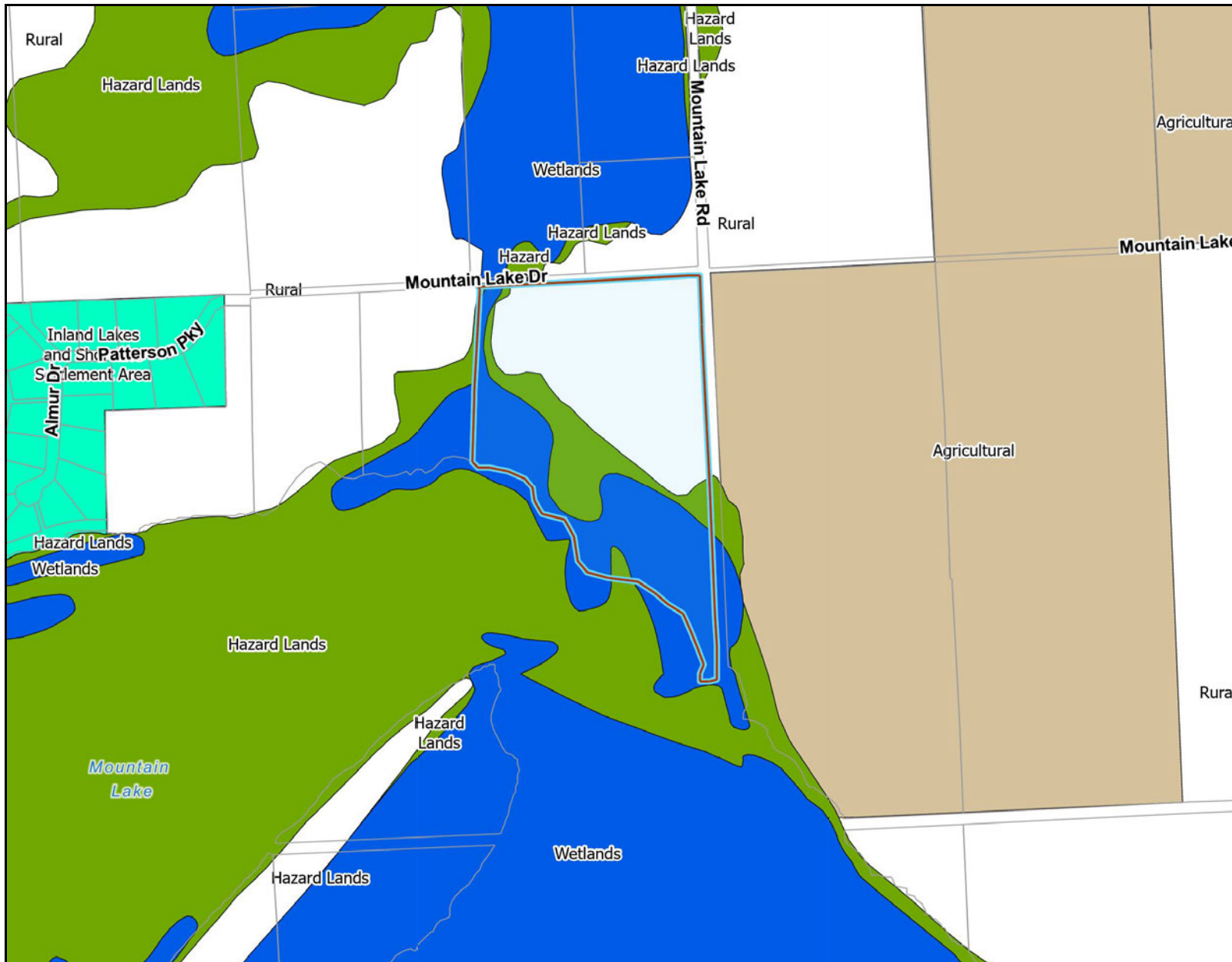
Notice: Assessed value may not reflect current market value [MPAC](#)

NEC Designation	Legal Description	Property Use
Outside the Niagara Escarpment Plan Area	KEPPEL CON 18 PT LOT 20 RP;16R11429 PARTS 9 TO 15	Land owned by a non-farmer improved with a non-farm residence with a portion being farmed

Zoning*
Rural,Environmental Protection

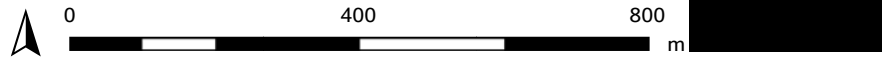
* Zoning may not be accurate. Confirm with local municipal zoning bylaw.





