

PLANNING REPORT

PROPOSED PLAN OF SUBDIVISION
KILSYTH, ONTARIO

BARRY'S CONSTRUCTION & INSULATION LTD.

Part of Lot 9, Concession 7
(Part Lots 71, 75 and 76, Lots 72, 73, 74, 85, 86 and 87, and Part of
unnamed street, Plan 117)

Geographic Township of Derby
Township of Georgian Bluffs
County of Grey

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September 24, 2018

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1. THE PROPOSAL

A residential development is proposed for lands located within the settlement area of Kilsyth, in the Township of Georgian Bluffs.

The Developer is proposing to develop a 33 lot subdivision on 17.09 hectares of land.

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:

- 33 residential lots (Lots 1 to 33) for detached dwellings;
- one block (Block 35) for park purposes;
- two blocks (Blocks 34 and 36) for stormwater management purposes;
- a new municipal road (Street 'A').

The Official Plan Amendment application has been filed with the Township of Georgian Bluffs and is intended to change the land use designation of the majority of the developable lands from 'Future Development' to 'Residential'. Some of the lands along the north and east sides of the site are already designated 'Residential'. A watercourse and its floodplain are currently designated 'Environmental Hazard', and this designated area will be expanded to include all of Block 34 as well as all of Block 36 on the west side of subdivision. Both of these blocks will be used for stormwater management purposes. Block 35 is currently designated 'Future Development' and 'Environmental Hazard', and this block will be designated 'Open Space' to reflect its proposed use as a public park. A schedule showing the proposed changes to the Official Plan 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 the 33 residential lots from 'PD' (Planned Development) to 'R1' (General Residential). Blocks 34 and 36 will be zoned 'EP' (Environmental Protection) and Block 35 will be zoned 'OS' (Open Space). A schedule showing the recommended zoning is provided in Appendix D to this Planning Report.

3. PURPOSE OF THIS PLANNING REPORT

Ron Davidson Land Use Planning Consultant Inc. has been retained by the Developer 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.

