

PLANNING REPORT

DAVENPORT SUBDIVISION

Part of Lot 27, Concession 3
Geographic Township of Sarawak
Township of Georgian Bluffs
County of Grey

Prepared by:



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1. THE PROPOSAL

A residential development known as the “Davenport Subdivision” is proposed for lands located along Church Sideroad East in the Township of Georgian Bluffs.

The owner is proposing to develop an eight lot, residential subdivision on 4.41 hectares, with the balance of the 18.025 hectares to remain vacant.

A copy of the proposed Draft Plan is contained in Appendix A to this Planning Report.

2. APPROVALS REQUIRED

The proposed development requires approval of the following applications:

- Plan of Subdivision;
- Official Plan Amendment; and,
- Zoning By-law Amendment.

The Plan of Subdivision application has been filed with the County of Grey Planning & Development Department, and is proposing to create the following as shown on the attached Draft Plan:

- Eight residential lots for detached dwellings (Lots 1 to 8);
- One large block (Block 11) to remain vacant, but possibly developed in the future as a 2nd phase of the subdivision subject to the necessary approvals;
- A new municipal road (Street 'A'). The road allowance includes two blocks within the cul-de-sac that may be conveyed back to the owner should future development occur on Block 11 and the bulb of the cul-de-sac was no longer required because of the street extension.

The Official Plan Amendment application has been filed with the Township of Georgian Bluffs and is intended to change the Township's Official Plan land use designation of the eight proposed lots and the road allowance from 'Future Development' to 'Residential'. The balance of the property will be designated 'Future Development'. A schedule illustrating the recommended land use designations is provided in Appendix B to this Planning Report.

The Zoning By-law Amendment application has also been filed with the Township and proposes to rezone Lots 1 to 8 and the road allowance from 'PD' (Planned Development) to 'R1' (General Residential). The remaining lands will keep their current 'PD' zoning. A schedule showing the recommended zoning is provided in Appendix C to this Planning Report.

3. PURPOSE OF THIS PLANNING REPORT

Ron Davidson Land Use Planning Consultant Inc. has been retained by the owners of the subject lands to prepare a Planning Report for the purposes of explaining the proposed residential development and evaluating the proposal within the context of sound land use planning principles.

4. SUBJECT LANDS

The subject lands are located along the south side of Church Sideroad East, in the former Township of Sarawak, as shown on Figure 1 of this Planning Report.

The site comprises 18.026 hectares of land and currently consists of three separate parcels. The ownership arrangement of these three lots is illustrated on Figure 2.

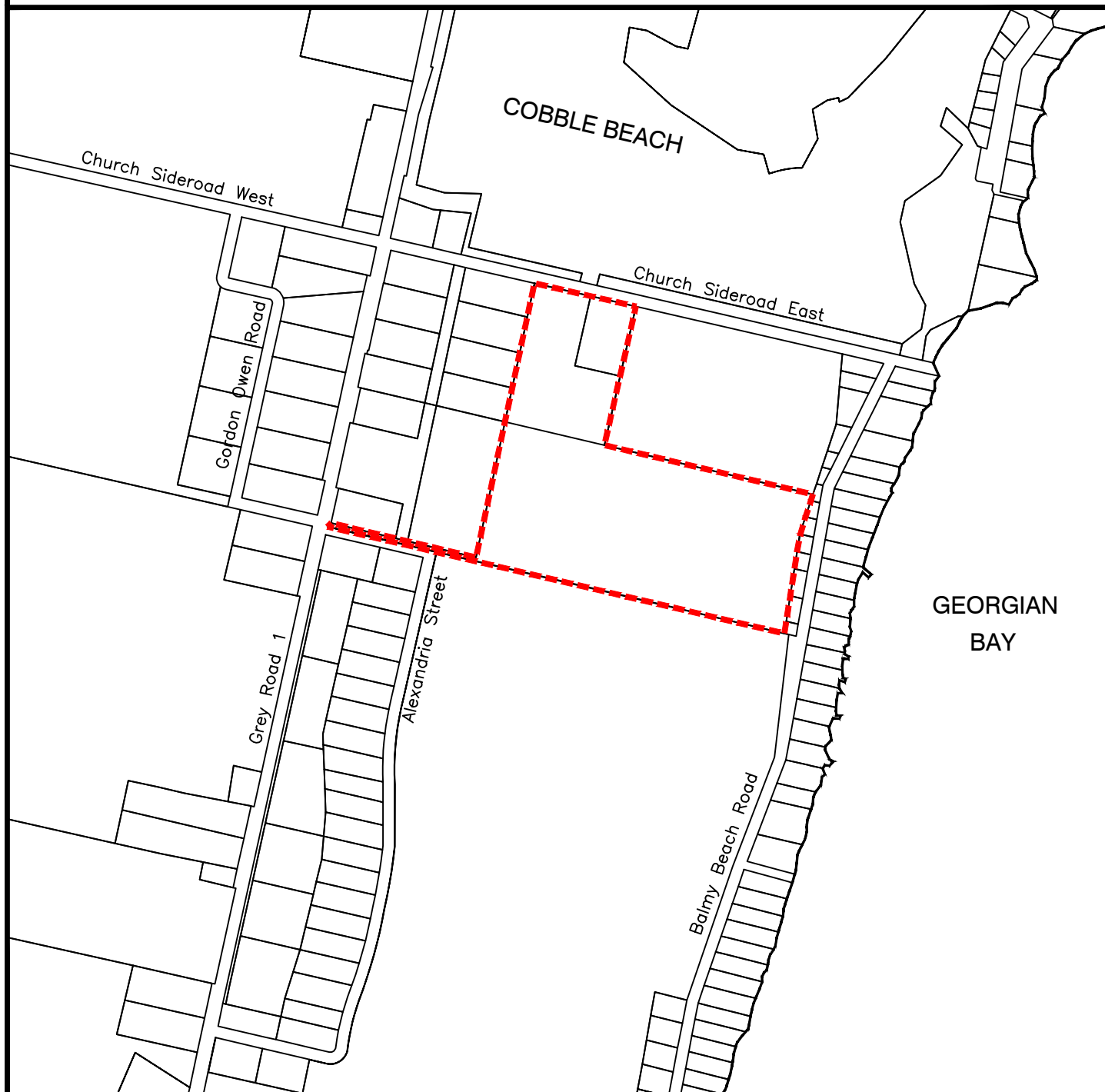
A detached dwelling and accessory building exist on one of the properties and will be incorporated into the design of Lot 5 of the proposed subdivision.

The balance of the property is either inactive pasture/meadow or forested.

The aerial photograph provided on Figure 3 illustrates the current uses of the site as well as the adjacent lands uses.

Figure 1: Location Map

 Subject Lands

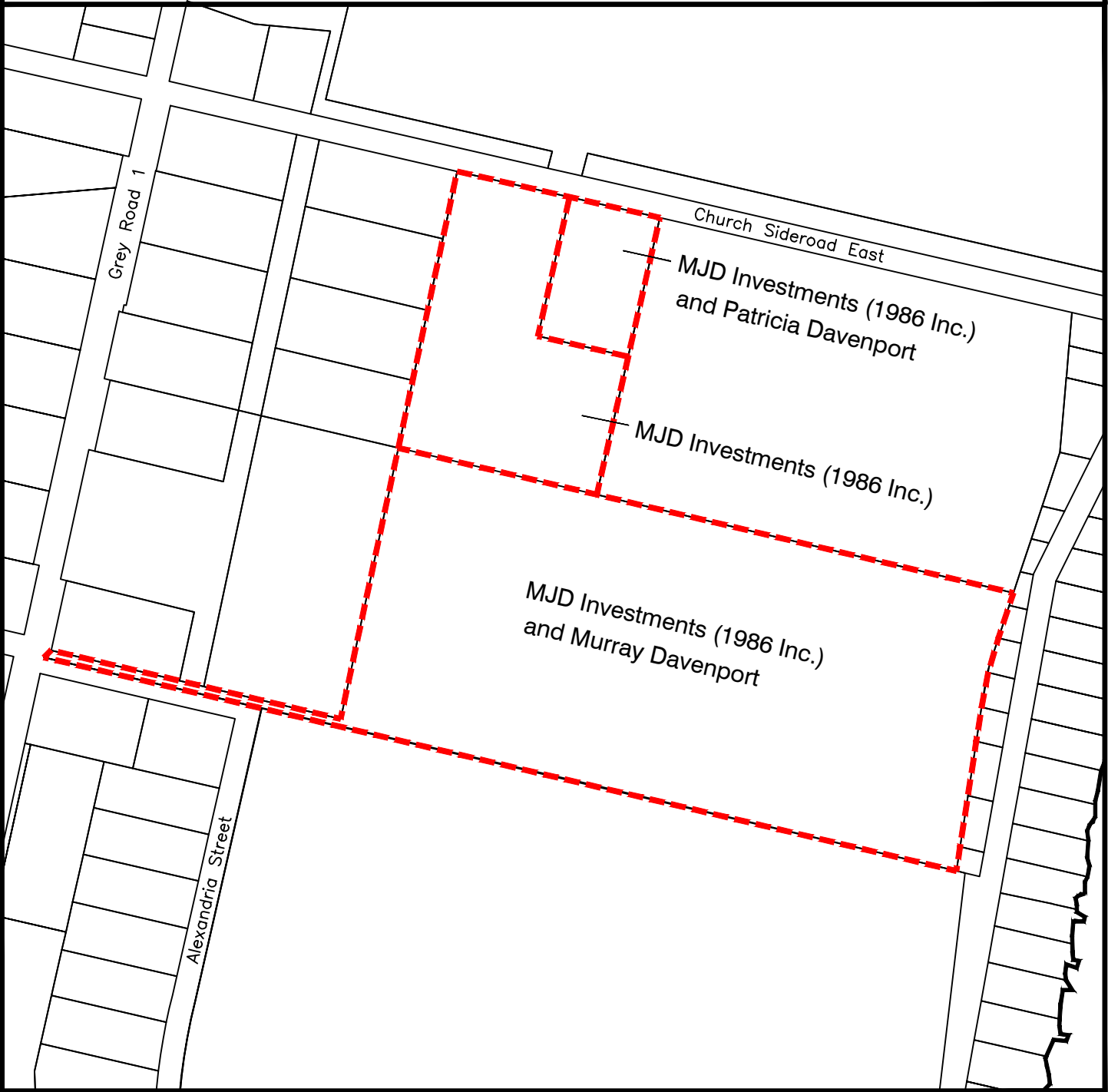
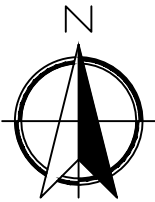