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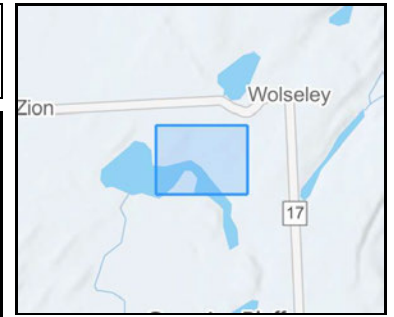
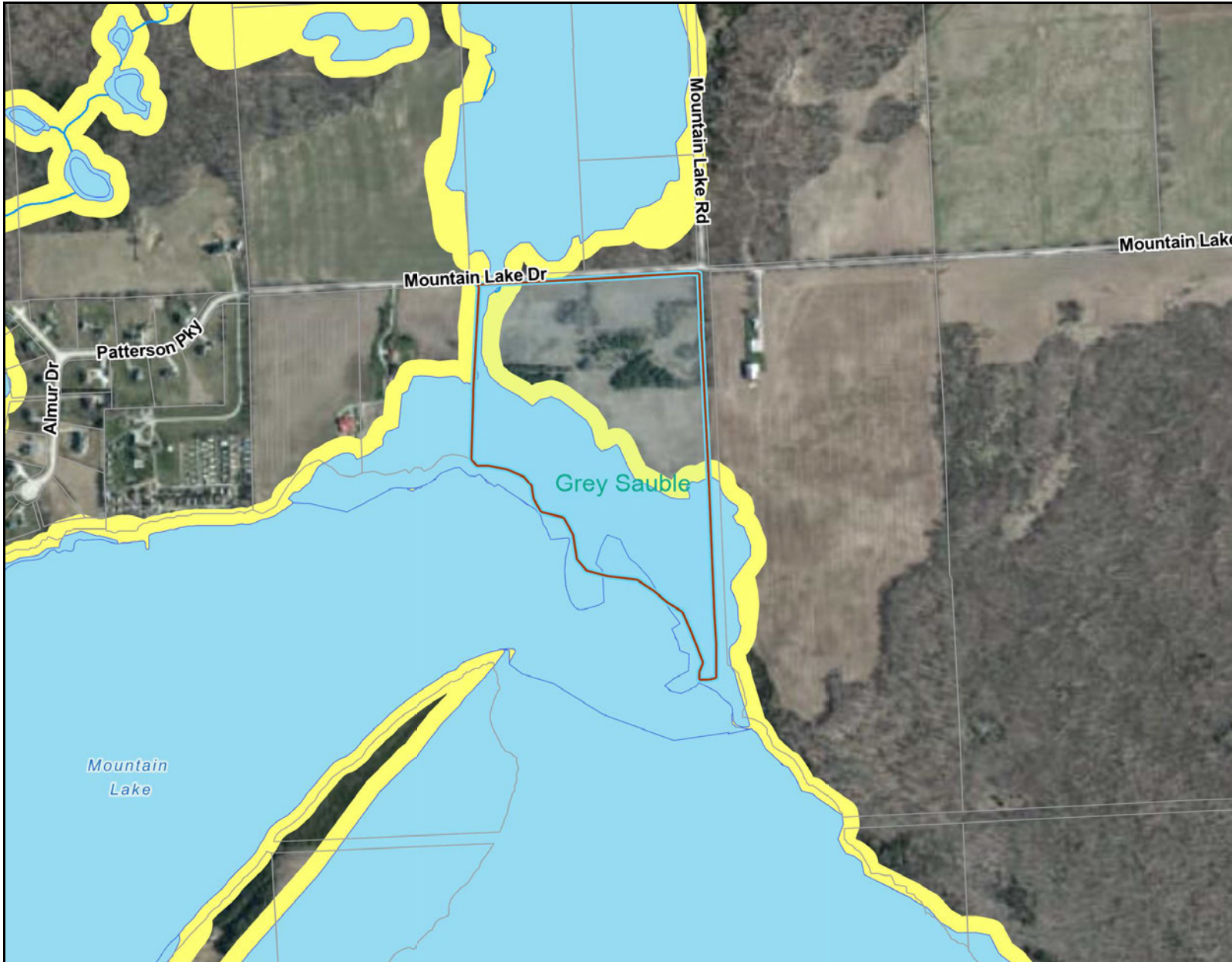
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- Land use
 - Agricultural
 - Hazard Lands
 - Inland Lakes and Shoreline Settlement Area
 - Rural
 - Provincially Significant Wetlands









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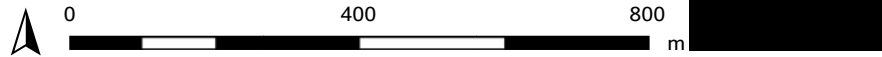
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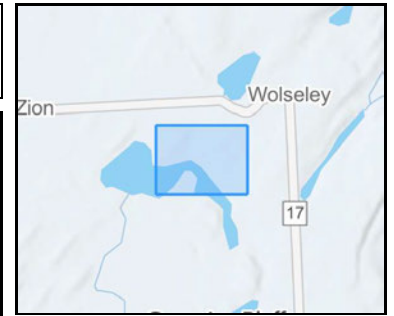
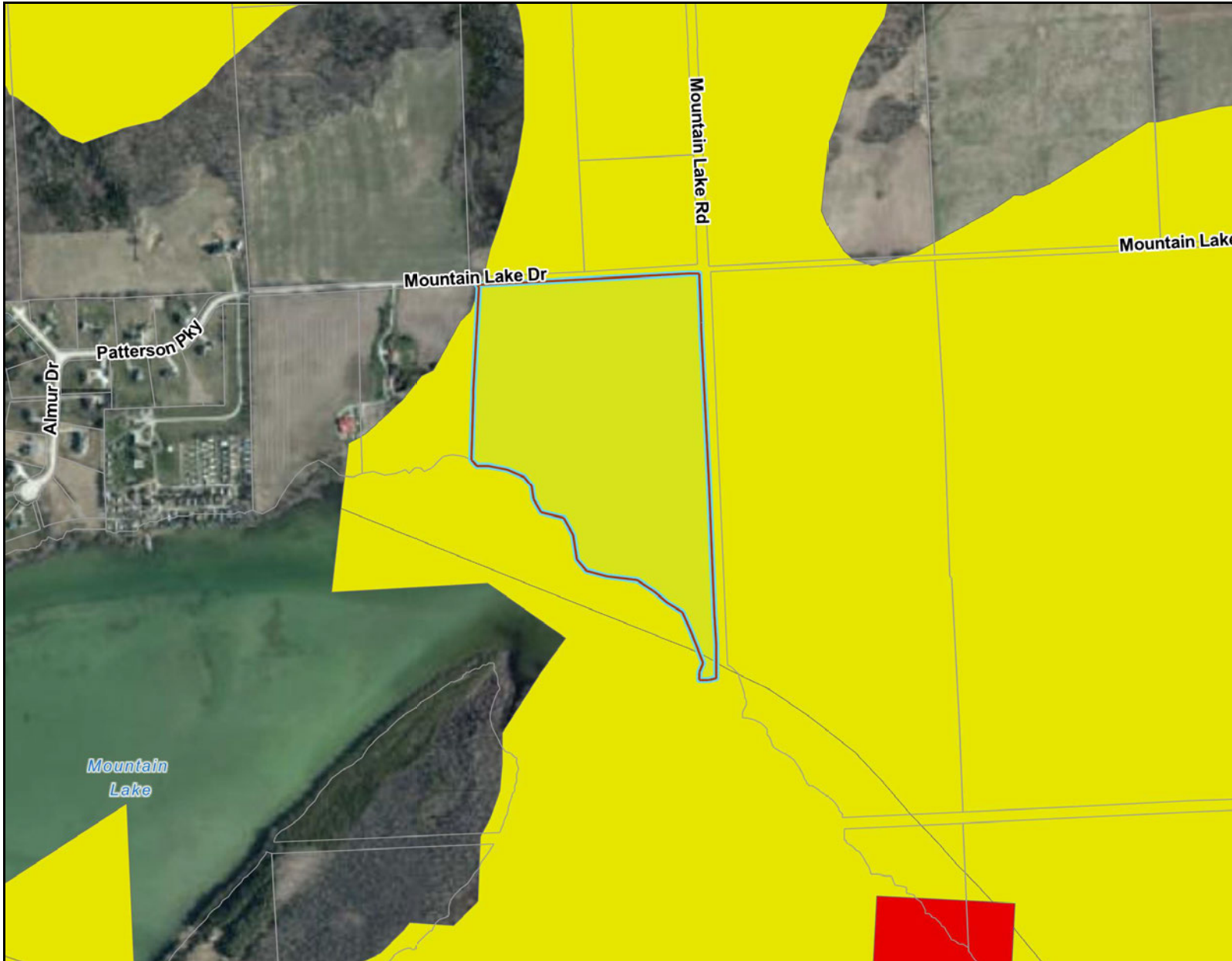
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 - Sub-Watershed Boundary 
 - Wet Areas - GSCA 
 - Watercourses  0
 - Regulations - GSCA 



