



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

June 29, 2018

County of Grey
Planning and Economic Development Department
595 9th Avenue East
Owen Sound, Ontario
N4K 3E3

Attention: Randy Scherzer, Director

Dear Randy:

**Re: Planning Report Addendum
Revised Application for Plan of Subdivision
Part Lot 27, Concession 3, Geographic Township of Sarawak,
Township of Georgian Bluffs, County of Grey
("Davenport Subdivision")**

The above-noted Plan of Subdivision application has been amended as a result of sanitary sewers recently becoming available to service the subject lands. The number of residential lots proposed within this development has increased from eight to twenty. As a result of this change, the Planning Report dated December 12, 2017 needs to be updated. In this regard, please consider the following:

Section 5.3 (*Services*) of the County of Grey Official Plan 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).*

Now that sanitary sewers are available to the site, the proposed development can be connected to full municipal services, which as noted above is the most preferred means of servicing new development in the County.

In a similar manner, Section 2.10 (*Services*) of the Township of Georgian Bluffs Official Plan does given consideration to private and partial servicing of new development, but it is clearly the intent of the Official Plan to encourage new subdivisions to be connected to municipal water and sanitary sewers wherever such services are available.

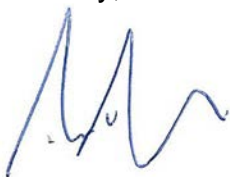
Furthermore, Section 1.6 (*Infrastructure and Pubic Service Facilities*) of the Provincial Policy Statement states:

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.

This policy clearly states the Province's preference in having full municipal service connections wherever possible within the settlements areas.

The reminder of my original Planning Report remains relevant and does not require an update.

Sincerely,



Ron Davidson, BES, RPP, MCIP

c.c. Murray Davenport
Jenn Burnett, Township of Georgian Bluffs