Davenport Subdivision
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Figure 2: Property Ownership




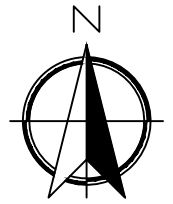
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Figure 3: Aerial Photograph

 Subject Lands



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5. ADJACENT LANDS

The large Cobble Beach development, which includes a golf course and residential dwellings, is located on the large property along the north side of Church Sideroad East. The portion of this property situated directly opposite the site, however, is still vacant.

A large amount of residential development has occurred on the lands to the west and east of the site.

The property to the south is pasture and scrub land but has been conditionally approved for a residential development.

6. SERVICING

6.1 Water Supply

The proposed development will be connected to the Township's 400 mm diameter watermain that runs along Church Sideroad East. The owner proposes to connect a 200 mm diameter watermain at the intersection of the existing road and the proposed road, and connect this service to the eight proposed lots, as explained in the Servicing Options Study.

6.2 Sewage Disposal

The eight new lots will be serviced with private septic systems. Other servicing options were explored in the Servicing Options Report but were deemed impractical.

6.3 Stormwater Management

Small swales will be established along the side property boundaries of each new lot, directing most of the post-development stormwater toward the new road. A small amount of surface water will be drain toward the east, which reflects the existing situation. Along both sides of the new road, drainage ditches will be constructed to carry water to the existing ditches along Church Sideroad East. Underdrains (i.e. "French Drains") will be placed under the new ditches along the new road and will capture water and allow it to percolate into the underlying native soils, helping to promote the groundwater recharge within the development. The underdrains will consist of three 150 mm diameter perforated "Big O" pipes surrounded by 1.8 cm washed stone. Additional details regarding the proposed stormwater management proposal is stated in the Functional Planning Report: Stormwater Management Component.

6.4 Municipal Roads

Approximately 262 metres of new road will be constructed within this subdivision to Township standards, at the expense of the developer. The road will terminate at the cul-de-sac bulb.

6.5 Other Utilities

Electricity, telephone and cable television service will be provided to the subdivision.

6.6 Parkland

Under Section 51 of the Planning Act (R.S.O. 1990), the Municipality has the ability to acquire up to 5% of the lands being developed through the Plan of Subdivision process for park purposes or, conversely, collect the cash value of 5% of the property in lieu of parkland dedication. In this particular development, a cash payment is being proposed.

7. PRECONSULTATION DISCUSSIONS / SUBMISSION REQUIREMENTS

During the presubmission discussions with the Township and County, the owner was advised that the following reports and drawings would be required as part of the Plan of Subdivision application submission:

- Planning Justification Report;
- Stormwater Management Report;
- Environmental Impact Study;
- Karst Topography Study;
- Hydrogeological Report
- Servicing Options Report; and,
- Archaeological Assessment.

The aforementioned reports have been conducted and submitted to the County and Township under the following specific titles:

- Planning Report;
- Functional Planning Report: Stormwater Management Component;
- Environmental Impact Assessment;
- Hydrogeological Report (which includes a karst topography component);
- Servicing Options Report; and,
- Stage 1-2 Archaeological Property Assessment.

8. LAND USE POLICY ANALYSIS

The proposed development must be evaluated within the context of the County Official Plan, the Township Official Plan and the Provincial Policy Statement.

8.1 County of Grey Official Plan

Various sections of the Grey County Official Plan are relevant to the proposed development including the policies pertaining to the 'Secondary Settlement Area' land use designation, lot creation, servicing, the natural environment, karst topography and cultural heritage. In this regard, please consider the following:

8.1.1 Land Use Designation

The subject lands form part of a larger area that is designated 'Primary Settlement Area' on Schedule A (Land Use Plan) to the County of Grey Official Plan, as shown on Figure 4 to this Planning Report. An area along of the eastern boundary of the site is designated 'Hazard Lands'.




The following policies apply:




2.6.4 Secondary Settlement Areas

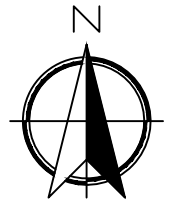
- (1) *The Secondary Settlement Areas, as identified in Table 6 and shown on Schedule A of this Plan include existing settlement areas which may have significant populations and/or a wide range of uses and amenities. Secondary Settlement Areas are intended to provide a limited opportunity for growth and provide a range of living styles and employment locations.*
- (2) *Permitted Uses in the areas designated Secondary Settlement Areas are residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public recreational and institutional uses intended to support the surrounding agriculture community.*

Comment: The two policies stated above would give consideration to the establishment of an eight lot, low density subdivision.

Figure 4: County of Grey Official Plan Schedule A (GIS Version)

-  Subject Lands
-  Rural
-  Hazard Lands

-  Primary Settlement Area
-  Secondary Settlement Area
-  Inland Lakes & Shoreline



Davenport Subdivision
Township of Georgian Bluffs

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

Comment: The proposed lot creation will be serviced with municipal water. Capacity exists to service the new seven dwellings and the existing eighth dwelling which is currently connected to a well.

Individual septic systems are proposed for the dwellings. The Hydrogeologic Assessment Report has concluded that the site is suitable for this method of servicing.

The subject lands are situated within an existing settlement area.

- (4) *Residential development on individual on-site private services will be limited to the creation of up to 5 new lots/units on lots existing at the time of approval of this policy, and where it can be demonstrated that site conditions are suitable for the long-term provision of such services and where municipal or communal services are not provided. It will be determined at the time of pre-consultation as to whether or not further lot creation can be accepted without the requirement of a Settlement Capability Study as identified in subsection (5).*

Comment: During the pre-consultation discussions with the County and Township, the owner was advised that a Settlement Capacity Study would not be required for this small development. As such, policy (5) below is not relevant.

- (5) *Development beyond what is provided for under (4) above, may be considered if a Settlement Capability Study has been completed in order to establish the appropriate development density and specific site-related lot size standards and recommend the maximum population the community may achieve on private services. The study shall assess the entire settlement area and shall address the cumulative effects of new development on the natural environment and surrounding land uses. A Settlement Capability Study shall include the following:*

- (a) *An analysis of the hydrology and hydrogeology of the area to determine the capability of surface and groundwater resources to provide sufficient quantity and quality of water supply on a sustainable basis;*
- (b) *An assessment of the impact of future development on existing groundwater quantity and quality and on existing sources of drinking water;*
- (c) *An assessment of the long-term sustainability of the soil, hydrologic and hydrogeological conditions to accept sewage effluent, subject to the approval of the appropriate authority designated under the Ontario Building Code for sewage systems;*
- (d) *An identification of any existing restrictions to future development;*
- (e) *An assessment of surface drainage;*
- (f) *An assessment of the impact of new growth on the natural environment as defined in Section 2.8 of this Plan.*

Comment: As explained above, this policy is not relevant.

8.1.2 Lot Creation

Section 6.12 *Lot Creation* of the County Official Plan states the following:

6.12 Lot Creation

1. *Where division of land is considered, the approval authority shall have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following circumstances:*
 - a) *The land division is permitted by the appropriate land use policies of Section 2;*

Comment: According to Section 2.6.4 of the Official Plan, the 'Secondary Settlement Area' designation allows for a limited amount of growth and provide for a range of living styles. Residential lot creation is allowed within this area, as explained above.

- b) *The land division shall promote development in an orderly and contiguous manner, and shall not conflict with the established development pattern of the area;*

Comment: The proposed subdivision represents an orderly development and does not, in any way, conflict with the established development pattern of the area.

- c) *The proposed use is compatible with existing and permitted future land uses on adjacent lands;*

Comment: The proposed large, estate residential lots are consistent with existing development within the immediate area, and such subdivision should be consistent with future development that will occur on the adjacent lands.

The proposed subdivision does give consideration to a future development phase of Block 11, subject to the necessary approvals at that time; and, that future phase can include a road connection to the lands to the immediate south, which are owned by another party and also slated for a residential subdivision.

- d) *The servicing requirements of Section 5.3 shall be met;*

Comment: The servicing requirements of the Official Plan will be met, as explained in Section 8.1.3 of this Planning Report.