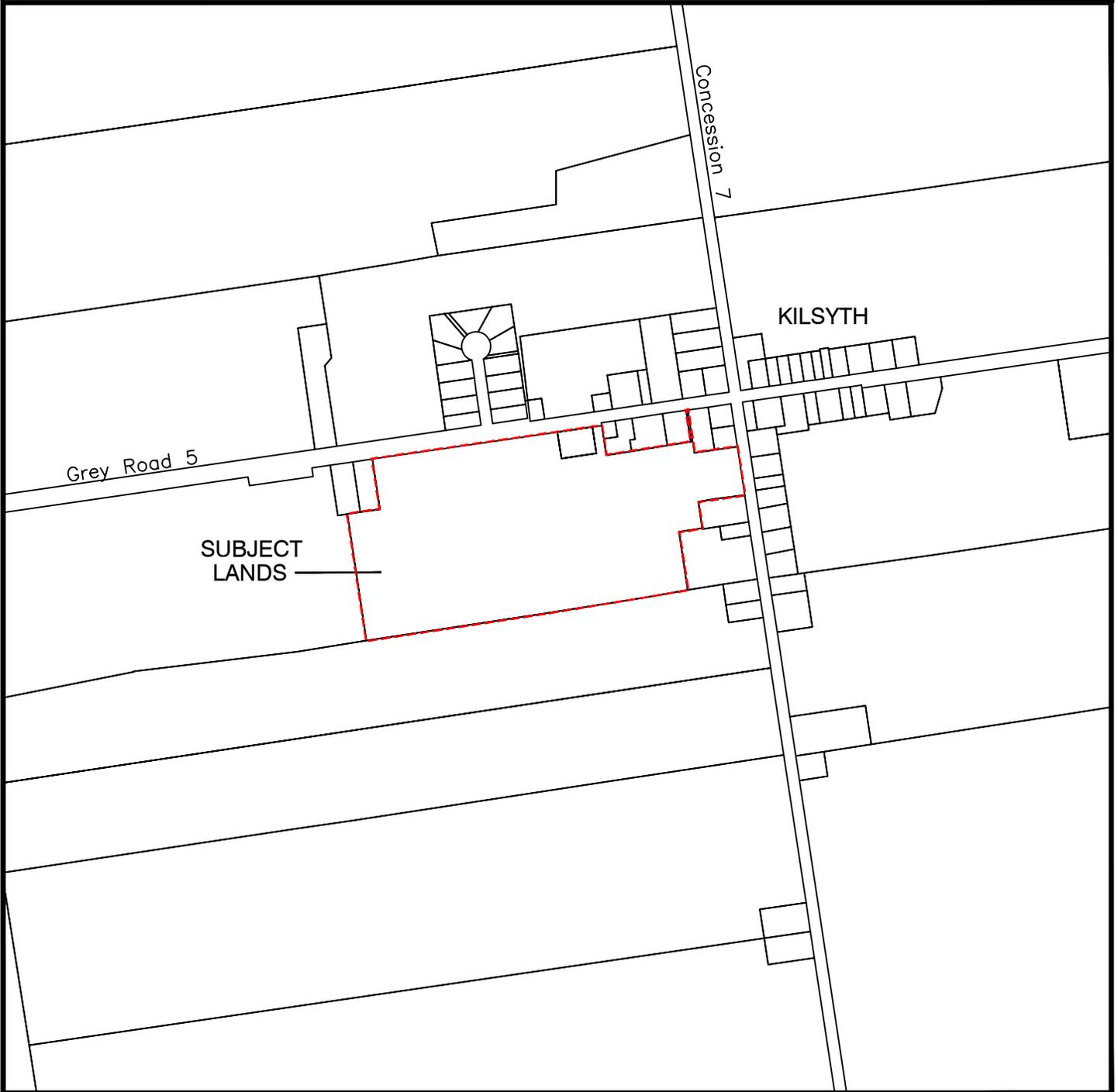
4. SUBJECT LANDS

The subject lands are located on the west side of Kilsyth and have frontage along Grey Road 5 (Main Street) and Concession Road 7 (Mill Street), as shown on Figure 1 of this Planning Report.

The site is an irregular shaped parcel comprising 17.09 hectares. The majority of the property is open, agricultural land with rolling terrain. A small, intermittent watercourse traverses the east side of the property and a second seasonal drainage swale with associated wet areas exists on the west side. There is a slope on the eastern third of the site, sloping upward from Block 34 to Concession 7. A barn is situated in the central portion of the property but will be removed before development of the subdivision commences, pending approval of an Endangered Species Act application regarding Barn Swallow habitat as explained later in this Report. A detached dwelling and two sheds had also existed on the site, but were recently removed.

The aerial photograph provided on Figure 2 illustrates the current uses of the site as well as the adjacent lands uses.

Figure 1: Location Map



Residential Subdivision
Kilsyth, Ontario

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Figure 2: Aerial Photograph (2015)



Residential Subdivision
Kilsyth, Ontario

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SCALE 1:5000

5. ADJACENT LANDS

A variety of land uses exist within the immediate vicinity of the subject lands, including:

- detached dwellings to the west, north and east;
- a church to the northeast;
- an automobile repair shop to the northeast;
- a community hall to the north;
- a community centre / arena to the east;
- a horse farm to the south; and,
- a tree plantation and cash-cropping operation with farmhouse to the west.

6. SERVICING

6.1 Water Supply and Sewage Disposal

The 33 detached residential lots will be serviced with individual private sewage systems and drilled wells. The Hydrogeological Report and Site Servicing Study has demonstrated that the proposed development can be appropriately serviced in this manner.

Other servicing options were explored in the Site Servicing Options Review Letter but none were deemed feasible.

For additional information regarding this matter, please refer to the above-noted reports, copies of which have been included in the application packages filed with the County and Township.

6.2 Stormwater Management

The Conceptual Stormwater Management Report explains the manner in which surface water runoff will be handled onsite and offsite. Two stormwater ponds will be constructed on the property to assist in managing the surface water.

Copies of the report have been filed with the County and Township.

6.3 Municipal Roads

Approximately 715 metres of new road will be constructed within this subdivision to Township standards, at the expense of the Developer. The road will connect with the County Road and the Township Road.

