

PLANNING JUSTIFICATION REPORT

County of Grey Official Plan
Amendment, Zoning By-law
Amendment & Site Plan Approval
Client: 2765746 ONTARIO INC.

Prepared by: Loft Planning Inc.
March 10, 2022 (Updated)



LOFT PLANNING

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1.0 Introduction

We have been retained by 2765746 ONTARIO INC. owners of PT LT 16 CON 5 16R-10169 PT 3 in the Township of Georgian Bluffs (the “subject lands”), to act as planners for Applications for an Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval for a facility in which to operate a landscape business including ancillary uses as noted within this report.

The subject lands are designated as Rural, Hazard and Wetland in the County of Grey Official Plan and are zoned as Rural (RU) and Environmental Protection (EP) in the Township of Georgian Bluffs Comprehensive Zoning By-Law 2020-020. Based on a review of the proposed development and as a result of formal pre-consultation, the following planning applications are required:

- **Official Plan Amendment** to re-designate a portion of the subject lands from Rural to Space Extensive Commercial Industrial (Site Specific) to permit the development of the subject lands for a landscape business including ancillary uses.
- **Zoning By-Law Amendment** to re-zone a portion of the subject lands from Rural (RU) and Environmental Protection (EP) to Highway Commercial – Site Specific (C4-Site Specific) and Environmental Protection. The proposed exception will include the following:
 - To permit additional uses including Open Storage, Accessory Bulk Sales Establishment and Contractors Yard;
 - To permit a front yard setback of 17.5 m where 20 m is permitted; and
 - To permit a height of 11.5 m where 10 m is permitted.

The landscape business requires the addition of ancillary uses including contractors' yard, open storage and accessory bulk sales as permitted uses in the Zoning By-law (ZBL). The open storage will be used for docks which are sold by the business and the bulk sales component will comprise mulch and stone piles stored on the site. The lands designated Hazard and Wetland and zoned as Environmental Protection will remain unchanged.

A Stormwater Management Report, Servicing Report, Karst Topography Assessment, Environmental Impact Study and Architectural plans have been included as part of a complete submission and are summarized within this report.

2.0 Location & Site Description

The subject lands are identified as Part Lot 16 Concession 5 16R-10169 Part 3, Township of Georgian Bluffs. The lands are located just south of Springmount with frontage on the west side of Grey County Road 18 south of the intersection with Highway 21/6 (Figure 1: Location).

The subject lands comprise a vacant 20.19 ha (49.89 ac) parcel, with a frontage 151.68 m on Grey County Road 18 (Figure 2: Aerial). The westerly area of the subject lands is occupied by a portion of the Long Swamp Provincially Significant Wetland (PSW). This area is regulated by the Grey Sauble Conservation Area and is the area designated as Hazard and Wetland and zoned as Environmental Protection (EP) (Figure 2: Aerial of Subject Lands).

Generally, the area can be described as a rural area with rural commercial industrial uses in close proximity. The area does have a significant amount of environmental protection lands associated with the Pottawatomi River that runs to the north and the Pottawatomi Conservation Area that is located to the northeast. The Long Swamp Provincially Significant Wetland is located to the rear and west of the subject lands. The urban periphery of Springmount and Owen Sound exists to the north and northeast where Grey County Road 18 turns into Highway 6 north of Highway 21. The surrounding area supports several commercial, institutional, and industrial uses including JP Commercial Contractors across the road and the Township's municipal offices to the north. The surrounding land uses are described as follows:

- **North:** Township of Georgian Bluffs municipal offices and Coca Cola truck transfer station.
- **West:** Rural Area and Environmental Protection lands
- **South:** Rural and agricultural lands.
- **East:** JP Commercial Contractors and rural residential lands.

As discussed, Springmount and Owen Sound are located to the north and north east. Highway commercial uses are located to the north at the intersection of Highway 6 and 21. Properties directly north of the subject lands along Grey County Road 18 support numerous commercial and industrial uses. Accordingly, the subject lands are ideally located for a space extensive industrial and commercial use given the rural location outside the periphery of a settlement area and an area that already is interspersed with similar, compatible uses.

3.0 Proposed Development

The Applicants require a facility out of which they can operate their landscape business. The facility will front onto Grey Road 18 occupying the front portion of the lands with the environmental protection area occupying the remainder. The technical submission includes a Stormwater Management Report, Servicing Report, Environmental Impact Study, Karst Topography Assessment and Architectural Plans and Design Brief.

3.1 Site Features

The proposed development will occupy 6.83 ha of the subject lands and will include retail space, administration offices and a workshop building with ancillary uses, private services and parking. (Figure 3: Site Plan). The site plan is described as follows:

- Two buildings having building areas of 464.51sqm (shop) and 489.16sqm (office) respectively joined through a pergola enclosure with landscaped area;
 - Main Building – providing retail, administrative and office space and fronting along Grey Road 18.
 - Commercial Shop – including a shop, storage space, washroom facilities and located behind the office building.
- Three parking areas which will accommodate a total of 89 parking spaces:
 - 53 spaces along the north side yard including 2 barrier free for offices and visitors to the business.
 - 18 employee parking spaces along the south side of the proposed shop.
 - 18 spaces for truck and trailer parking along the rear north side yard of the subject lands.
 - *The required parking is 49 spaces.*
- Several storage areas including:
 - Mulch and soil storage
 - Stone and Landscape Supply Storage
 - Dock Storage
- Two Plant Housing structures.

Significant landscaped areas have been incorporated into the site design including landscape buffers along the north and south side yards, landscaped areas within the retail/office space parking lot and landscaped areas along Grey Country Road 18 all of which will include a variety

of trees and shrubs. Finally, one access is proposed from Grey Road 18 at the northeast corner of the subject lands. Loading areas are proposed along the north side of the buildings.

3.2 Stormwater Management Report (GM Blueplan)

The Stormwater Management Report proposes a stormwater quantity and quality plan to maintain peak flows from the site to at or below existing conditions as follows:

1. Peak outflows to the Black Ash Wetland under proposed conditions are increased for the 2-year storm, and less than or equal to existing conditions under the 5, 10-, 25-, 50-, and 100-year storm events.
2. Total peak outflow from the subject area ultimately draining to the rear wetland under proposed conditions is increased for the 2-year storm and is expected to be less than the existing conditions under the 5, 10-, 25-, 50-, and 100-year storm events.
3. Given the "treatment train" approach used in the design of the proposed SWM system, and the features utilized, runoff from the site is expected to be treated to an Enhanced Level of treatment.

3.3 Environmental Impact Study (SAAR)

The Environmental Impact Study advised that the wetland supports features such as Sedge Wren, Black Tern and colonial Great-blue Heron which are not compromised by the location of the proposed land use. The building site is located on previously disturbed lands and the proposed development will have no negative impacts to the wetland values or on the features or functions of the PSW. Recommendations were made which included planting a sacrifice crop where some nursery trees are planted to bolster the existing treed edge of the PSW and are not removed.

3.4 Karst Topography Assessment (GM BluePlan)

The investigation identified no evidence of significant karst features or hydraulically active karst in the areas of the subject lands that are proposed for development. Karst features are not expected to affect or compromise the proposed development and the proposed development is not expected to negatively affect the water resources associated with the area karsts. Recommendations were made for additional investigations at the time of development.