- e) *Direct access from a Provincial Highway or a County Road shall be restricted as outlined in Section 5.2. Where possible, residential lots shall not be approved where access from a road would create a traffic hazard because of limited sight lines, curves or grades;*

Comment: This development proposes no direct access to a County Road or Provincial Highway.

- f) *Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;*

Comment: The Hydrogeological Assessment Report has concluded that the site is suitable for individual, private septic systems.

- g) *The size of any parcel of land created shall be appropriate for the proposed use, and in no case, shall any parcel be created which does not conform to the minimum provisions of the Zoning By-law.*

Comment: All of the proposed lots exceed the minimum lot area and frontage requirements of the 'R1' zone, as explained in further detail in Section 10.2 of this Planning Report.

- h) *That Minimum Distance Separation Formulae is applied to proposed lots.*

Comment: The Minimum Distance Separation Formulae does not apply to development within a designated settlement area. Nevertheless, it can be noted that no barns exist in the area.

2. *Any conditions, including zoning if required, shall be fulfilled, prior to final approval of the lot creation.*

Comment: A list of conditions will be imposed at the Plan of Subdivision Draft Approval stage, and such conditions must be fulfilled prior to the County granting Final Approval.

6.12.1 *Plans of Subdivision and Condominium*

1. *In any new applications for plan of subdivision or plan of condominium submitted to the County for approval, the proponent shall consider and be prepared to justify the following:*

- a) *The layout of the proposed plan with regard to matters of:*

- (i) *Access to public transportation (where applicable) and access to existing trails,*

Comment: Public transportation is not available in this area.

- ii) *Connections to existing trails,*

Comment: No trails exist in the area.

- (iii) *Improving and promoting the walkability / cyclability within the proposed plan and with consideration for existing walking and / cycling conditions,*

Comment: Should future development ever occur on Block 11, a road connection can be established linking this development to the subdivision that has been Draft Approved for the lands further south, thereby provided for connectivity between separate developments and ultimately creating opportunities for walking and cycling in this area.

(iv) Accessibility for persons with disabilities,

Comment: A person with a disability would have the opportunity to erect a dwelling within this subdivision to meet his/her needs. The subdivision itself will not create physical barriers for disabled people.

(v) The provision of sidewalks,

Comment: The provision of sidewalks will be discussed with the Township at the Development Agreement stage. Given the low density nature of this development, it is unlikely that the Township would require a sidewalk within this subdivision.

(vi) The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern shall be considered more favourably than those with a curvy street patterns or cul-de-sacs,

Comment: As stated above, an opportunity exists to connect the proposed new road with other new roads that are to be established within future subdivisions to the south.

(vii) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development,

Comment: The future owners of the new residential lots will have the option of designing a house in accordance with LEED (Leadership in Energy and Environmental Design). With regard to Low Impact Development, measures to manage surface water will be in accordance with the approved practices of the Ministry of the Environment and Climate Change.

(viii) Impact on the natural environment, as defined in Section 2.8 of this Plan.

Comment: The potential impact of the subdivision on the natural environment, as defined in Section 2.8 of the Official Plan, is explained in Section 8.1.4 of this Planning Report.

(ix) *Consideration of the design of street lighting to minimize impact on dark skies,*

Comment: Street lighting will be addressed at the Subdivision Agreement stage.

(x) *The provision of usable parkland and green space,*

Comment: Parkland will not be provided in this small subdivision. Instead, a cash payment equivalent to 5% of the value of the subject lands will be paid to the Township for other park endeavors.

(xi) *Public access to water front or beach (where applicable),*

Comment: The subject lands are not located along the shores of Georgian Bay.

(xii) *Snow removal and emergency vehicle access.*

Comment: The proposed short road should not cause problems for snow removal or emergency vehicles.

b) *A range of housing and employment densities.*

Comment: Large lots are required within this subdivision in order to accommodate individual septic systems in accordance with the standards of the Ministry of the Environment and Climate Change. This essentially limits the type of residential dwelling to detached dwellings.

c) *A mix of housing types including homes for the aged and assisted living facilities.*

Comment: As noted, only detached dwellings are proposed within this subdivision due to the servicing arrangement.

d) *The provision of affordable housing.*

Comment: This form of development (i.e. detached dwellings on large, estate lots) is typically not conducive to affordable housing.

e) *Consistency with Provincial Policy and Local Official Plan provisions*

Comment: Section 8.3 of this Planning Report addresses consistency with the Provincial Policy Statement. Conformity with the Township's Official Plan is addressed in Section 8.2.

f) *The information requirements listed under Section 6.18*

Comment: Section 6.18 states that an accurate and completed Plan of Subdivision application package shall be submitted to the County. This policy requires preconsultation with County and municipal staff to determine the types of studies necessary, with such studies possibly including an environmental impact study, a D-4 study, a Planning Report including a statement of compliance with the Official Plan(s) and the Provincial Policy Statement, hydrogeological report, functional servicing report, lake carrying capacity study, MDS calculation report, a settlement area capability study, archaeological review, and any other studies deemed necessary by the County or agencies. In this regard, the submission to the County of Grey includes a completed Plan of Subdivision, required fees and copies of every background report requested during the preconsultation discussions involving the County and Township, as detailed in Section 7 of this Planning Report.

8.1.3 Servicing

Section 5.3 *Services* states the following (edited for relevancy):

2. *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 developed in a local Official Plan or Secondary Plan. The feasibility of the options will be considered in the following order of priority:*
 - a) *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas;*
 - b) *Private communal sewage services and private communal water services, where municipal sewage and municipal water services are not provided and where the municipality has established policies to ensure that the services to be provided satisfies Section 5.3.2(1) of this Plan;*

- c) *Partial services in accordance with Section 5.3.2(11); or,*
 - d) *Individual on-site sewage services and individual on-site water services in accordance with Section 5.3.2(8), Section 5.3.2(9), and Section 5.3.2(10).*
11. *Partial services shall only be permitted in the following circumstances:*
- a) *where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; and*
 - b) *within Settlement Areas, to allow for development where partial services exist provided that:*
 - (i) *the development is within the reserve sewage system capacity or reserve water system capacity; and*
 - (ii) *site conditions are suitable for the long-term provision of such services. Development on partial services shall be applied as the development of vacant and/or underutilized lots, as well as the creation of lots, in accordance with the Settlement Area policies and subject to satisfying the requirements stated above.*
- Comment: The subject lands are situated within a recognized settlement area. Capacity exists within the municipal water system to service the eight proposed dwellings. The Hydrogeologist has determined that the site conditions are suitable for a private septic system on each individual lot.
12. *In all new subdivisions and other large scale developments, surface water management systems shall be incorporated to prevent on- or off-site flooding or erosion, and to prevent deterioration of environmentally sensitive watercourses. Other developments may also require such systems or studies, as determined by the County or municipality, if runoff from the location could increase existing drainage or water quality problems.*

Applicants may be required to submit studies or information relating to:

- a) *Analysis of pre- and post-development storm runoff and water source flows, erosion, groundwater levels and infiltration;*

- b) *Proposed storm water drainage facilities;*
- c) *Means of controlling erosion and sedimentation;*
- d) *A grading plan for the proposed development; and*
- e) *An assessment of the impacts of the proposed development on the water quality of any watercourse or waterbody, including fisheries habitat, and the means of mitigating any potential reductions in water quality.*

Comment: The manner in which surface water will be handled is summarized in Section 6.3 of this Planning Report and explained in greater detail in the Functional Planning Report Stormwater Management Component.

8.1.4 Natural Environment

Section 2.8 *Natural Environment* of the County Official Plan provides policies pertaining to various components of the natural environment. Some natural heritage features have been mapped and incorporated into the Official Plan, including 'Significant Woodlands', 'Significant Wetlands' and 'Areas of Natural and Scientific Interest'.



Appendix B to the County Official Plan identifies a large section of Block 11 as 'Significant Woodland', as illustrated on Figure 5 to this Planning Report. This same natural heritage feature has also been identified on the lands to the east and southwest. The relevant policies of the Official Plan state:

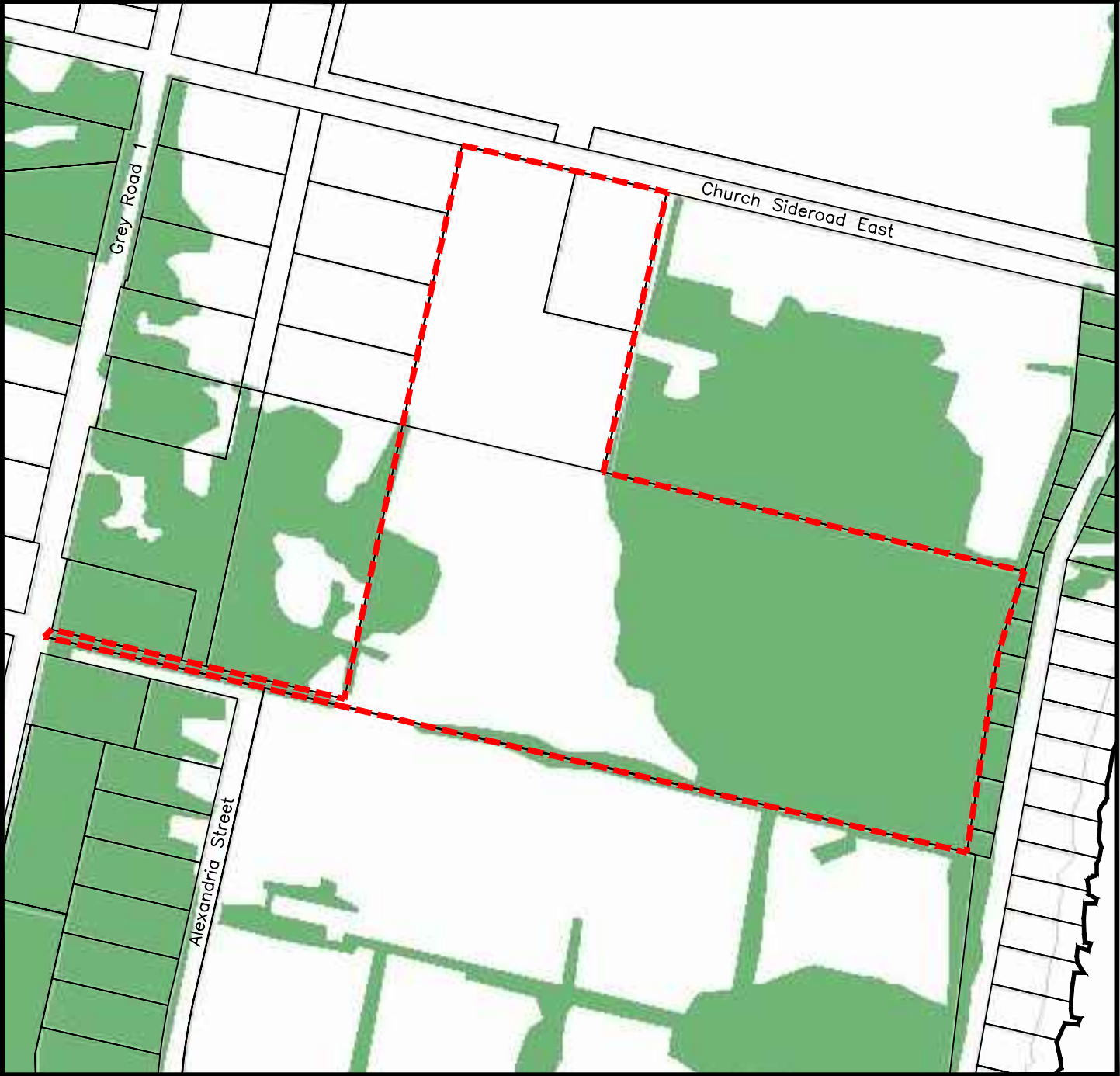
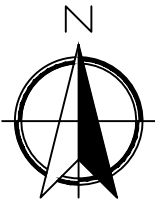
2.8.4 Significant Woodlands

Significant Woodlands are a development constraint shown on Appendix B attached hereto and forming part of the Plan. The criteria for the identification of Significant Woodlands were developed by the County of Grey with assistance from the Ministry of Natural Resources. The identification was primarily a desk-top based Geographic Information Systems (GIS) exercise and the County acknowledges that inaccuracies or omissions in the mapping may be present. As a result site visits by qualified individuals may be required at the application stage to scope any potential studies.

In order to be considered significant a woodland must be either greater than or equal to forty (40) hectares in size outside of settlement areas, or greater than or equal to four (4) hectares in size within settlement area boundaries. If a woodland fails to meet those

Figure 5: County of Grey Official Plan Appendix B (GIS Version)

-  Subject Lands
-  Significant Woodland



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criteria, a woodland can also be significant if it meets any two of the following three criteria:

- (a) Proximity to other woodlands i.e. if a woodland was within 30 metres of another significant woodland, or*
 - (b) Overlap with other natural heritage features i.e. if a woodland overlapped the boundaries of a Provincially Significant Wetland or an Area of Natural and Scientific Interest, or*
 - (c) Interior habitat of greater than or equal to eight (8) hectares, with a 100 metre interior buffer on all sides.*
- (1) No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, as per section 2.8.7 of this Plan, that there will be no negative impacts on the natural features or their ecological functions. The adjacent lands are defined in section 6.19 of this Plan.*

Notwithstanding the above, projects undertaken by a Municipality or Conservation Authority may be exempt from the Environmental Impact Study requirements, provided said project is a public work or conservation project.

- (2) Notwithstanding paragraph (1), where it can be proven that a woodland identified as significant has ceased to exist, or ceased to exhibit characteristics of significance, prior to November 1, 2006, an Environmental Impact Study will not be required. Site photographs or a site visit by a qualified individual may be necessary to determine that a woodland no longer exists.*
- (3) Notwithstanding paragraph (1), tree cutting and forestry will be permitted in accordance with the County Forest Management By-law.*
- (4) Notwithstanding paragraph (1) and (3), fragmentation of significant woodlands is generally discouraged*

Comment: According to the Environmental Impact Assessment, the development of the proposed eight lot subdivision should have no negative impact on the woodland.

The Official Plan schedules do not identify any other of the aforementioned features on the subject property or adjacent lands.

The Environmental Impact Assessment, however, did locate two unidentified wetland communities on the property. Neither are located within Lots 1 to 8, although the boundary of one community is located in close proximity to Lot 5, which is the proposed parcel containing the existing house. The same wetland community is also located in the area of the proposed cul-de-sac bulb, and avoiding this wetland completely is not possible. As such, there will be a loss of wetland area on this pocket. The Biologist's recommendation is to fence the construction envelope for the slope, fill in the wetland outside of the summer season and discuss options with the Grey Sauble Conservation Authority. There is a large amount of undevelopable land on this property, where compensation could occur. As this is an isolated wetland with no inlet or outlet, the hydrology will not be impacted by the removal of a portion of the wetland. Controlling runoff to the wetland, especially during construction, is important to preventing impacts from sedimentation and debris. A heavy-duty wire-backed silt fence is to be installed along the construction line. Runoff towards the wetland should be controlled and filtered in some way to avoid changing the water quality of this wetland pocket. The development of the property will not result in any changes or interference to the hydrology or hydrological function of the wetland. The Biologist is of the opinion that the wetlands on the property would never be classified as 'Provincially Significant' should the Ministry of Natural Resources and Forestry (MNRF) ever evaluate these wetlands, given the small size of the wetlands and their notable features.

The Environmental Impact Assessment also identified sections of the subject property, including portions of Lots 1 to 8 and the new road, as suitable habitable for Eastern Meadowlark and Bobolink, which are both "threatened" species on a provincial and national level. As such a permit from MNRF will be necessary for the potential development of the property as per the Endangered Species Act. The Biologist estimates that approximately 3.3 hectares of Eastern Meadowlark / Bobolink habitat will be removed and therefore a Notice of Activity must be completed and submitted to the MNRF as this development will result in the damage or destruction of an area of Bobolink or Eastern Meadowlark habitat that is equal to or less than 30 hectares. Currently the subject property provides no opportunity for compensation to occur. The Biologist is seeking a location within the same region to compensate for the amount of Eastern Meadowlark / Bobolink habitat that will be removed due to the proposed development.

A series of recommendations designed to further assist in the protection of the recognized natural heritage features on the property has been provided in the Environmental Impact Statement.

8.1.5 Karst Topography

Appendix A to the County Official Plan identifies a significant portion of the subject property, including all lands within the proposed subdivision, as 'Special Policy Karst', as illustrated on Figure 6 to this Planning Report. In this regard, the Official Plan states:

2.8.5 Special Policy Area



The Special Policy Area is a development constraint that is shown on Appendix A attached hereto and forming part of the Plan. The Special Policy Area consists of shallow overburden with karst topography. The depth of soil is generally less than one metre over fractured bedrock (karst).

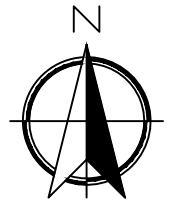
In areas identified as Special Policy Area on Appendix A it will be necessary for the proponent of any planning application to address the need of providing an Environmental Impact Study. The objective of the Environmental Impact Study shall be twofold; to determine if in fact that the Special Policy Area (shallow overburden with karst topography) does exist. This may be accomplished simply by on-site test holes.

The proponent shall dig two test holes in the location of a proposed dwelling or business (e.g. in the northwest and southeast corners), one test hole in the location of the proposed sewage system and one test hole in the proposed location of each accessory structure. The test holes shall be inspected by a qualified municipal official or qualified third party consultant capable of determining karst topography. A brief report of the findings shall then be prepared and submitted to the County of Grey and the local Municipality. If the Special Policy Area does exist, a study by a qualified individual shall be prepared to assess the impacts and mitigation measures on the surface and groundwater supply of the planning application. This study will also address the potential hazard associated with unstable bedrock conditions as a result of karst features. The study shall be to the satisfaction of the County of Grey, the local municipality and the appropriate authority designated under the Ontario Building Code for sewage systems.

Comment: The Hydrogeologist dug eight test holes across the subject property during his on-site investigation and no karst topography was observed or encountered, as explained in the Hydrogeological Assessment Report.