6.4 Other Utilities

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

6.5 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, the Township may collect the cash value of 5% of the property in lieu of parkland dedication. The Developer proposes to convey Block 35 to the Township for park purposes, which represents about 15% of the entire site.

7. PRECONSULTATION DISCUSSIONS / SUBMISSION REQUIREMENTS

As a result of the presubmission discussions with the Township, County and Grey Sauble Conservation Authority which resulted in a letter from the Township dated March 22, 2016, the Developer retained the services of various professionals to prepare the following:

- Draft Plan of Subdivision;
- Planning Report;
- Hydrogeological Report and Site Servicing Study;
- Site Servicing Options Review Letter;
- Conceptual Stormwater Management Report;
- Environmental Impact Study; and,
- Archaeological 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 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 'Secondary Settlement Area' on Schedule A (Land Use Plan) to the County of Grey Official Plan, as shown on Figure 3 to this Planning Report.

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 a low-density subdivision.

Figure 3: County of Grey Official Plan Schedule A (GIS Version)

-  Secondary Settlement Area
-  Hazard Lands
-  Agricultural



Residential Subdivision
Kilsyth, Ontario

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- (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).*
- (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: A Settlement Capacity Study was not requested during the preconsultation discussions; however, the Developer was informed that a Servicing Options Report in accordance with the Ministry of the Environment and Climate Change's D-5-3 Guideline shall be submitted along with a hydrogeological review pertaining to the availability of drinking water and a nitrate review pertaining to the appropriateness of the site for individual

septic systems as per the D-5-4 and D-5-5 Guidelines. This information has been provided in the attached Hydrogeological Report and Site Servicing Study and Site Servicing Options Review Letter.

The Developer was also advised that a Stormwater Management Report must be submitted as part of the Plan of Subdivision application package in addition to an Environmental Impact Study and an Archaeological Assessment, and in this regard said reports have been prepared and filed with the County and Township.

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 provides 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 residential lots are consistent with existing development within the immediate area.

The undeveloped lands abutting the subject property to the west and south are not located within the 'Secondary Settlement Area' of Kilsyth and therefore development will not be permitted on those lands, at least not until a Comprehensive Review has demonstrated that an expansion of this urban centre is necessary to meet to the long-term requirements of the Municipality. Should such development occur on the adjacent lands in the future, it would likely be in the form of detached dwellings on large lots which would be compatible with the development being proposed on the subject property.

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: Five of the proposed 33 residential lots will have direct access onto Grey Road 5. Given that the lots are located within a settlement area where a large number of residential lots have been created along this road and there isn't any viable option to develop these particular lands without County Road frontage, the County's Transportation Services Department found this arrangement to be generally acceptable during preconsultation discussions.

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 Report and Site Servicing Study has concluded that the site is suitable for individual, private septic systems and drilled wells.

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: The Hydrogeological Report and Site Servicing Study has determined that the size of the proposed lots is appropriate for detached dwellings serviced with drilled wells and individual septic systems. Some relief from the minimum lot area and lot frontage requirements, however, is required, as explained 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.

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: The new street provides a safer alternative for walking and cycling along Grey Road 5 in this particular section of Kilsyth.

(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: Township staff has advised that a rural cross-section design is acceptable for these lands and, as such, no sidewalls are proposed.

(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: The proposed new road utilizes a grid pattern and appears to fit in well with the surrounding neighbourhood.

(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: Block 35 will be conveyed to the Township for park purposes.

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

Comment: The subject lands are not located along the shores of Georgian Bay or an inland lake.

(xii) Snow removal and emergency vehicle access.

Comment: Given the road design, this development should not create problems with regard to snow removal or emergency vehicle access.

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 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 5.3.2 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).*

Comment: Although not the stated preference of the County Official Plan, individual private servicing can be given consideration subject to policies stated below. It should be noted that the Township Official Plan identifies Kilsyth as a settlement area that will be privately serviced, as explained later in this Planning Report.