4.0 Policy Analysis

A review of planning documents must be undertaken to determine conformity of the proposed development to the Planning Act as well as the provincial and municipal planning documents. A review of the proposed OPA and ZBA applications based on the applicable planning documents made the following conclusions:

- 1. The Proposed Development has Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990).** Section 2 of the Planning Act requires planning authorities to have regard for matters of provincial interest. The applications will facilitate the creation of a new business with new employment opportunities for the community on a site that is appropriately located for this type of growth and development and has been appropriately designed to be functional, attractive and have no impacts on the associated PSW.
- 2. The Proposed Development is in the Public Interest.** The OPA and ZBA will facilitate the development of a landscape business on an existing vacant lot. The business is appropriately located within a rural area, can operate based on rural services and will generate employment opportunities for the community.
- 3. The Proposed Development is Consistent with the Provincial Policy Statement.** The proposed application is consistent with the Provincial Policy Statement (PPS) 2020 which promotes opportunities to support a diversified rural economy and directs development to rural areas that is compatible with the rural landscape and can be sustained on rural service levels.
- 4. The Proposed Development Conforms to the general intent of the County of Grey Official Plan.** An OPA is required to permit the proposed use. The OPA application fulfills the intent of the planning documents which guide growth and development on the subject lands.

A detailed review of the applicable planning documents is provided in the following sections.

4.1 Planning Act

The Planning Act is the central piece of legislation which governs land use planning in Ontario and must be considered by planning authorities when making decisions. In consideration of the

Official Plan and Zoning By-law Amendments, Sections 2 (Provincial Interest) and 3 (Provincial Plans) of the Planning Act apply.

Section 2 requires that regard be given to matters of “Provincial Interest” including the protection of ecological systems, the adequate provision of employment opportunities, the appropriate location of growth and development and the promotion of built form that is well designed.

The subject lands are designated as Rural, Hazard and Wetland in the County of Grey Official Plan and zoned as Rural (RU) and Environmental Protection (EP) in the Township of Georgian Bluffs Zoning By-Law. The environmental area at the rear of the subject lands will remain protected while the remainder will be developed for a new landscape business, generating new employment opportunities for the community. The site is an appropriate location for this type of development and the site plan proposes a development that been designed to be functional and attractive as well as appropriately buffered from the road through the use of landscaping features.

Section 3 (5) (a) of the Planning Act requires that decisions affecting planning matters must be consistent with policy statements and conform to provincial plans that are issued under the Act. The Provincial Policy Statement (PPS) 2020 applies to the proposed development and is considered below in Section 4.2.

CONCLUSION:

The proposed application for the subject lands meets the requirements of the Planning Act RSO.

4.2 Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) 2020 provides policy direction on matters of provincial interest related to land use planning and development, directing the location and nature of appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The subject lands are located within a rural area on the urban periphery of Springmount and Owen Sound and in an area that is interspersed with environmental protection lands. A review of the PPS identified relevant policies in Section 1 - Building Strong Healthy Communities and Section 2 - Wise Use and Management of Resources, and Section 3 - Protecting Public Health and Safety

➤ **Section 1 - Building Strong Healthy Communities**

Section 1.1.4 provides policies for Rural Areas in municipalities and Section 1.1.5 applies specifically to Rural Lands. The subject lands are located within the Rural Area and are considered as Rural Lands in the context of the PPS. The PPS recognizes that healthy, integrated and viable rural areas be supported by building upon rural character and leveraging rural amenities and assets, using rural infrastructure and public service facilities efficiently and promoting diversification of the economic base and employment opportunities through the development of new businesses such as that being proposed.

Growth and development may be directed to rural lands in accordance with Section 1.1.5 and a range of uses are permitted including other rural land uses which applies to the proposed landscape business. This section promotes development that is compatible with the rural landscape and can be sustained on rural service levels and is appropriate for the available infrastructure. The policies in Section 1.7 also support long-term economic prosperity by promoting opportunities for economic development.

As discussed, the proposed development is appropriate based on a consideration of the surrounding uses and a design that is sensitive to adjacent uses. The landscape business will contribute to the economic viability of the area through the creation of jobs while providing resources to the development industry. The proposed development will facilitate the efficient use of the available infrastructure and public service facilities by developing vacant land on the existing, available infrastructure.

➤ **Section 2 – Wise Use and Management of Resources**

Ontario's prosperity and well-being are dependent on conserving biodiversity and protecting natural, heritage, water, agricultural, mineral and cultural resources. The area around the subject lands is interspersed with environmental lands associated with the Pottawatomi River and the Pottawatomi Conservation Area, Pottawatomi River and a portion of a PSW occupies the rear of the subject lands. The PPS requires that natural areas and features be protected for the long term and the diversity and connectivity of natural features in an area and the long-term ecological function and biodiversity of natural heritage systems should be maintained and improved if possible (policies 2.1.1 and 2.1.2). Development and site alteration are not permitted on lands adjacent to natural heritage features and areas unless the ecological function of the adjacent lands have been evaluated and it has been demonstrated no negative impact on the natural features or their ecological function (policy 2.1.8)

An Environmental Impact Study was undertaken by SAAR Environmental Limited which concluded that the proposed development will have no negative impacts to the wetland values or on the features or functions of the PSW. Recommendations were made which will be implemented as part of the development.

➤ **Section 3.0 – Protecting Public Health and Safety**

A portion of the subject lands are designated as Hazard by the County of Grey Official Plan. Development is directed away from areas of natural or human-made hazards where there is risk to public health or safety or property damage. No development is proposed on lands that are identified as hazard.

CONCLUSION:

Consistency with the Provincial Policy Statement 2020 has been demonstrated.

4.3 County of Grey Official Plan

The subject lands are designated as Rural, Hazard and Wetland on Schedule A of the County of Grey Official Plan (Figure 4: County of Grey Official Plan), and the lands designated Hazard are recognized as a Core Area of the Natural Heritage System on Schedule C. The area of the subject lands designated as Rural comprise the lands proposed for development and the Wetland and Hazard lands, located at the rear of the property, will remain undeveloped under the Hazard and Wetland designation. The Rural policies do not recognize the proposed landscape business and ancillary uses as permitted and, therefore, an Official Plan Amendment is required to re-designate the Rural portion of the lands to Space Extensive Industrial and Commercial. (Appendix A – Draft Official Plan Amendment)

A review of Grey County's Official Plan identified the relevant policies in Section 5.0 Cultivate Grey and Section 7.0 Natural Grey.

➤ **Cultivate Grey**

The subject lands are within Grey County's countryside which is made up of farmlands, recreational areas and resource areas. Several designations apply to lands within the countryside including Rural and Space Extensive Industrial and Commercial. Limited residential development and non-agricultural growth and recreational uses to benefit the countryside and the economy are considered in accordance with the policies of the County's Official Plan (S. 5.1). Lands designated Rural include a mix of farm, resource, forestry and recreational lands

and the predominant use of land is agriculture, aggregate extraction, resource-based recreation and forestry (S. 5.4). Buildings and yards associated with trades are permitted in the Rural designation, however a larger scale landscape business is more appropriate within the Space Extensive designation.

Section 5.7 provides the policies that guide the development of Space Extensive Industrial and Commercial uses. A wide range of uses are permitted within this designation including agricultural bulk sales establishment, warehousing, dry manufacturing plant, equipment sales, sawmill, feedmill/grain elevator, fuel distribution, equipment and machinery sales and rental and horticultural nurseries. In addition to the listed uses, new uses would be permitted subject to satisfying the following criteria (S. 5.7.2. (2):

- a) *The use requires accessible sites to serve their market area;*
 - ✓ The landscape business requires a location on a main road to accommodate truck and trailer traffic and within a reasonable distance to their customers to provide landscape services and products without driving long distances.
- b) *The use serves demands from highway traffic;*
 - ✓ The retail portion of the landscape business requires fairly close proximity to their customer base. The subject lands are suitably located with frontage onto Grey Road 18 and within proximity to Owen Sound and Highway 6/21.
- c) *The use requires a large parking and outdoor storage area or require a large volume single purpose building; and,*
 - ✓ Large areas for storage are required for dock storage, mulch and stones and equipment associated with the landscape business. Large parking areas are required for the retail customers and employees in addition to large truck and trailer loading areas and overnight parking.
- d) *The location of the proposed use in a general industrial block or general retail block in an urban area is not feasible due to its storage area or building volume requirements.*
 - ✓ A rural area outside of a settlement area is more appropriate due to the nature of a landscape business with the storage and parking requirements and potential noise from equipment and loading/unloading of product.