Figure 6: County of Grey Official Plan Appendix A (GIS Version)

-  Subject Lands
-  Special Policy Karst



Davenport Subdivision
Township of Georgian Bluffs

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

SCALE 1:5000

8.1.6 Cultural Heritage

The following relevant heritage policies are found in Section 3 *Heritage Policies* of the County of Grey Official Plan:

5. *Development proposals shall conserve significant built heritage properties and significant cultural heritage landscapes.*
10. *A Stage 1 Archaeological Assessment is required for proposed Plans of Subdivision or Plans of Condominium. The Stage 1 Archaeological Assessment shall be done in accordance with the Ministry of Culture Guidelines.*
12. *Local municipalities are encouraged to utilize zoning to prohibit any use of land and the erecting, locating or using of any class or classes of buildings or structures on land that is the site of a known significant archaeological resource in accordance with Section 34(1)3.3 of the Planning Act.*

Comment: A Stage 1 and 2 Archaeological Assessment was conducted on the subject property and no archaeological resources were found.

8.1.7 Grey County Official Plan Review Summary

It is evident that the proposed subdivision will conform to the relevant policies of the County of Grey Official Plan.

8.2 Township of Georgian Bluffs

Various sections of the Township's Official Plan are relevant to the proposed development including the policies pertaining to the 'Future Development' and 'Residential' designations, lot creation, servicing, stormwater management, submission requirements, the natural environment, cultural heritage and Official Plan Amendments. In this regard, please consider the following:

8.2.1 Existing Land Use Designation

The subject lands are designated predominantly 'Future Development' on Schedule 'A-7' to the Township of Georgian Bluffs Official Plan, as illustrated on Figure 7 to this Planning Report. A small strip of land along the site's eastern boundary is designated 'Environmental Hazard'.

The 'Future Development' policies state:

3.4.5 FUTURE DEVELOPMENT

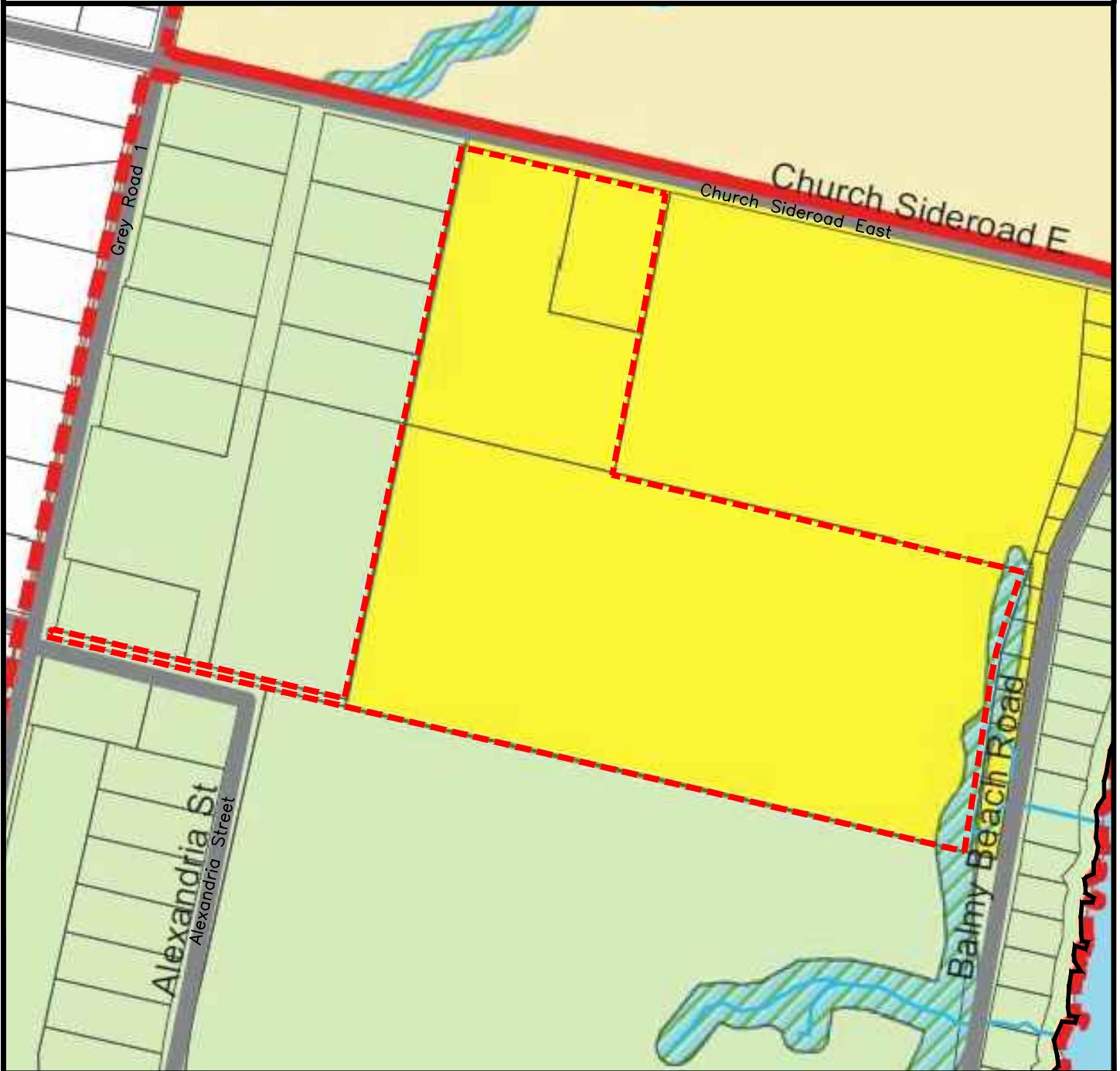
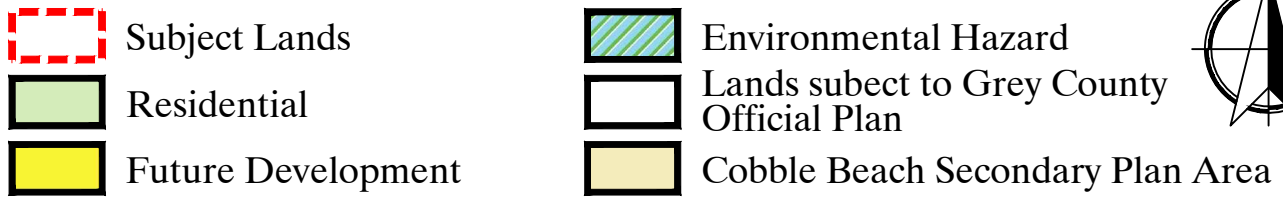
Lands designated Future Development represent those lands within settlement areas that may be suitable for development of various uses in the long term. Should development occur at a higher rate than anticipated by this plan or the County Plan, these areas may be re-designated to specific uses in response to a demonstrated need.

Uses permitted within the Future Development designation shall include existing uses as of the date of adoption of this Plan, agricultural uses in compliance with the MDS formula and rural residential uses on existing lots. New uses or major expansions to existing uses will require an amendment to this Plan.

Comment: It was the owner's original intention to develop a larger portion of the subject lands. However, during the pre-consultation discussions with the County and Township, the owner was advised that only a smaller version of the development could be considered at this time, and that additional consideration to a second phase of development would only be given after the lots within the first phase have been developed and dwellings erected. The owner has chosen to follow this advice and is now proposing a Plan of Subdivision comprising only eight lots.

In this regard, the proposed Official Plan Amendment would change Lots 1 to 8 and the new road to 'Residential'. The 'Future Development' designation on Block 11 will remain, and the 'Environmental Hazard' area along the eastern boundary should be changed to 'Future Development'. The Engineer is of the opinion that the current 'Environmental Hazard' designation in this specific area represents a "broad brush" approach, noting that these lands are plateau lands and not actually slope lands. The Engineer is willing to meet onsite with the Grey Sauble Conservation Authority to discuss this matter.

Figure 7: Township of Georgian Bluffs Official Plan Schedule A-7



Davenport Subdivision
Township of Georgian Bluffs

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

SCALE 1:5000

A schedule illustrating the recommended land use designations is provided in Appendix B to this Planning Report.

8.2.2 Proposed Land Use Designation

The following policies apply to Lots 1 to 8 and the new road which are intended to be designated 'Residential' through the Official Plan Amendment process:

3.4.1 RESIDENTIAL

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

3.4.1.1 PERMITTED USES

The permitted use of lands designated "Residential" shall include single detached dwelling units, semi-detached and duplex units, townhomes and may include secondary suites and low-rise multiple dwelling unit structures. Other uses compatible with residential development may also be permitted and Include:

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

Comment: Given the above-noted policy and the proposed servicing arrangement for this subdivision, it is evident that a low density development involving only detached dwellings would be the most appropriate use of these lands.

8.2.3 Lot Creation

The following policies apply to lot creation in Georgian Bluffs.

5.5 LAND DIVISION POLICIES

A) *This section of the Plan provides policies that are to be applied when considering proposals to divide or create lots through the plan of subdivision process or through the consent to sever process. It is the intent of this Plan that these policies be adhered to by Council and all other agencies that may be involved in the creation of new lots within the Township.*

Comment: The comments below demonstrate the proposed development's compliance with the land division policies of the Township's Official Plan.

B) *In any case where the land involved in the application for land division is within or partly within 120 metres of areas designated as 'Wetlands', such application shall be accompanied by an Environmental Impact Study in accordance with Section 5.4 of this Plan. Such study shall review and assess the appropriateness of the proposed land use on the natural environment.*

Comment: The 'Wetlands' designation does not apply to any portion of the subject property or to any lands within 120 metres of the site. Nevertheless, an Environmental Impact Assessment has been conducted for other reasons, as explained earlier.