- (8) *In unserviced settlement areas, residential development on individual on-site private services will be limited to the creation of up to a maximum of five new lots/units, unless otherwise stated in this Plan.*
- (9) *Development beyond what is identified in Section 5.3.2(8) can be considered in the Secondary Settlement Area designation if a Settlement Capability Study has been completed in accordance with Section 2.6.4(5).*
- (10) *In any part of the County to be serviced by individual on-site private systems, new development shall be subject to a study sufficient to demonstrate the feasibility, as defined in this section, of the development to meet the requirements of the Ministry of Environment or the appropriate authority respecting Ontario Building Code approved sewage systems, and the provisions of this Plan. (a) This study will collect and evaluate hydrogeological data, assess the hydrogeological environment of the area of the proposed development and comment on the suitability of the study area for development to be serviced by private water supply wells and by sewage systems waste water disposal, taking into account the cumulative impact of development in the area. Where appropriate, it will also determine necessary minimum lot sizes. Council shall be satisfied that the proposed development will not create or contribute to any long-term problems of water quality or quantity for itself or the surrounding area. (b) The creation of new non-farm lots will be encouraged to be serviced with a Class 4 sewage system or similar approved technology. Sewage systems shall be constructed in accordance with the Ontario Building Code.*

Comment: As explained in Section 8.1.1 of this Planning Report, a Settlement Capability Study was not required by the County during preconsultation discussions; however, the Developer was advised that a Servicing Options Report in accordance with the Ministry of the Environment and Climate Change's D-5-3 Guideline shall be submitted along with a hydrogeological review pertaining to the availability of drinking water and a nitrate review pertaining to the appropriateness of the site for individual septic systems as per the D-5-4 and D-5-5 Guidelines. This information has been provided in the attached Site Servicing Options Review Letter and the Hydrogeological Report and Site Servicing Study. These reports have determined that servicing the site with municipal or communal systems is not feasible, and that the site conditions are suitable for a

private septic system and drilled well on each individual lot. The report has also determined the appropriate lot size for parcels with this subdivision.

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 Preliminary Stormwater Management Report.

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.

The Official Plan includes mapping showing ‘Significant Woodlands’, ‘Significant Wetlands’ and ‘Areas of Natural and Scientific Interest’, whereas no such mapping is available for the other natural heritage features mentioned in the Official Plan.

Appendix B identifies a forested area located approximately 80 metres to the north and northwest of the subject lands as 'Significant Woodlands', as shown on Figure 4 to this Planning Report, and the existence of this feature has been confirmed in the Environmental Impact Study (EIS). In this regard, Section 2.8.4 *Significant Woodlands* of the County Official Plan states:

- (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.*

Comment: Situated between the subject lands and the 'Significant Woodlands' are several site disturbances, being the County Road, agricultural fields and residential development; and, therefore the subject lands have no identifiable ecological functions to these northerly woodlands, according to the EIS. As well, there is no direct vegetated linkage for corridor functions. Therefore, site development is anticipated to have no measurable negative impacts to the 'Significant Woodland' feature. The EIS concluded that no further impact assessment review is warranted for mitigation purposes.