Development criteria in Section 5.7.3 state that new or expanded space extensive land uses provides restrictions in agricultural areas or areas that may interfere with the potential future expansion if the settlement area. The subject lands are not within a prime agricultural area and, while in proximity to Owen Sound, will not interfere with a settlement area boundary expansion.

➤ **Natural Grey**

Section 7 – Natural Grey focuses on the environment and includes Hazard Lands, Provincially Significant Wetlands and Significant Coastal Wetlands land use types as identified on Schedule A. Specific policies and permitted uses are provided that can be considered either within these areas or adjacent to these areas and development can be permitted within or adjacent to these areas subject to specific policies. The rear portion of the subject lands comprises a provincially significant wetland and hazard lands. The proposed development is considered within lands adjacent to the features, therefore, subject to the policies that guide development on and adjacent to Hazard Lands. This area of the site also is identified as a core area of the County's natural heritage system. Policies that guide development on and adjacent to Hazard Lands and that address constraints due to Karst Areas, Core Areas and Provincially Significant Wetlands apply to the applications. Adjacent lands in the context of the proposed development are defined as land within 120 m of the provincially significant wetland at the rear of the property.

○ **Core Areas and Linkages**

Core Areas are the County's largest areas of natural features with the highest priority of environmental protection (S. 7.1) and overlap with other significant natural features including provincially significant wetlands. Development proposed within or adjacent to Core Areas must undertake an EIS to assess the natural features and their adjacent lands and their connections to other natural features. No development is proposed within the Core Area associated with the subject lands but the proposed development is within the lands defined as "adjacent" and, therefore, an EIS has been included as part of the submission.

A range of uses may be permitted within and adjacent to Core Areas including agricultural, existing uses, conservation and forest, fish and wildlife management, compatible recreation and mineral aggregate uses (S. 7.1.3). New or expanded uses beyond what is permitted requires the completion of an EIS.

As discussed, an EIS was undertaken which identified no negative impacts to any features or functions associated with the lands identified as Core Area.

- **Hazard Lands**

The Hazard Lands designation overlaps with the Core Areas identification and, as discussed, no development or change is proposed to the area of the subject lands designated as Hazard Lands.

- **Wetlands**

The Black Ash Wetland is located west of the proposed development envelope and the Long Swamp Provincially Significant Wetland occupies the western portion of the subject lands. No development is permitted within the wetland area and no development on adjacent lands unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or ecological functions. The proposed development will require a permit from the Grey Sauble Conservation Authority (S. 7.3).

The proposed development is located on lands that are adjacent to the natural features. The EIS identified some species associated with the PSW and concluded that the proposed development will have no negative impacts to the wetland values or on the features or functions of the PSW. The EIS does provide recommendations.

- **Karst Areas**

Karst Areas are a development constraint area which present a potential hazard to human safety which must be mitigated through development controls and approvals. Development is generally directed to areas outside of karst topography unless the risk is minor or can be managed or mitigated. In these areas, the proponent of any development application must provide an assessment of the proposed area of development and depending on the site and scale of development, an EIS and Hydrogeological or Karst Study may be required (S. 7.5).

A Karst investigation was undertaken which identified no evidence of significant karst features or hydraulically active karst in the area proposed for development. No negative impacts are anticipated, and recommendations were made for additional investigations at the time of development which will be undertaken.

- **Section 9.3 – Changes to the Plan**

- a) The need for the proposed change; however, this criterion does not apply

to applications for the creation or expansion of a mineral aggregate operation;

The proposal is to establish a Space Extensive Industrial and Commercial use on the subject lands. The business clearly meets the intent of the Space Extensive designation and is most appropriately located outside of a settlement area.

- b) The effect of the proposed change on the demand for services and facilities;

The lands will be serviced by private services and the need for water and private sewage is minimal related primarily to washroom facilities for staff. The lands are located on a County Road.

- c) The implications the change may have on other policies of the Plan;

The lands do include Wetland and Hazard lands, an EIS has been provided which supports the development, provides recommendations and considered all of the uses on site.

- d) The impact of the proposed change on the County's and local municipalities' ability to achieve the principles and policies expressed in this Plan, the local official plan, or on other County or municipal policies, programs and interests;

The proposed business will be a significant business within the community, will bring employment needs as well as provide a retail business to customers.

- e) The information and conclusions provided by the monitoring studies completed under Section 9.4 or the background studies to the Plan; and

Not applicable.

- f) The information requirements listed under the Complete Applications Section 9.17.

Formal pre-consultation did take place and the following technical reports are provided as part of this complete submission, Stormwater Management Plan, Servicing Report, Environmental Impact Study, Karst Assessment and Architectural Plans.

CONCLUSION: Conformity to the County of Grey Official Plan has been established.

4.4 Township of Georgian Bluffs Comprehensive By-Law No. 2020-020

As discussed, the subject lands are zoned Rural (RU) and Environmental Protection (EP) by the Township of Georgian Bluffs Comprehensive Zoning By-Law 2020-020. (Figure 5: Township of Georgian Bluffs Zoning By-Law). The application proposes to re-zone the lands zoned as Rural to Highway Commercial – Site Specific (C4-Site Specific)

The zone provisions for the Highway Commercial (C4) Zone – no municipal water or services include the following:

Highway Commercial (C4)	Requirements	Proposed
Minimum Lot Area	0.8 ha	49.89 ha
Minimum Lot Frontage	100 m	151.68 m
Minimum Front Yard*	20 m	17.8 m
Minimum Interior Side Yard	7.5 m	59.16 m
Minimum Exterior Side Yard	20 m	n/a
Minimum Rear Yard	15 m	1204.91 m
Maximum Lot Coverage	10%	0.25%
Building Height	10 m	11.5 m

* Lots abutting County Road must meet the required County setbacks.

The following are the details of the site-specific request:

- To permit additional uses including Open Storage, Accessory Bulk Sales Establishment and Contractors Yard
- To permit a front yard setback of 17.8 m when 20 m is required.
- To permit a height of 11.5 m when 10 m is permitted.

The additional uses are required to bring the proposed development into conformity with the ZBL and site-specific provisions are proposed to recognize deficiencies in height and setback. The reduction in the front yard setback is required due to a small lot located along the frontage that is owned by the municipality. The applicant is exploring the purchase of this lot at which time the subject lands will comply to the C4 Zone front yard setback provisions.

Additional provisions include the following:

➤ **Section 5.5 Environmental Protection Zone**

The minimum setback from an Environmental Protection Zone shall be 15 m. The applications propose a setback of 15.09 m. Any proposed development within 120 m of a PSW may require an Environment Impact Assessment. These zone provisions have been met.