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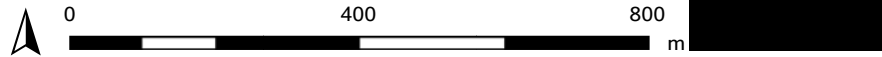
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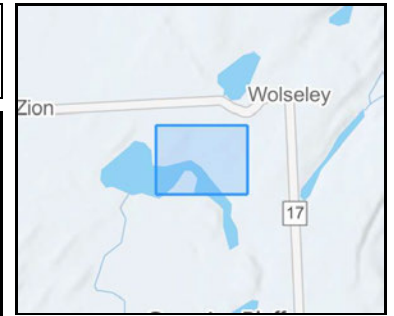
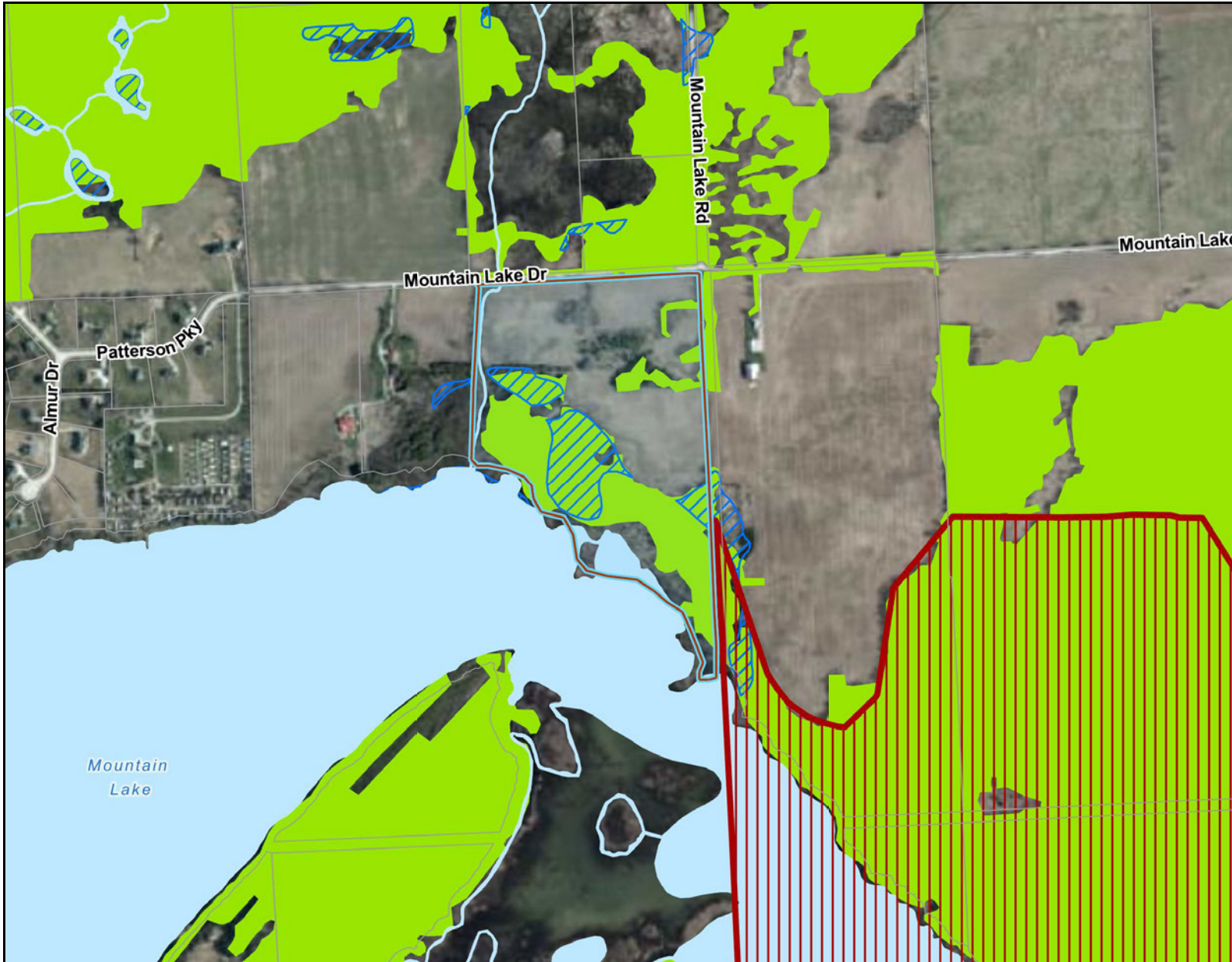
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- County Official Plan (20
- Wildland Fire (Hazard Forest Types)
 - Extreme
- Karst Area