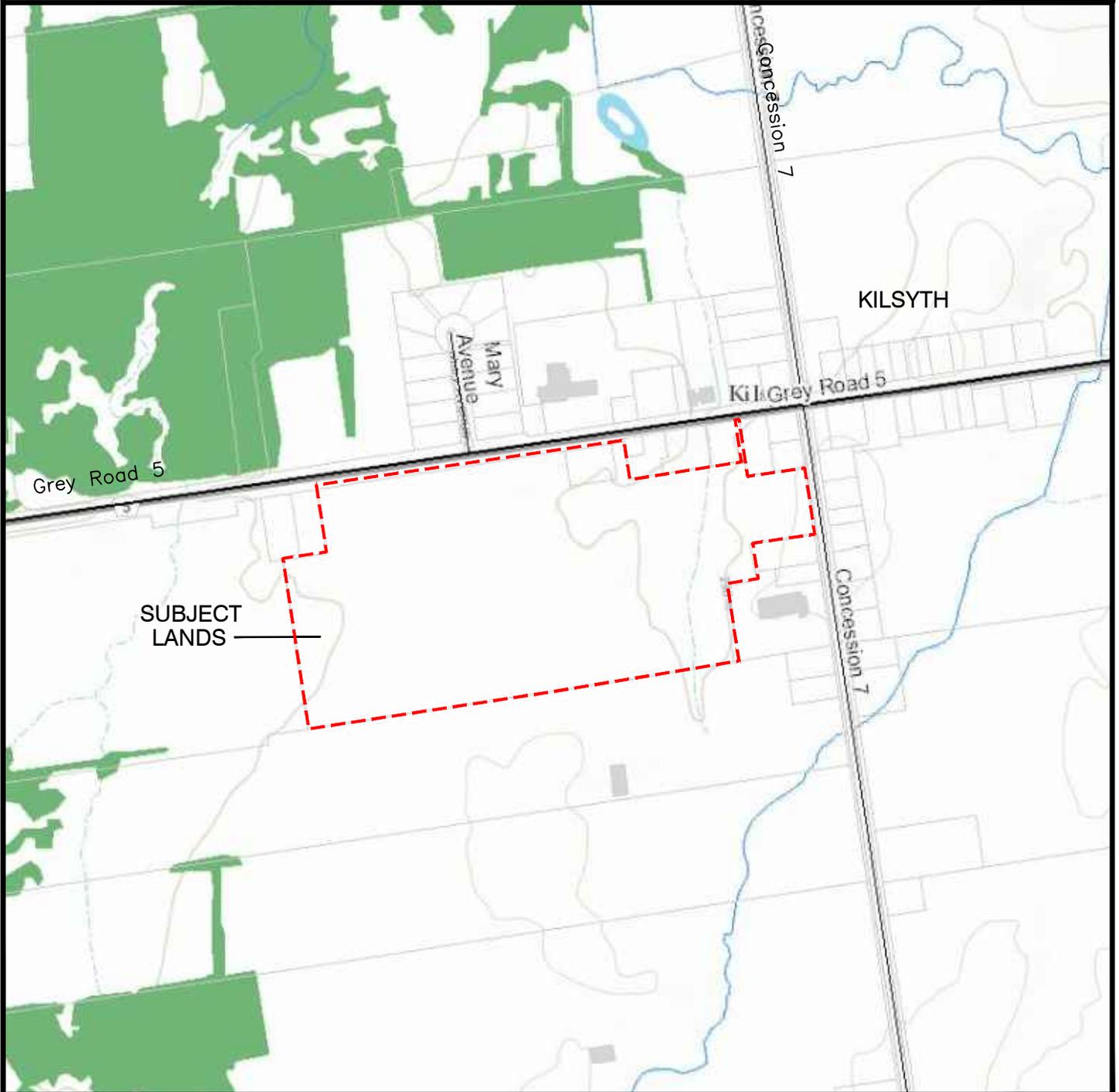
The EIS also determined that two of the fields on the subject lands serve as 'Habitat for Threatened Species' for Bobolink and Eastern Meadowlark. The same fields meet the criteria for 'Significant Wildlife Habitat' for the Savannah Sparrow and the Vesper Sparrow'. In this regard, Section 2.8.6 *Natural Functions* of the County Official Plan states:

- (1) *In the absence of more specific mapping showing significant natural areas and functions, the Hazard Lands, and the Provincially Significant Wetlands designations shall be used, in conjunction with Appendices A and B. Development and site alteration shall not be permitted within valleylands, wildlife habitat, and their adjacent lands, unless it has been demonstrated through an acceptable Environmental Impact Study is completed in accordance with Section 2.8.6(4) of this Plan that there will be no negative impacts on the natural features or their ecological functions. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- (2) *No development or site alteration shall be permitted within areas of significant threatened and endangered species as identified by the Ministry of Natural Resources. No development or site alteration may occur within the adjacent lands to areas of significant threatened and endangered species unless it has been*

Figure 4: County of Grey Official Plan Appendix B (GIS Version)

-  Stream / River
-  Lake

-  Significant Woodlands



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demonstrated through an Environmental Impact Study 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.