➤ **Section 5.19 Outdoor Storage**

Where outdoor storage is permitted, the following provisions shall be met:

- a) *such outdoor storage is accessory to the use of the main building on the lot;*
- b) *such outdoor storage is behind the front or exterior wall of the main building facing any road, and complies with all yard requirements;*
- c) *such outdoor storage does not cover more than 15 percent of the lot area; and,*
- d) *any portion of a lot used for outdoor storage is screened from adjacent uses and roads adjoining the lot, by a building, landscaping strip, and/or fence of at least 2.0 metres in height from the ground.*

Outdoor Storage is permitted in the C4 Zone and the proposed development complies with the outdoor storage provisions.

➤ **Section 5.40 Setback from Provincial Highways and County Roads**

Section 5.40 requires a setback from County Road 18 of 23 m in distance from Centre Line of the Road. The proposed setback from the Centre Line of County Road 18 is 62.28 m and therefore, complies with Section 5.40 of the ZBL.

➤ **Section 5.41 Planting Area/Visual Screening**

Provisions in Section 5.41 regulate planting areas and visual screening, providing direction on the required locations, the width of planting areas and vegetation height. Visual screening is required along the lot line where a non-residential lot abuts a residential lot at a minimum width of 1 m and be planted at a minimum height of 1 m with a coniferous type that will attain a minimum height of 3 m. Where a planting area is interrupted by walkways or driveways, a planting area shall not be provided closer than 1.5 m or 3 m to a driveway.

The proposed development appropriately addresses the visual screening requirements.

➤ **6.2 Parking and 6.3 Loading**

The parking provision are provided in Table 6.2 which require 1 space/20 m² of GFA for the proposed use. Parking will be provided as follows:

- Commercial Shop
A total of 24 spaces are required and 34 spaces are proposed.
- Office Building
A total of 25 spaces are required and 37 spaces are proposed.

Two loading spaces have been provided as required by Section 6.3 of the ZBL. Both parking and loading provision of the ZBL have been appropriately addressed.

The proposed Draft Zoning By-law Amendment is included as Appendix B to this report.

5.0 Conclusions

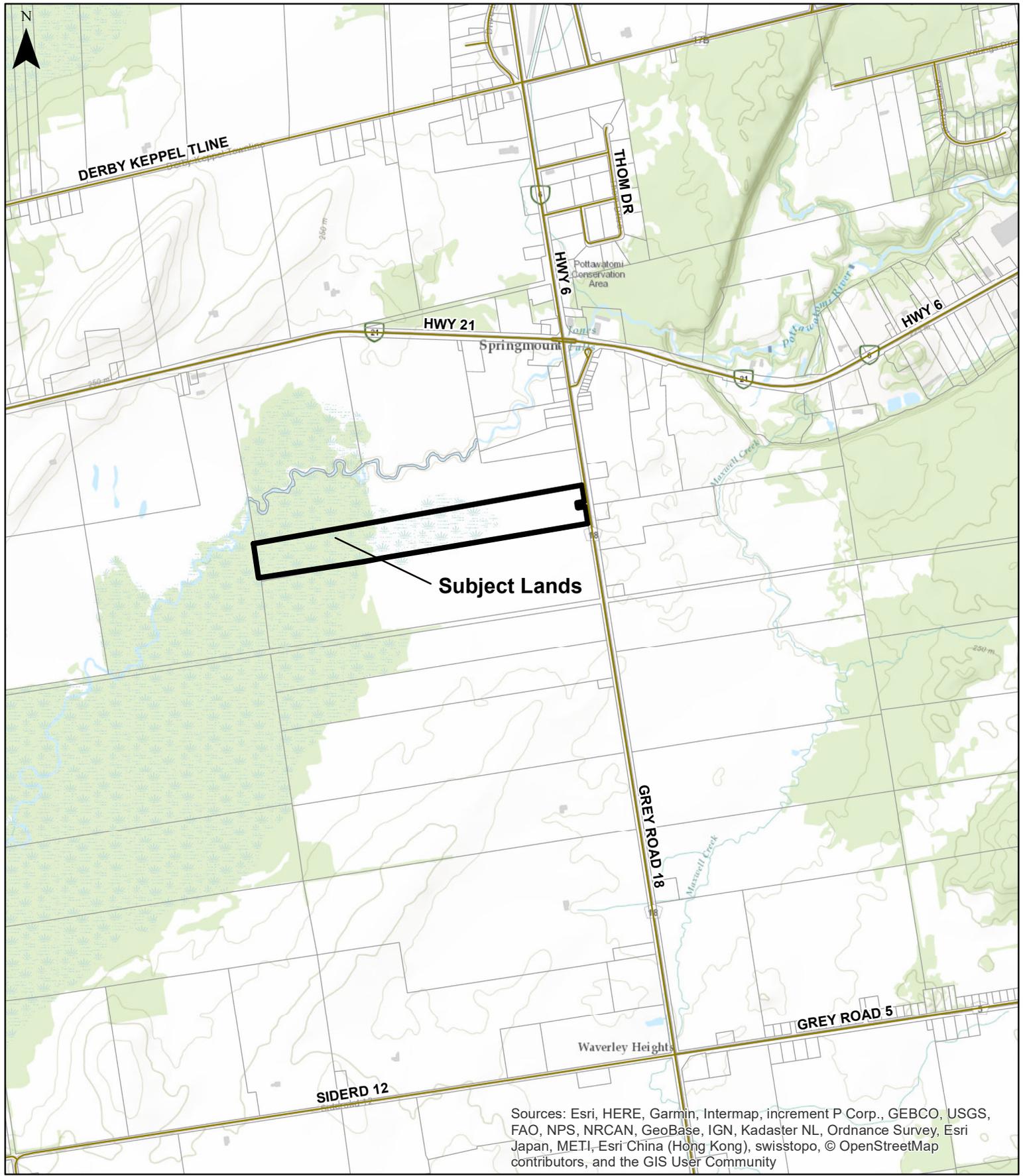
This Planning Justification Report has been prepared in support of the application for an Official Plan Amendment and Zoning By-law Amendment to permit the development of a facility for the operation of a landscape business. The proposal is in keeping with the Planning Act RSO 1990, is consistent with the Provincial Policy Statement, 2020, and conforms to the County of Grey Official Plan meets the intent of the Township of Georgian Bluffs Zoning By-Law 2020-020. Furthermore, it is our opinion that the application represents good land use planning.

Respectfully Submitted,

LOFT PLANNING INC.



Kristine A. Loft, MCIP RPP
Principal



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

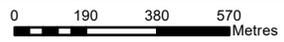


Figure 1
Location
Pt Lt 16 Con 5 Derby Pt 3 16R10169
Township of Georgian Bluffs





Figure 2
Aerial
Pt Lt 16 Con 5 Derby Pt 3 16R10169
Township of Georgian Bluffs

0 50 100 150
Metres



LOFT PLANNING
February 2, 2022

COMMERCIAL SHOP
 ZONING: CA COMMERCIAL
 MUNICIPAL SHOP
 LOCATION: 17794 GREY COUNTY RD 18, GEORGIAN BLUFFS, ONT.
 LOT PLAN: 187 CON 5 FT LT 10
 RES. PLAN: 187 CON 5 FT LT 9
 LOT AREA: 48.89 ACRES (201,867.68M²)
 FRONTAGE: 151.69m
 LOT DEPTH: 1331.94m

SETBACKS	EXISTING	PROPOSED
FRONT YARD	—	40.50m
10M	—	17.5 FROM RU ZONE
REAR YARD	—	120.02M
10.0M	—	10.0M
INTERIOR SIDE YARD (NORTH LOT LINE)	—	59.19M
10.0M	—	10.0M
INTERIOR SIDE YARD (NORTH LOT LINE)	—	62.29M
10.0M	—	10.0M
FRONT YARD TO RU ZONING	—	20.0M
17.8M IF NO LINDER	—	7.1/ DESIGNATION ON NEIGHBORING PROPERTY
20.0M	—	20.0M
GREY SAUBLE CONSERVATION SETBACK (-)	—	—