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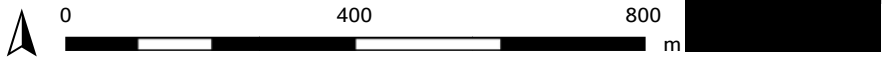
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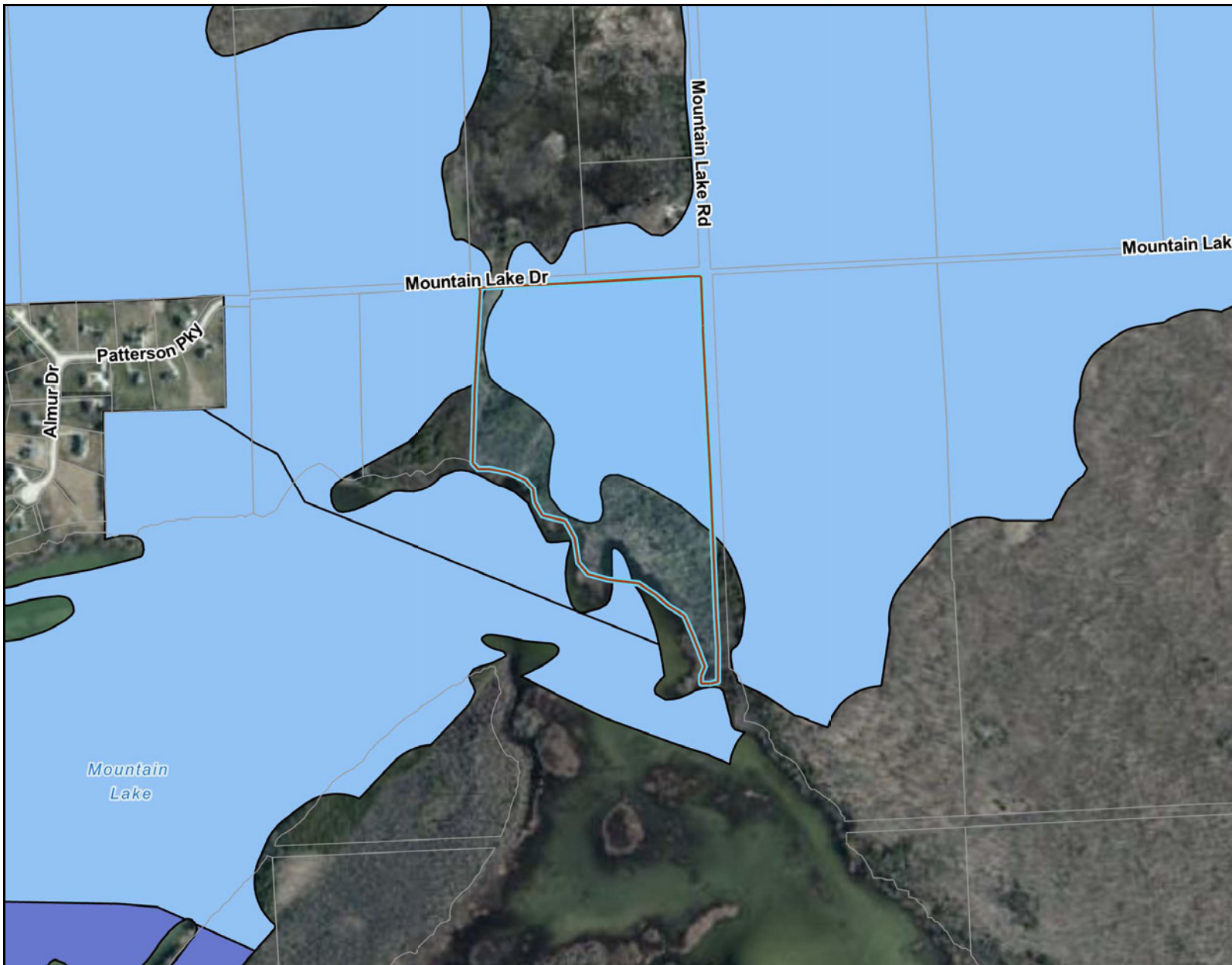
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 - ANSI, Life Science
- Streams
- Lakes and Rivers
- Other Wetlands
- Significant Woodlands



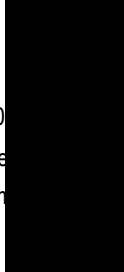


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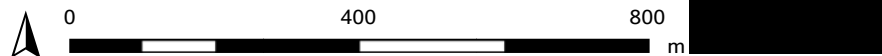


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- Assessment Parcel 
- County Official Plan (20
- Bedrock Drift Thickness
 -  Less than 1 m
 -  1 m to 8 m

Notes

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Date: Wednesday, January 15, 2025
From: Michael Benner, Director of Development and Infrastructure
Subject: **B26/24 Bradshaw Lot Addition**
Report DEV2025-004

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

Recommendation

It has been demonstrated that the proposed application is not consistent with the 2024 PPS. It is also noted that the application does not comply with the Agricultural and Bedrock policies of the Grey County Official Plan. Accordingly, it is recommended that the application be denied.

Application Summary

Application B26/24 was deferred on the November 19, 2024 Committee of Adjustment Meeting. The application has now been amended to propose the severance of a 17.05 hectare parcel from an existing 35.82 vacant parcel fronting onto Bruce Road 10. The severed parcel will be merged with an abutting 2.4 hectare parcel that was previously severed from the subject lands. The retained parcel will continue to be used for agricultural uses with no structures proposed at this time.