C) *As a condition of land division approval, Council may require the dedication of parkland or 'cash-in-lieu of parkland in accordance with Section 3.4.4.3 and road widening in accordance with Section 2.9.4.*

Comment: The owner will be providing a cash payment in lieu of parkland.

D) *New conservation lot proposals for the purposes of securing lands containing sensitive or significant natural features and/or the Bruce Trail by a public agency or an approved conservation organization, shall be permitted within all designations*

of this Plan, provided that the new lots are for conservation purposes and no new building lots are created.

Comment: This policy is not relevant to the proposed development.

5.5.1 PLANS OF SUBDIVISION/CONDOMINIUM

1. *Legislation requirements for the creation of lots through the plan of subdivision process are contained in Section 51 of the Planning Act. In Accordance with Section 51(5) of the Planning Act, the County of Grey is the approval authority for plans of subdivision/condominium within the Township.*

Comment: Section 9 of this Planning Report will evaluate the proposed subdivision within the context of Section 51(24) of The Planning Act.

2. *All proposals involving the division or creation of four or more lots shall be dealt with through the plan of subdivision/condominium process.*

Comment: The proposed development will occur via the Plan of Subdivision process, rather than through Consent applications.

3. *Council shall support the approval of a draft plan of subdivision, provided the following policies are satisfactorily addressed by the proposal:*

- a) *Development through the plan of subdivision process should be orderly and contiguous to existing development;*

Comment: The proposed eight lot subdivision is orderly and it will connect to additional development on Block 11 in the future, which in turn will likely have road connections to future development on the lands further south. This current development should not interfere with the existing development to the west and possible future development to the east.

- b) *Proposed plans of subdivision are to be reviewed to ensure that they do not land-lock any adjacent undeveloped lands which have future development potential and should be designed with consideration given to connectivity with such adjacent lands and linkages for parks, trails and infrastructure;*

Comment: The proposed subdivision will not result in any adjacent lands becoming land-locked. As noted above, future development on the balance of the

subject lands can provide for road connections to the future development on lands further south.

- c) *consideration shall be given to incorporating a mixture of housing types for plans of subdivision involving larger parcels of land;*

Comment: Given the method of servicing, the more appropriate use of the subject lands is detached dwellings on large lots.

- d) *proposed plans of subdivision shall be consistent and compatible with land uses in the immediate vicinity;*

Comment: Single family dwellings on large, estate lots, as proposed, will be consistent and compatible with all other developed lands within the area.

- e) *consideration should be given to staging or phasing of the development for plans of subdivision involving a large number of residential units.*

Comment: The proposed development involves only eight residential lots, which follows the recommendation of the County during the pre-consultation discussions. Once dwellings have been constructed, the owner could then likely proceed with a development on the balance of the subject lands (i.e. Block 11). The natural features recognized on Block 11 by the Biologist will likely constrain this future development to a certain degree.

- f) *the proposed plan of subdivision can be provided with adequate servicing and utilities as required by this Plan g) the plan of subdivision is not premature or will adversely affect the public interest; and*

Comment: Partial servicing is the only viable servicing option. As noted earlier, the Hydrogeologist is satisfied that the soils are suitable to accommodate individual septic systems on the eight lots.

The proposed development is not premature and should not adversely affect the public interest.

- h) *the developer will provide an appropriate tree planting and landscaping program for the development*

Comment: Matters of this nature can be addressed at the Subdivision Agreement stage.

8.2.4 Servicing

Section 2.10 *Servicing* of the Township's Official Plan identifies areas of the Township where partial services are permitted, including the subject property and other lands located south of Church Sideroad East (which is known as East Linton).

In this regard, the following policies of Section 2.10.3 *General Policies* are applicable:

- e) *Development may be occur on partial services, where partial services exist provided:*
 - a. *it is within an existing settlement area;*
 - b. *there is capacity in the municipal system or communal system;*
 - c. *suitable site conditions exist;*
 - d. *the financial viability of the municipal services is enhanced; and*
 - e. *the protection of the environment is upheld; and,*
 - f. *a Servicing Feasibility Study has been completed in accordance with the Technical Studies and Reports Section 5.4 to the satisfaction of the County and Township.*

Comment: The subject lands are located within an existing settlement area, and accordingly are designated 'Secondary Settlement Area'.

Municipal water is available to service the development, and capacity exists in the municipal system.

- f) *Partial servicing may be used to correct failed individual private services or to facilitate infilling, intensification or rounding-out of development within a defined settlement area. In support of site specific official plan amendments, individual planning applications proposing multi-unit development (i.e. creation of two or more new development lots) or any planning application which may result in an increased servicing demand, the proponent will be required to submit a Servicing Feasibility Study in accordance with the Technical Studies and Reports Section 5.4.*

Comment: The proposed development would be considered to be rounding out of a developed area. A Servicing Options Report has been prepared to justify the intended partial servicing arrangement.

- g) *New development within a settlement area will be required to connect to available municipal water. Where municipal water services are provided by a neighbouring municipality such connections will need to be in accordance with any municipal servicing agreements between the two municipalities.*

Comment: The water supply being provided to the proposed development is owned and operated by the Township of Georgian Bluffs.

- i) *The Township will consider new technologies for sewage treatment systems.*

Comment: Septic systems will be constructed within the subdivision in accordance with the requirements of Ontario's Building Code. The Hydrogeologist has concluded in his report that the site is suitable for private septic systems, and recommends the use of fully raised absorption trench leaching beds.

8.2.5 Stormwater Management

Section 2.10.5 *Stormwater Management stages* states:

2.10.5 STORMWATER MANAGEMENT

- a) *The effects and impacts of surface and storm water are an integral part of land-use planning. The plan(s) for the control and management of surface and storm water shall be included in any proposals for development or redevelopment. This information shall be required as a part of the development proposal's initial review and the continuing approval process.*
- b) *The Township requires measures to control storm water runoff so that the resulting surface drainage, from new or expanded development, will minimize any impacts on present, local drainage patterns.*
- c) *The controls for surface and storm-water flows shall be developed for all stages of development and construction in accordance with the Ministry of the Environment Stormwater Management Practices Planning and Design Manual (2003), or its successor. An appropriate method of control shall be designed so that peak post-development flows shall not exceed predevelopment peak flows. Stormwater*

control methods shall also be designed to maintain pre-development storm-water quality and improve surface water runoff, where possible.

- d) *The Township will require a comprehensive report to address the relevant stormwater issues outlined in Section 5.4 of the Plan that pertain to the proposed development.*

Comment: The method in which surface water generated within the subdivision will be accommodated is described in Section 6.3 of this Planning Report and explained in greater detail in the Functional Planning Report: Stormwater Management Component.

8.2.6 Submission Requirements

Section 5.4 *Technical Studies and Reports* states:

The Township may require reports, studies and drawings as part of a complete application submission. These materials are intended to provide additional supporting information regarding the nature of the proposal, the suitability of lands that are the subject of a development application and the compatibility with surrounding lands in order to assist the Township, the County and relevant agencies in evaluating a development application. These required studies may include, but are not necessarily limited to the following:

- A) *PLANNING REPORT*
- B) *SERVICING FEASIBILITY STUDY*
- C) *GROUNDWATER ASSESSMENT STUDY*
- D) *SEWAGE DISPOSAL SUITABILITY REPORT*
- E) *STORMWATER MANAGEMENT REPORT*
- F) *KARST TOPOGRAPHY ASSESSMENT REPORT*
- G) *ENVIRONMENTAL IMPACT STUDY (EIS)*
- H) *TRANSPORTATION IMPACT STUDY*
- I) *ARCHAEOLOGICAL ASSESSMENT*

During the pre-consultation discussions involving the County and Township, the owner was advised of the reports that must be filed in conjunction with the submitted Planning Act applications. In this regard, the following reports were prepared:

- Planning Report;
- Functional Planning Report: Stormwater Management Component;

- Environmental Impact Assessment;
- Hydrogeological Report (which includes a karst topography component);
- Servicing Options Report; and,
- Stage 1-2 Archaeological Property Assessment.

The intent of these reports was to demonstrate the development's compliance with the relevant Township, County and Provincial policies.

8.2.7 Natural Environment

Section 2.4 *Natural Heritage* of the Township's Official Plan states the following:

2.4.3 POLICIES

2.4.3.1 Natural features within *settlement areas* are identified within “*Environmental Hazard*” and “*Wetland*” designations on Schedules “A to A-8” and are subject to the *Natural Environment Areas* policies under Section 3.4.6 of this Plan. The nature and exact delineation of the natural environment features will be more precisely determined during the review process for any development within the vicinity of these identified features and in consultation with the appropriate public agency with presiding jurisdiction.

2.4.3.2 For lands in and outside of the Township's settlement areas, natural features, such as Provincially Significant Wetlands, Areas of Natural and Scientific Interest, significant woodlands, and other recognized Wetlands have been identified and are shown on the Land Use Schedules and Appendices of the County of Grey Official Plan. Other features, such as significant ravines, valley, river and stream corridors, significant portions of threatened and endangered species habitat, fish habitat and significant wildlife habitats have not been specifically identified.

In the absence of mapping showing the various components of natural areas, this Plan will rely on environmental hazard mapping and wetland mapping provided in the County Official Plan and in consultation with relevant agencies.