Comment: The EIS states that the same mitigation measures designed to address the Bobolink and Eastern Meadowlark species will also address the two Sparrow species. The development is eligible for the offsite habitat mitigation process, which involves an application with the Ministry of Natural Resources and Forestry and the submission of a Habitat Management Plan to demonstrate compliance with the Endangered Species Act (ESA). The Developer does have suitable lands in habitat type, size and minimum habitat dimensions under current land holdings elsewhere to implement offsite mitigative grassland habitat enhancement works. As such, the applicant will be pursuing an ESA application process to permit full site development. Given the time lines involved in an ESA Habitat Management Plan, the EIS recommends that the Planning Act applications proceed and the requested approvals be granted, but that no site development proceed until such time that ESA clearance has been achieved and provided to the applicable planning agencies.

The EIS also determined that the barn on the property serves a habitat for the Barn Swallow, which is protected under the Provincial Endangered Species Act. The barn is proposed to be removed. The Developer can erect a suitable new structure to accommodate Barn Swallow nesting/rearing activities, and suitable lands exist on Block 35 for such purposes. Approval under the ESA and the construction of the structure must occur prior to any development or site alteration occurring on the property.

Lastly, the EIS stated that the receiving off-site and downstream waters support fish and 'Fish Habitat'. In this regard, Section 2.8.6 *Natural Functions* of the County Official Plan states:

- 5) *No development shall be permitted within 30 metres of the banks of a stream, river, lake, or Georgian Bay. Where an Environmental Impact Study prepared in accordance with Section 2.8.6(4) of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate Conservation Authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream and to increase natural connections.*

Comment: These downstream waters are categorized as cold-water systems, and are therefore sensitive receptors to changes in water quantity and quality (including thermal impacts). As such, site development on the subject lands will have direct surface water linkage to these offsite sensitive receptors and supports groundwater discharge functions and therefore could indirectly have negative impacts on fish and 'Fish Habitat' without onsite mitigation, according to the EIS. In this regard, discharge waters from the Draft Plan of Subdivision lands will be required to meet provincial standards for storm water management (SWM) design, water quality parameters, construction sedimentation control and on-going long-term erosion control measures. In addition to those standards, The SWM Plan must also demonstrate the following:

- i. Surface waters leaving the subdivision lands shall be consistent in its outlet location with the existing intermittent channels, along the property limits. Diversion of SWM waters to roadside ditches could be considered a water quantity impairment to 'Fish Habitat' and therefore further Fisheries Act review is required.
- ii. Through a water balance approach it shall be demonstrated for pre and post construction that surface water input to the west channels and the east watercourse will have had no significant water quantity alterations from the subdivision.
- iii. Shallow groundwater flow patterns directions should not be altered, such that existing groundwater discharge functions (seeps) continue.
- iv. The SWM Plan and design shall demonstrate no measurable thermal impairment to offsite receiving waters.

With the subdivision design and supporting technical report(s) demonstrating consistency with the above development constraints, no offsite or indirect negative impacts to 'Fish Habitat' would be anticipated. Therefore, with the site development constraint aspects for SWM Plan demonstrated, site development would be in compliance with the Federal Fisheries Act.

Please be advised that the Conceptual Stormwater Management Report has addressed these recommendations of the EIS.

8.1.5 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 of significance 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 5 to this Planning Report. Some lands along the easterly and northerly boundaries of the site are designated 'Residential'. A small strip of land along the watercourse on the east side of the property 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.

The 'Residential' policies are listed in Section 8.2.2 of this Planning Report.

The 'Environmental Hazard' policies generally prohibit development.

8.2.2 Proposed Land Use Designation

All of the 33 lots will be designated 'Residential'.

The 'Environmental Hazard' designation will apply to Blocks 34 and 36.

Block 35 will be designated 'Open Space'.

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

Figure 5: Township of Georgian Bluffs Official Plan
 Schedule A-4 Land Use Designations (Kilsyth)



- | | |
|--|--|
|  Settlement Area Boundary |  Open Space |
|  Residential |  Future Development |
|  Village Centre |  Environmental Hazard |



Residential Subdivision
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The 'Residential' policies are as follows:

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 parkland to the Township.

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 subdivision is orderly and contiguous to existing development.

- 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.

- 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 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 lands will likely be developed in one phase.