	Severed Parcel	Retained Parcel
Lot Area	17.05 ha	18.77 ha
Lot Frontage	375.8 m	500 m
Depth (Side Lot Line)	385.23 m	385.23 m
Servicing	None	None
Existing Buildings	None	None
Proposed Buildings	None	None



Policies Affecting the Proposal

Provincial Policy Statement (PPS, 2024)

The 2024 Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act (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 Act requires that all decisions made thereunder by an approval authority shall “be consistent with” the PPS.

The subject lands are considered as ‘Agricultural’ and ‘Rural’ in the PPS.

Sections 2.5 and 2.6 of the PPS provide direction for development on Rural lands. Permitted uses on rural lands include:

- a) *the management or use of resources;*
- b) *resource-based recreational uses (including recreational dwellings);*
- c) *residential development, including lot creation, that is locally appropriate;*
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) *home occupations and home industries;*
- f) *cemeteries; and*
- g) *other rural land uses.*

Section 4.3 provides direction for development on Agricultural lands. Subsection 4.3.3 provides direction on lot creation and lot adjustments in Agricultural areas as follows:

1. *Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:*
 - a) *agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;*
 - b) *agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;*
 - c) *one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:*



1. *the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
 2. *the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and*
- d) *d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.*

2. *Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.*

The lot addition, as proposed, does not comply with the Agricultural policies contained in the 2024 Provincial Policy Statement.

Grey County Official Plan (GCOP)

Schedule A of the County OP designates the subject lands as 'Agricultural', 'Hazard' and 'Rural'. The lands to be severed are located in the Agricultural designation and the lands to be retained are located within the Rural designation. Section 5.2.3(3) of the GCOP states that:

Lot adjustments in the Agricultural land use type may only be permitted for legal or technical reasons.

The GCOP defines legal and technical reasons as:

LEGAL OR TECHNICAL REASONS means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

The proposed lot addition does not appear to meet this legal or technical definition.

Schedule B of the GCOP indicates that the subject lands also contain a 'Mineral Resource Extraction Area'. Section 5.6.2(10) states that:

Consents to sever an existing Mineral Resource Extraction land use type from a non-farm sized lot (i.e. the severed or retained lot will be less than 20 hectares) will not be permitted.

The southern half of the lot is designated as a Mineral Resource Extraction Area and would be the retained parcel. As the retained parcel would be less than 20 hectares in size the proposed severance is not permitted under policy 5.6.2(10).



The lot addition, as proposed, does not comply with the policies contained in the Grey County Official Plan.

It should be noted that the applicant has met with County Planning staff and was made aware of the above noted policies. Nonetheless, the applicant has expressed an interest in still proceeding to a hearing on the proposal.

Township of Georgian Bluffs Zoning By-law 2020-020

The subject lands are zoned as Agricultural, Rural Extractive Industrial and Environmental Protection. The lot addition as proposed would comply with the Agricultural Zoning provisions.

Relevant Consultation

Notice of this application was provided to all relevant review agencies and neighbouring property owners within 60 metres of the subject lands on December 9, 2024.

Grey County Planning and Development Services comments dated December 18, 2024.

County Planning staff recommend that the subject application be refused as the proposal does not meet the legal or technical definition under the Agricultural designation and does not conform with Section 5.6.2(10) related to severances on lands containing active quarry operations. Furthermore, the County's Bedrock policies and the County's Natural Heritage policies have not been adequately addressed.

Conclusion & Recommendation

It has been demonstrated that the proposed application is not consistent with the 2024 PPS. It is also noted that the application does not comply with the Agricultural and Bedrock policies of the Grey County Official Plan. Accordingly, it is recommended that the application be denied.

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP



Report Approval Details

Document Title:	DEV2025-004 B26-24 Bradshaw Severance.docx
Attachments:	<ul style="list-style-type: none">- Application.pdf- Site Plan.pdf- Updated Notice Of Public Hearing B26-24 Bradshaw.pdf- Revised County Comments B26-24 Bradshaw.pdf
Final Approval Date:	Jan 7, 2025

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

Niall Loble, Chief Administrative Officer



Township of Georgian Bluffs Committee of Adjustment

Severance Application

Date Accepted: October 7 File No: B 26 124 Roll #: _____

Note: Questions 2, 3, 6, 7, 8, 9, 10, 11, 12 a & b, & 14 are **minimum mandatory requirements** as prescribed in the schedule to Ontario Regulation 41/95, Planning Act, and **must be completed**. The remaining questions assist the Committee and Agencies in evaluating your application. You can help ensure a thorough evaluation is completed by answering all questions. Failure to provide adequate, correct information may result in your application being refused.

1. Approval Authority: The Township of Georgian Bluffs Committee of Adjustment

2. Owner: MARGARET BRADSHAW

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

3. Applicant (if different from Owner): _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

4. Agent/Solicitor: Randy Bradshaw

Address: 18589 Bruce Rd O

Phone Number: _____ Postal Code: _____

Email: _____

5. Communications should be sent to:

Owner Applicant/Authorized Agent Solicitor Other: _____

Authorization:

I/We, MARGARET BRADSHAW (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize Randy BRADSHAW to make this application on my/our behalf.

Date: OCT 6TH 2024 Signed: _____

Date: OCT 6TH 2024 Signed: _____

Witness to signature: _____

Note: In this form, "Subject Land" means the parcel to be severed and the parcel to be retained

6. Subject Land:

Legal Description: Keppel Con 4 and 5 Part Lot 1

Former Municipality: Keppel

Civic Addressing Number: 018545 Bruce Road 10

7. Description of Subject Land:

a) **Existing** use of Subject Land: vacant

b) **Existing** Buildings: None

c) Is the Subject Land presently subject to **any** of the following:

Easement Restrictive Covenants Right of Way

Note: All existing easements and right of ways must be shown on the sketch.