COMMERCIAL SHOP
 ZONING: CA COMMERCIAL
 MUNICIPAL SHOP
 LOCATION: 17794 GREY COUNTY RD 18, GEORGIAN BLUFFS, ONT.
 LOT PLAN: 187 CON 5 FT LT 10
 RES. PLAN: 187 CON 5 FT LT 9
 LOT AREA: 48.89 ACRES (201,867.68M²)
 FRONTAGE: 151.69m
 LOT DEPTH: 1331.94m

SETBACKS	EXISTING	PROPOSED
FRONT YARD	—	85.50M
10M	—	56.39M FROM RU ZONE
REAR YARD	—	120.09M
10.0M	—	10.0M
INTERIOR SIDE YARD (NORTH LOT LINE)	—	67.54M
10.0M	—	10.0M
INTERIOR SIDE YARD (NORTH LOT LINE)	—	72.71M
10.0M	—	10.0M
FRONT YARD TO RU ZONING	—	20.0M
17.8M IF NO LINDER	—	7.1/ DESIGNATION ON NEIGHBORING PROPERTY
20.0M	—	20.0M
GREY SAUBLE CONSERVATION SETBACK (-)	—	30.11M FROM EXTENT OF PARKING

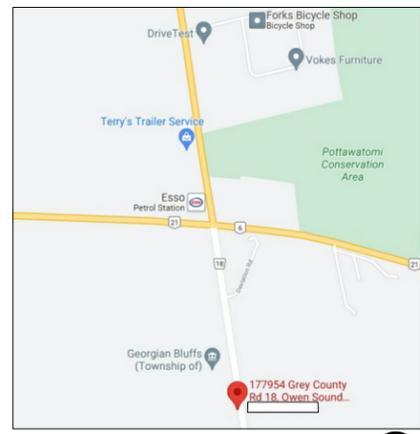
BUILDING HEIGHT ALLOWED 20M
COMMERCIAL SHOP
 OFFICE BUILDING
 PROPOSED: 13M

PARKING REQUIREMENTS
COMMERCIAL SHOP
 REQUIRED: 1 SPACE/205M² = 24 SPACES
 PROVIDED: 34 SPACES

OFFICE BUILDING
 REQUIRED: 1 SPACE/205M² = 25 SPACES
 PROVIDED: 37 SPACES

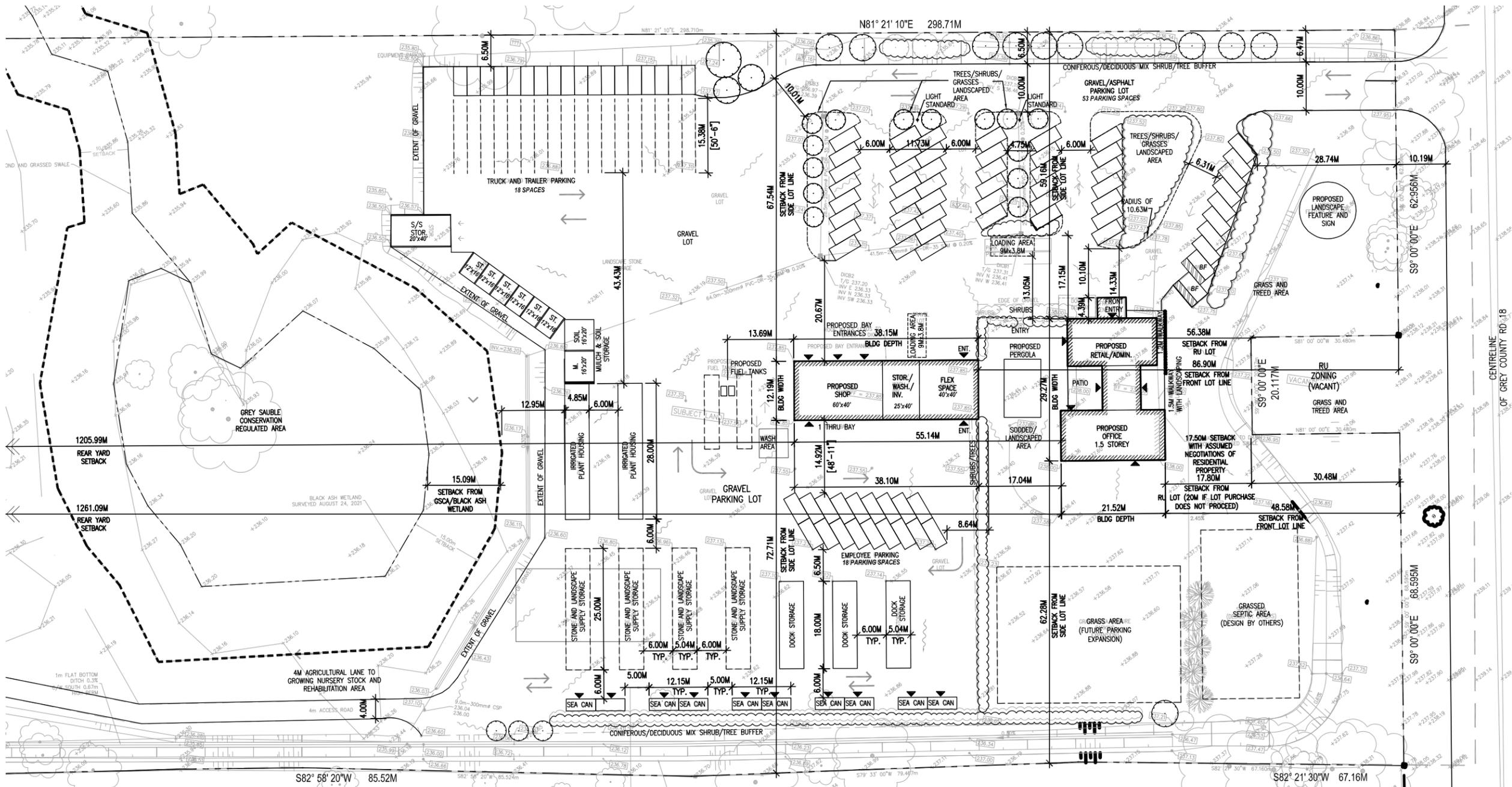
LOT COVERAGE REQUIREMENTS
 ALLOWED: 55% (MKS)
 PROPOSED SHOP: 46.45M² (0.12%)
 PROPOSED OFFICE: 488.16M² (0.13%)
 TOTAL LOT COVERAGE: 0.25% OF EX. LOT

INDICATES DIMENSIONS THAT REQUIRE AN APPLICATION FOR MINOR VARIANCE.
 THE DIMENSIONS NOTED ON THE ARCHITECTURAL SITE PLAN ARE FOR DESIGN REFERENCE ONLY AND BASED ON THE LOT AND GRADING PLAN PROVIDED BY GM BLUE PLANS. THIS IS NOT A SURVEY BY AN OLS.