2.4.3.3 All development proposals within or adjacent to natural heritage features outlined in Section 2.4.3.1 and 2.4.3.2 shall articulate the extent of existing natural heritage features and indicate how development will not result in any impacts on the natural features or their ecological functions. The Township may

also utilize Site Plan Control under Section 41 of the Planning Act to ensure that adequate measures are implemented to protect those natural features identified on, or adjacent to, the site.

Comment: The forested areas on the subject property and adjoining lands are identified as 'Significant Woodland', as explained earlier in this Planning Report. No other natural heritage features are identified on the subject lands or abutting properties in the County Official Plan. The Biologist, however, did identify wetland features on the property which are located outside of Lots 1 to 8. A portion of one of the wetland features is, however, in the location of the proposed road.

The field work also determined that the subject lands are suitable habitat for two endangered species: the Bobolink and the Eastern Meadowlark.

Recommendations pertaining to these natural heritage features are provided in the Environmental Impact Assessment, and described in Section 8.4 of this Planning Report.

8.2.8 Cultural Heritage

Section 2.8 Cultural Heritage of the Township's Official Plan provides the following relevant policies:

2.8.3 POLICIES

a) *Ensure the character of the Township is maintained by encouraging the protection and maintenance of identified significant cultural heritage resources.*

Comment: A Stage1-2 Archaeological Property Assessment was conducted for the subject property, and no archaeological resources were encountered.

k) *Encourage First Nations and Métis consultation for development proposals within:*

a. *areas where First Nations or Metis have expressed an interest in consultation; and*

b. *areas deemed to have potential for archaeological resources in accordance with criteria and guidelines established by the Province.*

Comment: The Planning Act applications will be circulated by the County and Township to the First Nations and Metis offices. In addition, the owner and/or his Planning Consultant will be consulting directly with Saugeen Ojibway Nation on this development matter.

8.2.9 Official Plan Amendments

Section 6.3 *Official Plan Review and Site Specific Amendments* states the following:

6.3 OFFICIAL PLAN REVIEW AND SITE SPECIFIC AMENDMENTS

2. *It is the policy of the Township that amendments should be consistent with the goals and objectives of this plan and may be initiated by council, private individuals or corporations, interested groups or relevant agencies. Amendments will generally contain the following matters:*
 - a. *An assessment of conformity with Provincial and County policy, where applicable;*
 - b. *an assessment of the impact of the proposed amendment on surrounding lands; and*
 - c. *appropriate technical studies in accordance with the policies of this Plan*

Comment: This Report serves to evaluate the proposed Official Plan Amendment within the context of the local Official Plan, the County Official Plan, the Provincial Policy Statement and the Planning Act. It also addresses compatibility with the neighbouring lands.

Several other technical studies have been prepared to address the relative issues pertaining to this development.

8.2.10 Township of Georgian Bluffs Official Plan Review Summary

It is evident that the proposed subdivision conforms to the relevant sections of the Township of Georgian Bluffs Official Plan.

8.3 **Provincial Policy Statement**

Section 3 of The Planning Act (R.S.O. 1990) requires all decisions regarding land use planning matters to be consistent with the Provincial Policy Statement (PPS).

The PPS contains several sets of Provincial directives covering a variety of topics that are relevant to this subdivision application, as follows:

8.3.1 **Settlement Areas**

Section 1.1.3 *Settlement Area* policies state (edited for relevancy):

- 1.1.3.1 *Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*
- 1.1.3.2 *Land use patterns within settlement areas shall be based on:*
 - a) *densities and a mix of land uses which:*
 - 1. *efficiently use land and resources;*
 - 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and*
 - 3. *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 - 4. *support active transportation;*
 - b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*
- 1.1.3.6 *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

Comment: This area of the Township is a recognized settlement area in the County of Grey Official Plan.

The proposed density of the development is appropriate, given the partial servicing arrangement for the subdivision.

8.3.2 Servicing

Section 1.6.6 *Sewage and Water states:*

1.6.6.5 *Partial services shall only be permitted in the following circumstances:*

- a) *where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or*
- b) *within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

Comment: The subject lands are located within a recognized settlement area. The proposed development would be considered a rounding out of existing development.

The Hydrogeologist is of the opinion that the site conditions are suitable for individual, private septic systems, as explained in the Hydrogeological Assessment Report.

1.6.6.7 *Planning for stormwater management shall:*

- a) *minimize, or, where possible, prevent increases in contaminant loads;*
- b) *minimize changes in water balance and erosion;*
- c) *not increase risks to human health and safety and property damage;*
- d) *maximize the extent and function of vegetative and pervious surfaces; and*

- e) *promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

Comment: Stormwater management for this development will be in accordance with the standards of the Township and the Provincial Government, and must be approved by the Township and Grey Sauble Conservation Authority. The stormwater management proposal is described in Section 6.3 of this Planning Report and explained in greater detail in the Functional Planning Report: Stormwater Management Component.

8.3.3 Natural Environment

Section 2.1 *Natural Heritage* states:

- 2.1.1 *Natural features and areas shall be protected for the long term.*
- 2.1.2 *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, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 2.1.3 *Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
- 2.1.4 *Development and site alteration shall not be permitted in:*
 - a) *significant wetlands in Ecoregions 5E, 6E and 7E¹; and*
 - b) *significant coastal wetlands.*
- 2.1.5 *Development and site alteration shall not be permitted in:*
 - a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;*
 - b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;*

- c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;*
- d) *significant wildlife habitat;*
- e) *significant areas of natural and scientific interest; and*
- f) *coastal wetlands in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 2.1.4(b)*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

Comment: The Environmental Impact Assessment has been prepared in compliance with these Provincial requirements.

8.3.4 Cultural Heritage

Section 2.6 *Cultural Heritage Archaeology* states:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*
- 2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*
- 2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.*

Comment: A Stage 1-2 Archaeological Assessment has been conducted on the site. No items of archaeological significance were found.

The owner will be consulting with Saugeen Ojibway Nation regarding the proposed development.

8.3.5 Provincial Policy Statement Review Summary

Based on the foregoing, it is evident that the proposed development is consistent with the Provincial Policy Statement.

9. THE PLANNING ACT

Section 49 (24) of The Planning Act (R.S.O. 1990) provides a list of issues which must be taken into consideration when reviewing new subdivision and consent applications. Those issues are as follows:

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

Comment: The matters of provincial interest, as provided in the Provincial Policy Statement, have been addressed in Section 8 of this Planning Report.

(b) whether the proposed subdivision is premature or in the public interest;

Comment: The proposed eight lot subdivision is compatible with the neighbourhood. The development should not be considered premature and would seem to be in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

Comment: This Report has demonstrated that the proposed development is keeping with the intent of the County Official Plan and the Township's Official Plan, and is compatible with the existing built-up neighbourhood and future development in this area.

(d) the suitability of the land for the purposes for which it is to be subdivided;

Comment: Given that only partial services are available, the subject lands are best suited for low density housing, as proposed. This form of development is compatible with the adjacent, built neighbourhood.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Comment: This small-scale, low density development should have no impact on the road pattern in this area. Very little traffic will be generated by the seven new dwellings. (One house already exists.)

(f) *the dimensions and shapes of the proposed lots;*

Comment: The lots are of a normal shape and of a size that is appropriate for this area.

(g) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

Comment: The construction of detached dwellings on the proposed lots will be in accordance with the provisions of the 'R1' zone. There are no other restrictions on these lands.

(h) *conservation of natural resources and flood control;*

Comment: Measures will be taken to ensure that stormwater on the site following construction is handled in an appropriate manner, as detailed in the Functional Planning Report: Stormwater Management Component. A large portion of the subject property will remain in its natural state.

(i) *the adequacy of utilities and municipal services;*

Comment: All utilities and municipal services typically associated with an urban development will be available, save for sanitary sewers.

(j) *the adequacy of school sites;*

Comment: Children residing in this area of the Township are bused to the local schools.

(k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

Comment: No portion of the property is intended to be conveyed to the Township.

(l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

Comment: The proposed development is consistent with other projects of this nature.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).

Comment: This development will not require a Site Plan Control Agreement.

10. CURRENT ZONING AND PROPOSED AMENDMENT

10.1 Current Zoning

The subject lands are currently zoned 'PD' (Planned Development) in the Township of Georgian Bluffs Zoning By-law, as illustrated on Figure 8 to this Planning Report.

Permitted uses within the 'PD' zone are essentially limited to the uses, buildings and structures existing on the date of passing of the Township's Zoning By-law.

10.2 Proposed Zoning

The proposed Zoning By-law Amendment will rezone Lots 1 to 8 and the proposed road to 'R1' (General Residential). Permitted uses in the 'R1' zone are detached dwellings, home occupations, and accessories buildings and structures.