8. Proposal: (Dimensions must be accurate)

Dimensions of land intended to be **severed**

Frontage 375.8 m

Depth: Side Lot Line 385.23 m

Width: Rear Lot Line 311.85 m

Area 17.05 ha

Dimensions of land intended to be **retained**

Frontage 500 m

Depth: Side Lot Line 385.23 m

Width: Rear Lot Line 491.29 m

Area 18.77 ha

9. Use of Subject Land to be **severed**:

- New Lot
- Lot Addition
- Lease/Charge
- Easement/Right of Way
- Correction of Title

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Address: _____

Buildings Proposed: None

10. Use of Lands to be **retained**:

Buildings Proposed: None

Specify Use: _____

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township Road	<input type="checkbox"/>	<input type="checkbox"/>
Non-maintained/seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

Note: If access is from a non-maintained or seasonally maintained road allowance, has an agreement been reached with the Municipality regarding upgrading of the road?

Yes

No

12. Servicing

a) What type of **water supply** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>

If proposed water supply is by well, are the surrounding water well records attached?

Yes

No

b) What type of **sewage disposal** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Septic	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

c) Other Services (check if **any** of these services are **available** to the Subject Lands)

Electricity School Bus Telephone Garbage Collection Other _____

13. Agricultural Property History

- a) What type of farming has been or is currently being conducted? Indicate this on the proceeding page by circling the Animal Type, Description, and Barn Type. Label each barn with a number on the sketch and the form.
- b) How long have you owned the farm? 1972
- c) Area of total farm holding: Hectares _____ Acres _____
- d) Number of tillable: Hectares _____ Acres _____
- e) Is there a barn on the parcel to be severed? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- f) Is there a barn on the parcel to be retained? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- g) Are there any barns, on other properties, within 1 kilometre (1,000 metres) of the proposed lot?

Yes No

14. Property History

- a) Has any land been severed from the parcel originally acquired by the owner of the Subject Land?

Yes No

If yes, and if known, provide for each parcel severed, the Grey County or Georgian Bluffs file number:

15. Sketch

1. You must show **all** of the **required information**.
2. The sketch must be submitted with the application on paper **no larger** than 8 1/2" x 14".
3. Outline the **severed** parcel in **red** and the **retained** parcel in **green**
4. Clearly **label** which is the **severed** parcel and which is the **retained** parcel
5. See page 8 for Sample Sketch.

Required Information:

- a) North Arrow
- b) Subject Land (land owned by the applicant) boundaries and dimensions
- c) Distance between the applicant's land and the nearest township lot line or appropriate landmark (eg. bridge, railway crossing, etc.)
- d) Parcel of land that is the Subject of the application, its boundaries and dimensions, the **part** of the parcel that is to be **severed**, the **part** that is to be **retained** and the location of all land **previously severed**.
- e) The **approximate location** of all natural and artificial features on the Subject Land (eg. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application.
- f) The **use of adjoining lands** (eg. residential, agricultural, cottage, commercial, etc.)
- g) The location, width and names of **all** road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly travelled roads, private roads, rights-of-way or unopened road allowances.
- h) The location and nature of **any** easement affecting the subject land.
- i) All barns and manure storage facilities on the subject property as well as on the adjacent lands. Please indicate the distance from the barns and the manure storage facilities to the proposed severance boundary. Please be sure to indicate the corresponding barn number and manure storage.

Please ensure your sketch is legible and reproducible.

16. Affidavit or Sworn Declaration

I/We

MARGARET BRADSHAW
(Applicant(s) Name(s))

Of the TOWN COLLINGWOOD of COLLINGWOOD
(City/Township)

In the COUNTY SIMCOE of SIMCOE
(County)

Make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

I (we) hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information, without further notice, related to the processing of this application.

Sworn (or declared) before me at the

City of Owen Sound

In the Township of Georgian Bluffs

This 7 day of October 2024

CARLY CRAIG, a Commissioner, etc.,
County of Grey, Clerk of the
Corporation of the Township of Georgian Bluffs

Signature - Commissioner of Oaths

Signature of Applicant's Agent

MARGARET BRADSHAW
Name in Print

RANDY BRADSHAW
Applicant(s) Agent Name in Print

[Redacted Signature]
Signature of Applicant(s)

[Redacted Signature]
Signature of Applicant(s)