SITE STATISTICS 3
 NTS A0.01

KEY MAP 2
 NTS A0.01



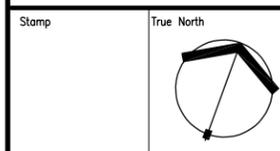
CUSTOM COMMERCIAL
 17794 GREY COUNTY RD 18, GEORGIAN BLUFFS, ONT

OVERALL GFA
SHOP:
 TOTAL SHOP SPACE: 5400SQFT
OFFICE:
 GROUND FLOOR: 418.063M² (4500SQFT)
 2ND FLOOR: 58.99M² (635SQFT)
 TOTAL OFFICE SPACE: 477.053M² (5134.955SQFT)

No.	Revision	Date
01	ISSUED FOR PRELIMINARY PROGRESS	SEPT.20.2021
02	ISSUED FOR PRELIMINARY PROGRESS	OCT.15.2021
03	ISSUED FOR BUILDING PERMIT	DEC.18.2021

All plans and specifications are the property of the Lic. Technologist and must not be reproduced, copied or used for construction purposes without the written approval of the Lic. Technologist. This drawing must not be scaled. The contractor must check and verify all dimensions and specifications against actual project and the conditions and report any discrepancies to the Lic. Technologist before proceeding with work.

ARCHLINES
 899 10th St. W.
 OWEN SOUND, ONTARIO, N4K 3S3
 (E) JAMIE@ARCHLINES.CA



Project Type
 CUSTOM COMMERCIAL

Client
HUTTEN & CO.
 17794 GREY COUNTY ROAD 18
 GEORGIAN BLUFFS, ONT.

Drawing
SITE PLAN

Scale AS NOTED Date JUNE.2021

Drawn By JK Project No. 21-20



OVERALL SITE PLAN 1
 1:400 A0.01

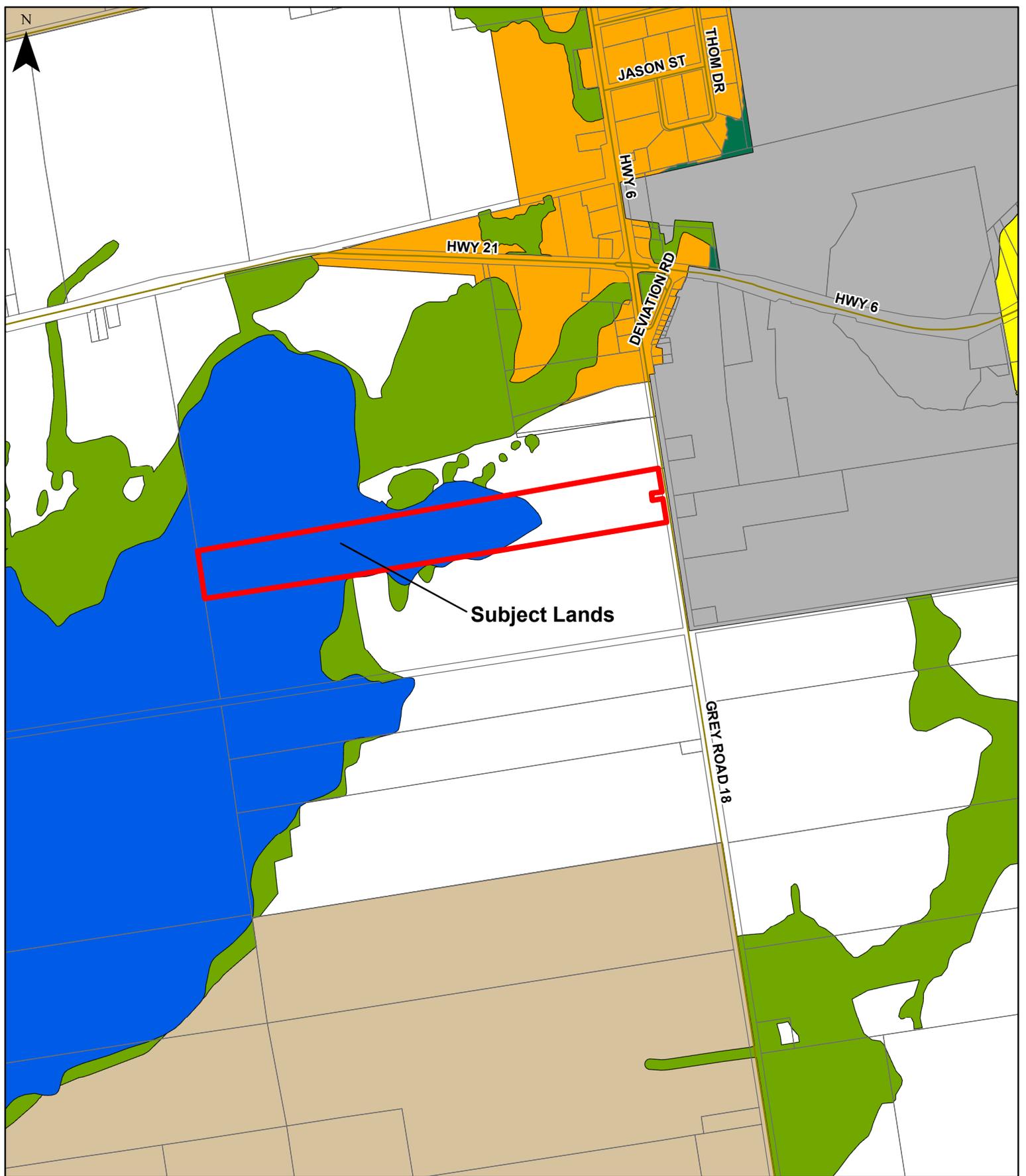


Figure 4
Grey County Official Plan
Pt Lt 16 Con 5 Derby
Pt 3 16R10169 Township of
Georgian Bluffs

Land Use Designation

- | | |
|---|---|
|  Secondary Settlement Area |  Niagara Escarpment Plan Area |
|  Agricultural |  Provincially Significant Wetlands |
|  Rural |  Hazard Lands |
|  Sunset Strip Area | |