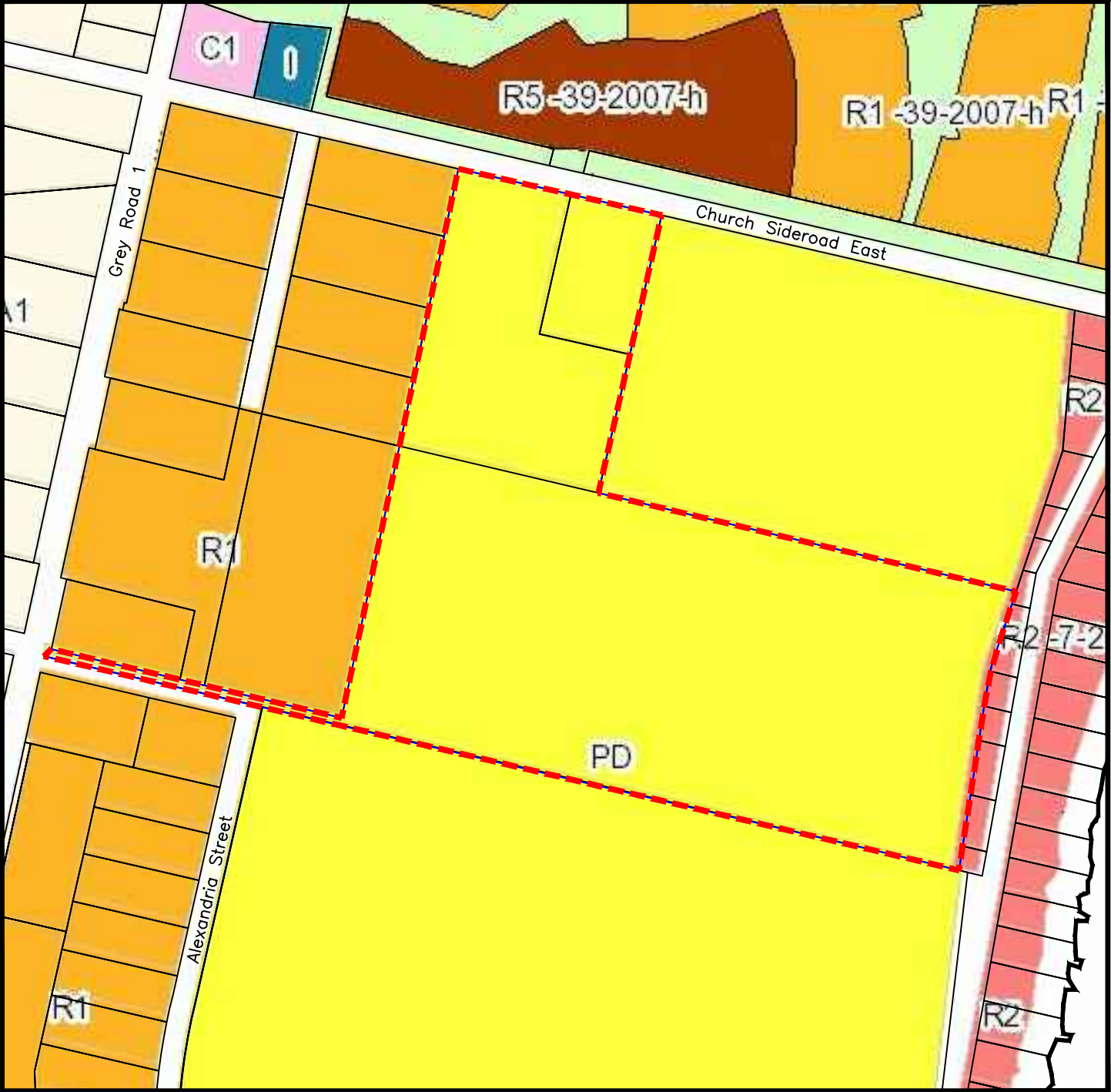
The 'minimum lot area' and 'minimum lot frontage' requirements for partially serviced development are 1500 square metres and 30 metres respectively. The size of the eight proposed lots exceeds these minimum standards.

The balance of the subject property (i.e. Block 11) will remain zoned 'PD'.

A schedule illustrating the recommended zoning of the entire property is provided in Appendix C to this Planning Report.

Figure 8: Township of Georgian Bluffs Zoning By-law (GIS Version)

 Subject Lands



Davenport Subdivision
Township of Georgian Bluffs

RD **RON DAVIDSON**
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OWEN SOUND, ONTARIO

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11. CONCLUSIONS / RECOMMENDATIONS

The proposal to create a small residential subdivision consisting of eight estate lots is an appropriate use of the subject lands.

The subdivision development maintains the intent and purpose of the County and Township Official Plans and is consistent with the Provincial Policy Statement.

This development represents sound land use planning and therefore the applications for Draft Plan of Subdivision and Zoning By-law Amendment should be given favourable consideration.

As recommended in the Environmental Impact Assessment, the Biologist must discuss options with the Grey Sauble Conservation Authority regarding the construction of the cul-de-sac bulb within a small portion of an unevaluated wetland. The Biologist must also find a location within the region to compensate for the amount of Eastern Meadowlark / Bobolink habitat that will be removed as a result of this development. The recommendations of the Environmental Impact Assessment should be implemented through the Subdivision Agreement.

Respectfully submitted,



Ron Davidson, BES, RPP, MCIP

Acknowledgements: M.J. Davenport & Associates Ltd.
GHD Limited
Niblett Environmental Associates Inc.
AMICK Consultants Ltd.

APPENDIX A
Proposed Draft Plan of Subdivision

APPENDIX B
Recommended Official Plan Amendment Schedule

Recommended Official Plan Amendment Schedule



Subject Lands



Residential



Future Development



Davenport Subdivision
Township of Georgian Bluffs

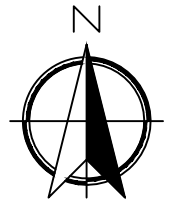


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APPENDIX C
Recommended Zoning By-law Amendment Schedule

Recommended Zoning By-law Amendment Schedule



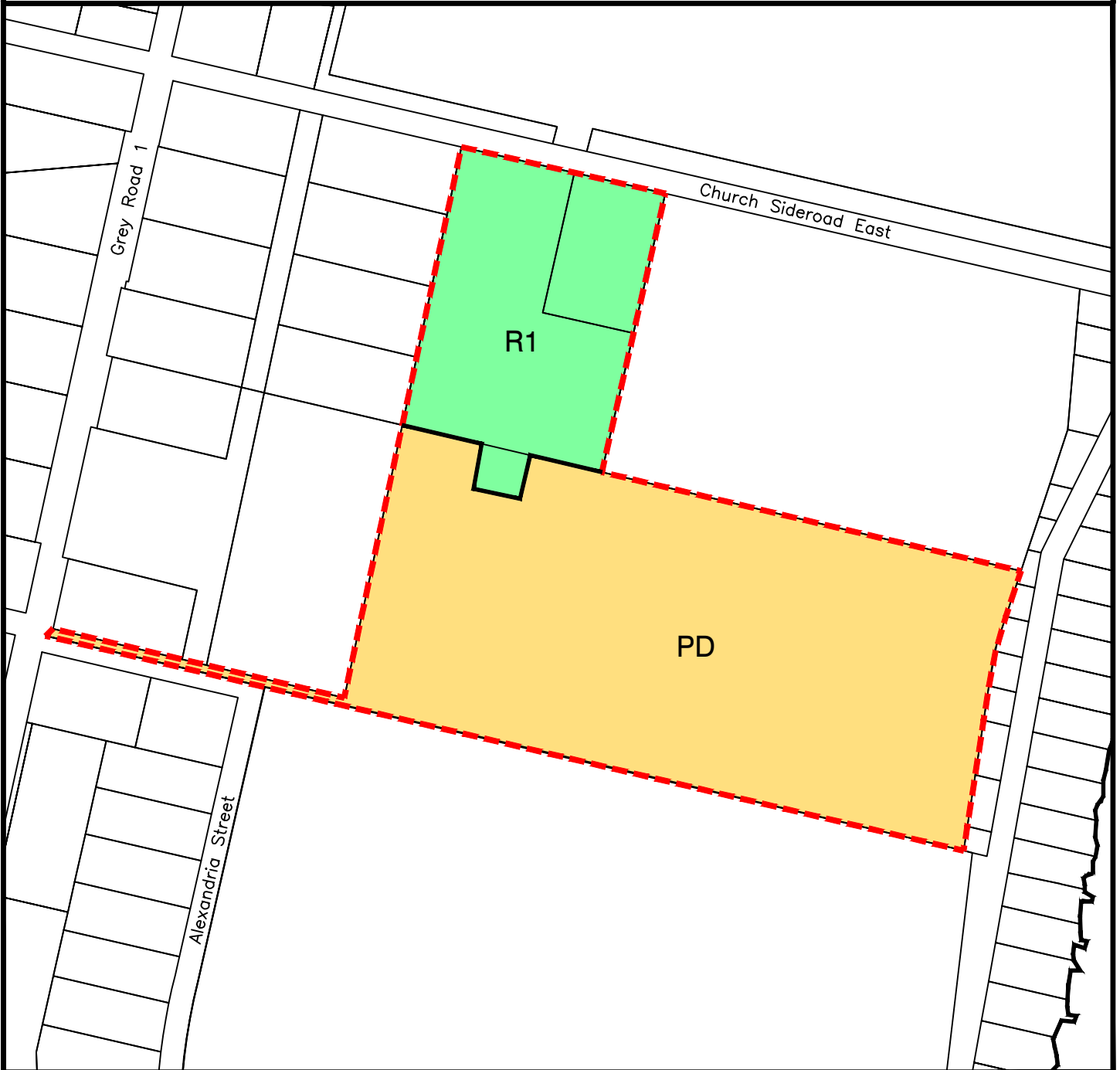
Subject Lands



General Residential



Planned Development



Davenport Subdivision
Township of Georgian Bluffs



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