[Redacted Name]
Applicant(s) name in Print

[Redacted Name]
Applicant(s) name in Print

Bradshaw Severance, 018545 Bruce Road 10

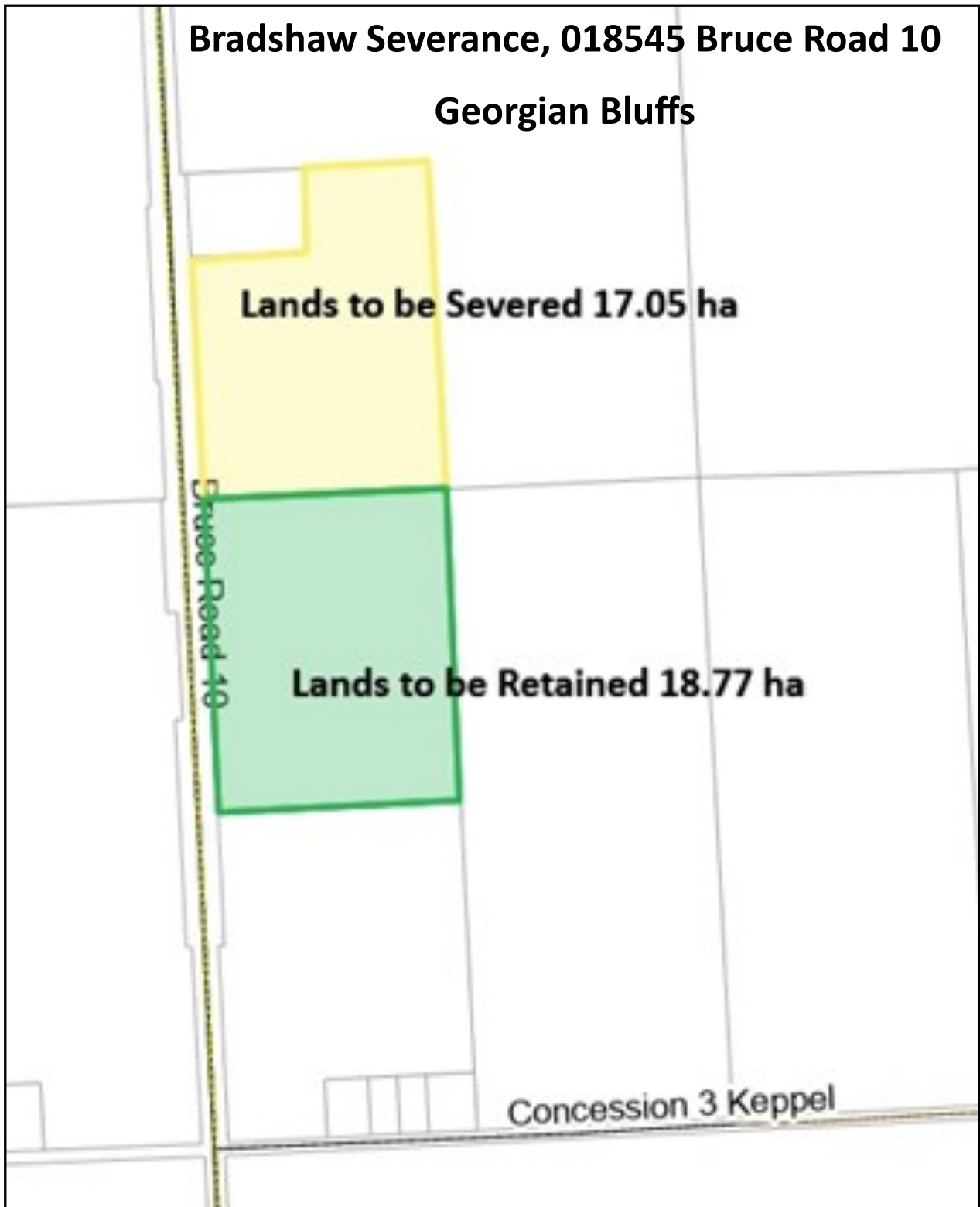
Georgian Bluffs

Lands to be Severed 17.05 ha

Lands to be Retained 18.77 ha

Bruce Road 10

Concession 3 Keppel



Owner(s): Margaret Bradshaw
Agent: Randy Bradshaw
Address: N/A
Legal Desc: Part of Lot 5 Concession 21 Keppel, Part 4 RP 16R 4899
Roll Number: 420362000603626

UPDATED Notice of Complete Application and Public Meeting

Consent Application B26/24 on January 14, 2025, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
 Council Chambers: 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

View electronic public and Council meetings here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application B26/24 has been revised to now propose a lot addition.

The applicants propose to sever a 17.05 hectare parcel from an existing 35.82 vacant parcel fronting onto Bruce Road 10. **The Severed parcel will be merged with abutting lands to the north addressed as 018589 Bruce Road 10.**

The retained parcel will continue to be used for agricultural uses with no structures proposed at this time.



	Severed Parcel	Retained Parcel
Lot Area	17.05 ha	18.77 ha
Lot Frontage	375.8 m	500 m
Depth (Side Lot Line)	385.23 m	385.23 m
Servicing	None	None
Existing Buildings	None	None
Proposed Buildings	None	None

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

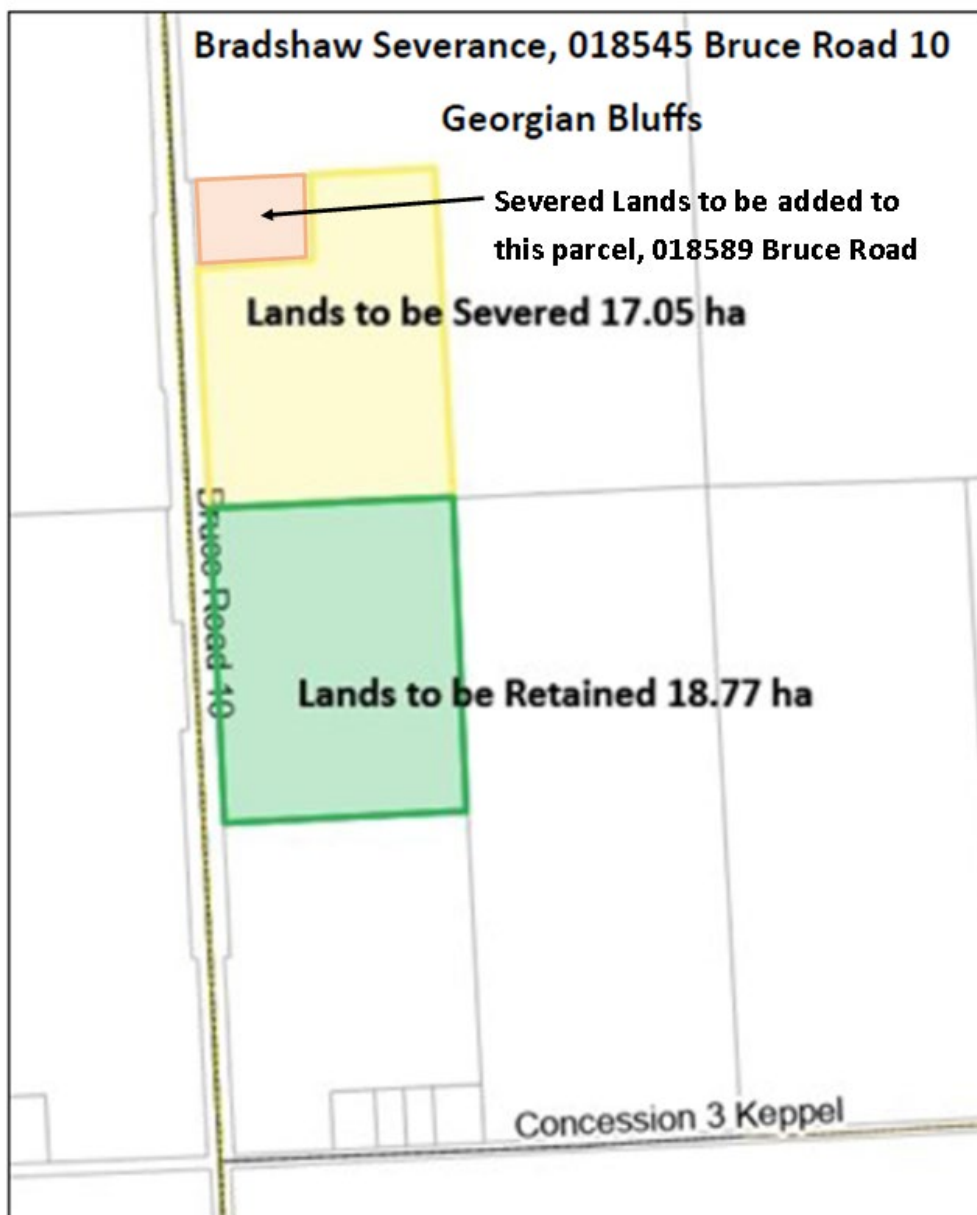
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **December 30, 20254** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs
By email: planning@georgianbluffs.ca
By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant



December 18th, 2024

Michael Benner
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
N4K 5H5

**RE: Consent Application B26-24
Concession 4 and 5, Part Lot 1 (018545 Bruce Road 10)
Township of Georgian Bluffs
Roll: 420362000107400
Owner: Margaret Bradshaw
Applicant: Randy Bradshaw**

Dear Mr. Benner,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to sever a 17.05-hectare parcel from an existing 35.82-hectare vacant parcel fronting onto Bruce Road 10. The severed parcel will be merged with abutting lands to the north addressed as 018589 Bruce Road 10. The retained parcel will continue to be used for agricultural uses with no structures proposed at this time.

Schedule A of the County OP designates the subject lands as 'Agricultural' and 'Rural'. Section 5.2.3(3) states,

Lot adjustments in the Agricultural land use type may only be permitted for legal or technical reasons.

The County OP defines legal or technical reasons as the following:

LEGAL OR TECHNICAL REASONS means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

The proposed lot addition does not appear to meet the legal or technical definition. As a general note, the legal or technical reason definition is taken directly from the 2024 Provincial Planning Statement.

Section 8.9.1(4) of the County OP states,

The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:

- d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.*

From a general planning perspective, it should be ensured that the subject lands can safely provide on-site water and sewage servicing.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed lot addition is partially located within the Hazard Lands. County Planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Lands.

Schedule B of the County OP indicates that the subject lands contain a 'Mineral Resource Extraction Area'. Section 5.6.2(10) states,

Consents to sever an existing Mineral Resource Extraction land use type from a non-farm sized lot (i.e. the severed or retained lot will be less than 20 hectares) will not be permitted.

The southern half of the lot is designated as a Mineral Resource Extraction Area and would be the retained parcel. The retained parcel would be less than 20 hectares. Therefore, the proposed severance is not permitted. The Mineral Resource Extraction Area appears to be inactive; however, the Ontario Pits and Quarries mapping shows that the southern half of the property is listed as an active quarry. No additional information has been submitted regarding the licensed quarry operation at this time.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

Natural Heritage

The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands, and fish habitat. It is Grey County staffs understanding that there is no structural development proposed at this time and there is sufficient developable area on the severed parcel and a small developable area in the northwest corner of the proposed retained parcel. As such, it is Grey County Staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived.

Staff recommend a holding provision be added to the natural heritage features on the proposed severed and retained parcels through a condition of consent that restricts development until an Environmental Impact Study is completed to the satisfaction of the County of Grey and Township of Georgian Bluffs.

Stormwater Management

It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.

Source Water Protection

It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Appendix E of the County OP indicates that the subject lands contain 'Bedrock Drift Thickness – 1m to 8m'. Section 5.6.6(3) states,

Minor lot additions to existing lots may be permitted in Bedrock and Shale Resource Areas, if the following criteria can be met:

- *Demonstrate the appropriateness of the land area to be severed (i.e. land need, boundary error, servicing, parking, etc.);*

- *Demonstrate that the outcomes of the lot addition will not unduly impact future resource extraction, both from an availability of land and potential land use conflict perspective,*
- *Demonstrate the need for the lot addition,*
- *Demonstrate that the policies of section 5 of this Plan are addressed, and*
- *To explain the hardship imposed by not permitting the severance.*

All reasonable efforts shall be made to minimize any impacts on the Bedrock and Shale Resource Areas through any lot additions.

Lot additions for the purposes of consolidating resource lands may be permitted, provided a new non-farm sized lot is not created.

Lot adjustments in the Agricultural land use type and Special Agricultural land use type may only be permitted for legal or technical reasons.

The above policies have not been addressed by the Applicant at this time. That said, the proposal does not meet the legal or technical definition under the Agricultural designation. Therefore, County staff would suggest that the proposal is beyond a minor lot addition, which may be permitted in the Bedrock designation.

County Transportation Services have reviewed the subject application and have a comment stating,

County Transportation Services have no concerns regarding the severance. Any future entrance applications must meet the required sight distance and separation distance requirements.

County Planning staff recommend that the subject application be refused as the proposal does not meet the legal or technical definition under the Agricultural designation and does not conform with Section 5.6.2(10) related to severances on lands containing active quarry operations. Furthermore, the County's Bedrock policies and the County's Natural Heritage policies have not been adequately addressed.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,



Page 5
December 18th, 2024

Derek McMurdie
Planner
(548) 877 0857
Derek.McMurdie@grey.ca
www.grey.ca