0 110 220 330 440 Metres



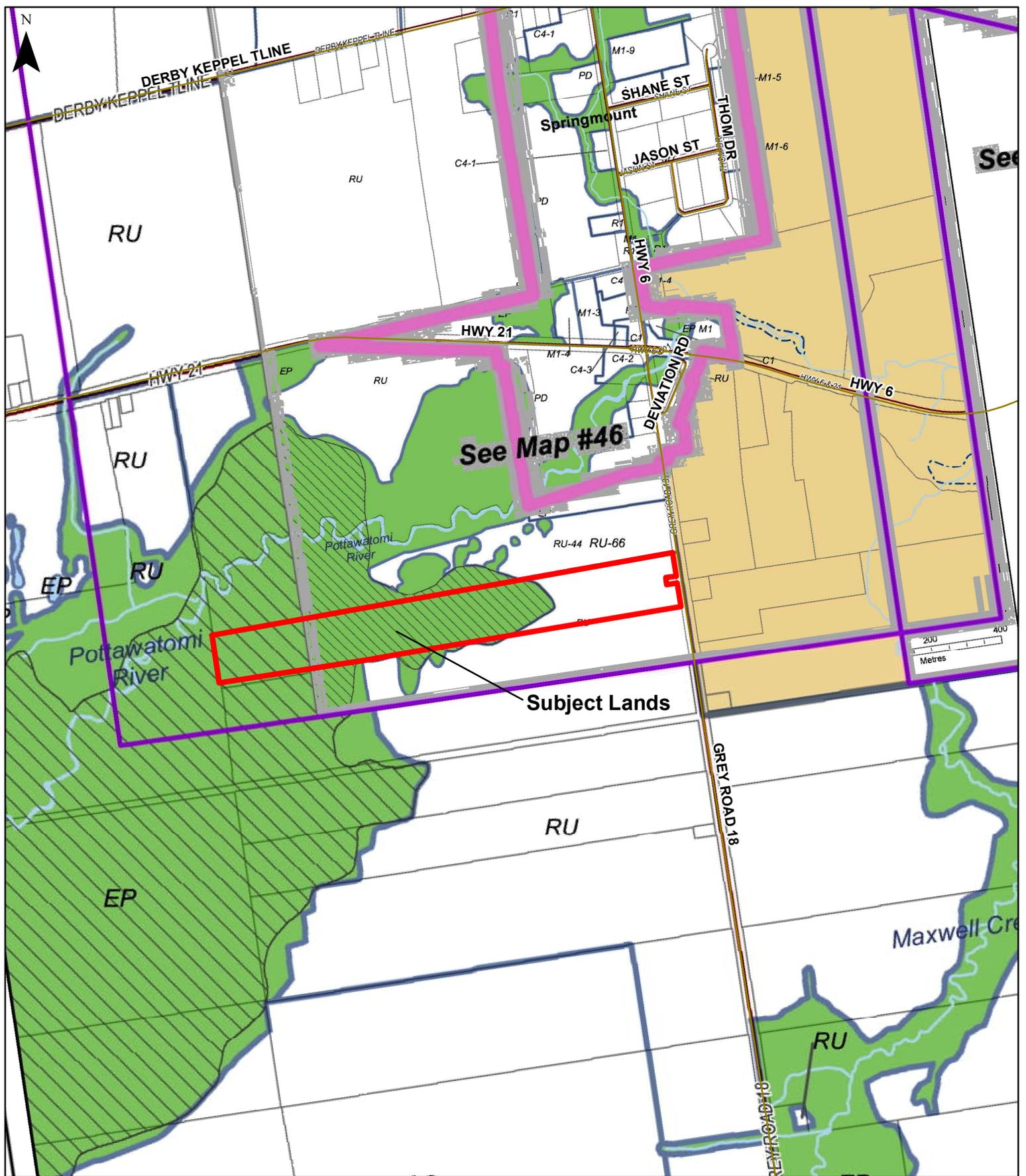


Figure 6
Zoning By-law
Pt Lt 16 Con 5 Derby Pt 3 16R10169
Township of Georgian Bluffs

0 90 180 270 360 Metres



LOFT PLANNING
 February 2, 2022



DECISION

With respect to an Official Plan Amendment Subsection 17(34) of the Planning Act

The County of Grey hereby approves all of proposed Amendment No. _____ to the County of Grey Official Plan as adopted by By-law No. _____.

Dated at Owen Sound this _____ day
of _____ 2022

Randy Scherzer, MCIP RPP
Director of Planning & Development
County of Grey

Corporation of the County of Grey By-Law

A By-law to Adopt Amendment No. ___ to the County of Grey
Official Plan affecting lands described as of PT LT 16 CON 5
16R-10169 PT 3 in the Township of Georgian Bluffs
(geographic Township of Derby)

The Council of the County of Grey, in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. ___ to the County of Grey Official Plan is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof, subject to the provisions of the *Planning Act*, R.S.O. 1990, as amended.

ENACTED AND PASSED this day of , 2022.

WARDEN: Paul McQueen

CLERK: Heather Morrison

Certified that the above is a true copy of By-law _____ as enacted and passed by the
Council of the County of Grey on the day of 2022.

CLERK: Heather Morrison

Amendment No. ___ to the County of Grey Official Plan

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<i>Part A – The Preamble</i>	
Purpose	5
Location	5
Basis	5
<i>Part B – The Amendment</i>	
Introductory Statement	6
Details of the Amendment	6
<i>Part C – The Appendices</i>	
Appendix A Planning Justification Report	
Appendix B Initial Merit Report PDR-CW-	
Appendix C Public Meeting Minutes –	
Appendix D Addendum to PDR-CW- and Committee of the Whole Resolution	

Amendment No. to the County of Grey Official Plan

The Constitutional Statement

Part A – The Preamble does not constitute a part of the Amendment.

Part B – The Amendment consisting of the following text and Schedule, constitutes Amendment No. to the County of Grey Official Plan

Part C- The Appendices attached hereto do not constitute part of this Amendment.

These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

Part A – The Preamble

Purpose

The purpose and effect of the County Official Plan Amendment (File # _____ now referred to as OPA ___) is to re-designate a portion of the subject lands from “Rural” to “Space Extensive Industrial and Commercial – Site Specific” designation to permit additional permitted uses including a landscape business and ancillary uses.

Location

The lands affected by the proposed Official Plan Amendment are described as Part Lot 16, Concession 5, 16R-10169 PT 3 geographic Township of Derby now in the Township of Georgian Bluffs.

Basis

The proponent, in support of the application, provided a Planning Justification Report, Engineering Submission including a Servicing Report and Stormwater Management Report, an Environmental Impact Study and Architectural drawings to address the requirements of the *Planning Act*, Provincial Policy Statement (PPS) and the County Official Plan. The Planning Justification Report was prepared to justify the land re-designation to permit the landscape company on the subject lands. These background reports can be found at Appendix A.

The County and the Municipality held a joint public meeting on _____. At the public meeting, as well as through public and agency comments were received _____. Agency and public comments helped guide staff towards an informed recommendation on the application.

The minutes from the public meeting are attached as Appendix C.

Agency and public comments are detailed in Appendix D.

On the basis of the supporting material, the Official Plan Amendment was recommended for approval to Grey County Committee of the Whole. The report of the Planning Department (PDR-CW-_____) is included in Appendix B.

Part B – The Amendment

All of this part of the document entitled “Part B – The Amendment” consisting of the following text and Schedules constitutes Amendment No. __ to the County of Grey Official Plan.

Details of the Amendment

The Official Plan of the County of Grey Planning Area is amended as follows:

1. Schedule A – Land Use Designations – Map 1 is hereby amended by changing the designation on a portion of the lands shown on Schedule ‘A’ affixed hereto from the “Rural” designation to the “Space Extensive Industrial and Commercial (Site Specific)” designation.
2. Section 5.4.1(4) – Existing Exceptions in the Rural designation of the County of Grey Official Plan is hereby amended by adding a new subsection as follows;
 - f) Notwithstanding the provisions of section 5.4.1, for the lands described as Part Lot 16, Concession 5, 16R-10169 PT 3 geographic Township of Derby, in the Township of Georgian Bluffs, and indicated on the attached Schedule ‘A’, the following shall apply:
 - (i) Additional Permitted Use - Landscape Business and ancillary uses including open storage, accessory bulk sales and contractors yard.

Implementation and Interpretation

The changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Official Plan of the County of Grey as contained in Section 9 thereof.

Part C – The Appendices

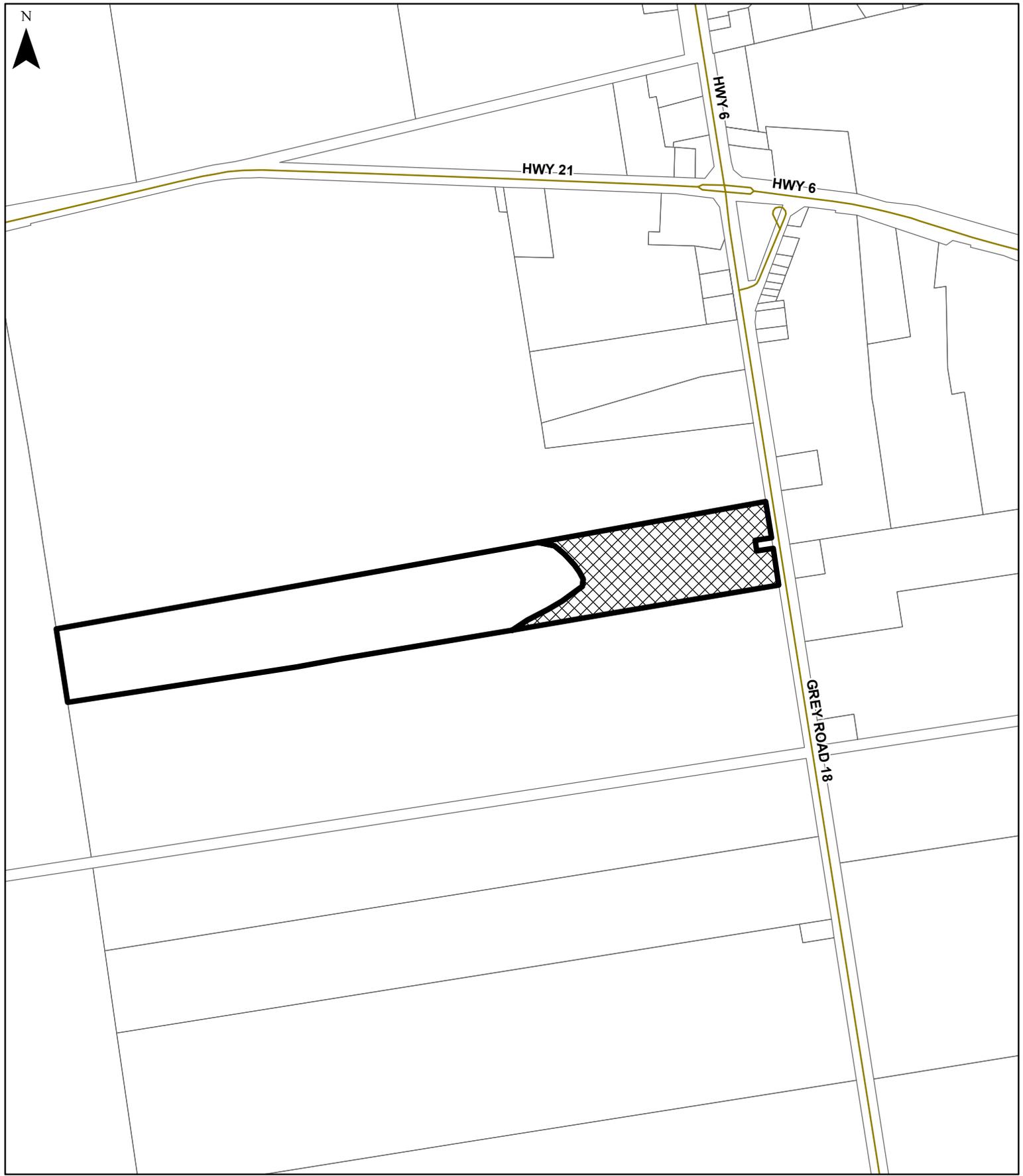
The following Appendices do not constitute part of Amendment No. ____ but are included as information supporting the Amendment.

Appendix A Planning Justification Report

Appendix B Initial Merit Report PDR-CW-

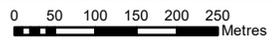
Appendix C Public Meeting Minutes –

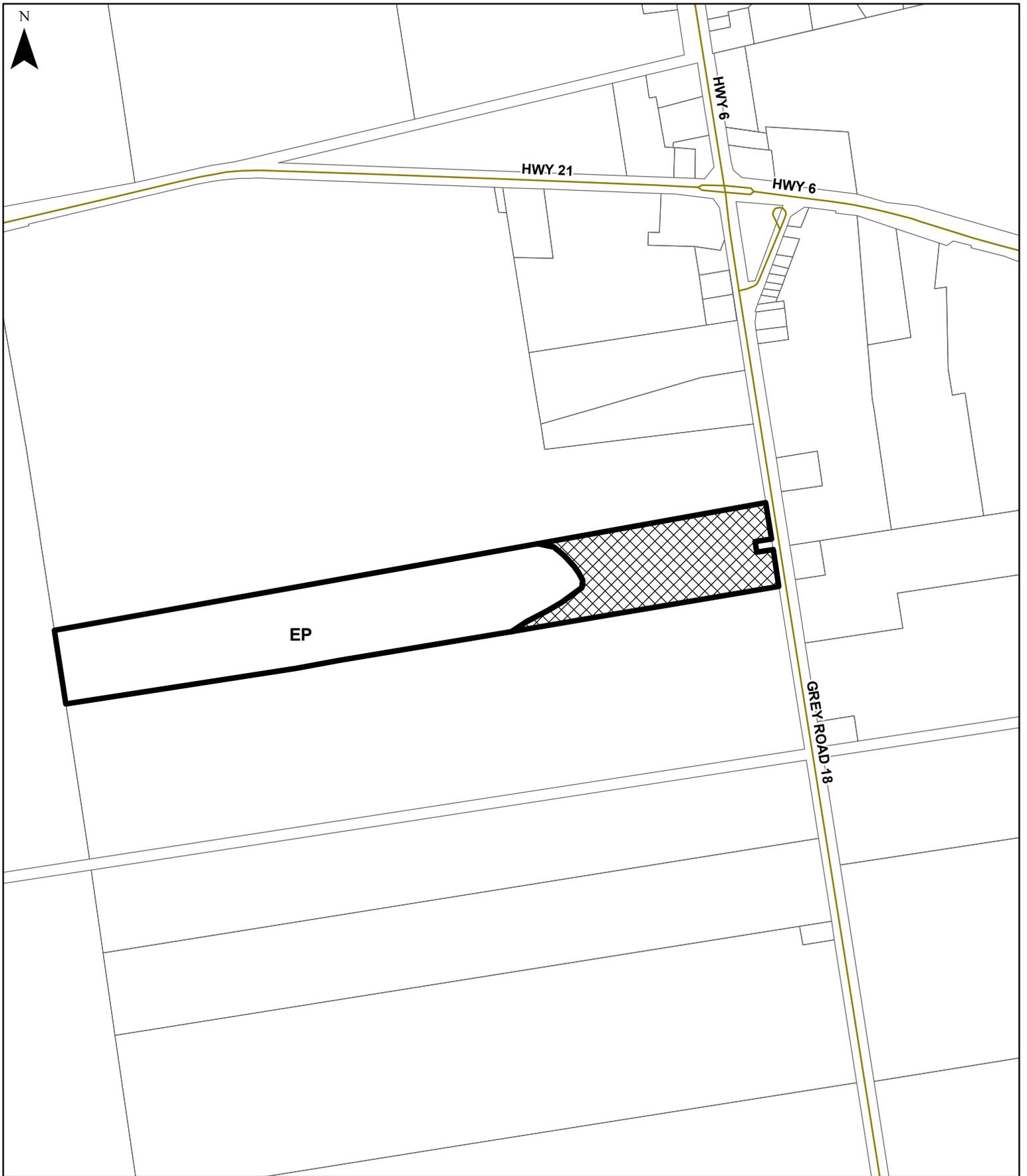
Appendix D Committee of the Whole Resolution



Appendix A
Official Plan Amendment
Pt Lt 16 Con 5 Derby Pt 3 16R10169
Township of Georgian Bluffs

 Lands to be re-designated from Rural to Space Extensive Industrial and Commercial Site Specific





Appendix B
Zoning By-law Amendment
Pt Lt 16 Con 5 Derby Pt 3 16R10169
Township of Georgian Bluffs



Lands to be rezoned from the Rural (RU) Zone
to the Highway Commercial (C4 Site-Specific)
Zone



LOFT PLANNING
February 2, 2022