- 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: Private servicing is the only viable servicing option. As noted earlier, the Engineer is satisfied that the soils are suitable to accommodate individual septic systems and drilled wells on the 33 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 within the settlement area of Kilsyth.

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

2.10.3 GENERAL POLICIES

- a) *Municipal water service is presently provided in East Linton, Shallow Lake, Oxenden, Presquile, Balmy Beach, Pottawatomi Village and portions of the Town Plot of Brooke settlement areas. Lands south of Warton and west of the City of Owen Sound are serviced by municipal water provided through agreements with*

the adjoining municipal jurisdictions. Future development is intended to proceed in these areas using individual sewage disposal systems in accordance with county and provincial policy and the completion of a Servicing Feasibility Study or other study identified in Section 5.4 to meet county and provincial policy.

- b) *Remaining settlement areas identified in this Plan will be serviced by a combination of communal and private systems. Development in the remainder of the Township will occur on the basis of individual water supply and septic systems. It is the intent of the Township to ensure adequate and efficient means of water supply, sewage disposal, emergency services and waste disposal, will be provided to all areas of development in the Township.*
- c) *The following chart outlines the present method of servicing for various settlement areas and the possible method of servicing within the planning period. The method of servicing will be used to help define the nature or type of settlement areas within the Township:*

SETTLEMENT AREA	CURRENT SERVICING	ANTICIPATED METHOD OF SERVICING WITHIN PLANNING PERIOD
Cobble Beach	<i>Full</i>	<i>Full</i>
Shallow Lake	<i>Partial</i>	<i>Partial</i>
East Linton	<i>Partial</i>	<i>Partial</i>
Brooke	<i>Private and Partial</i>	<i>Private and Partial</i>
Springmount	<i>Private</i>	<i>Private and Partial</i>
Rockford	<i>Private</i>	<i>Private</i>
Oxenden	<i>Partial</i>	<i>Partial</i>
Keady	<i>Private</i>	<i>Private</i>
Kemble	<i>Private</i>	<i>Private</i>
Cruickshank	<i>Private</i>	<i>Private</i>
Big Bay	<i>Private</i>	<i>Private</i>
Creamery Hill	<i>Private</i>	<i>Private</i>
Balmy Beach	<i>Private and Partial</i>	<i>Partial</i>
Kilsyth	<i>Private</i>	<i>Private</i>

- d) *The Township will ensure that new development and redevelopment will be serviced by a water supply and sanitary sewage disposal system which comply with the standards and regulations of the Ministry of Environment D-5 Series Guidelines as well as the Grey Bruce Health Unit and the Township, as well as conforming to the policies of the County of Grey Official Plan.*

Comment: As identified in the table above, development within the settlement area of Kilsyth may be serviced with private wells and individual septic systems. The Hydrogeological Report and Site Servicing Study has demonstrated that the subject lands are suitable for a 33 lot subdivision under this servicing arrangement.

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.

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 6.2 of this Planning Report and explained in greater detail in the Preliminary Stormwater Management Report.

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*

Comment: During the preconsultation discussions with the County, Township and Grey Sauble Conservation Authority, the Developer was advised that a Servicing Options Report in accordance with the Ministry of the Environment and Climate Change's D-5-3 Guideline shall be submitted along with a hydrogeological review pertaining to the availability of drinking water and a nitrate review pertaining to the appropriateness of the site for individual septic systems as per the D-5-4 and D-5-5 Guidelines. This information has been provided.

The Developer was also advised a Stormwater Management Report, an Environmental Impact Study, Archaeological Assessment and a Planning Report must also be submitted as part of the Plan of Subdivision application package; and, in this regard, said reports have been prepared

and filed with the County. The intent of the above-noted 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: As explained in Section 8.4 of this Planning Report, certain natural heritage features have been identified on the subject property and on the adjacent lands. The Environmental Impact Study (EIS) has determined that no measureable negative impacts on these features or their functions will occur if the recommended mitigative measures are followed.

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 of significance 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.

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 evaluates 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 relevant 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 servicing arrangement for the subdivision.

8.3.2 Servicing

Section 1.6.6 *Sewage and Water* states that the preferred method of servicing development is municipal water and sanitary sewers. Whereas such servicing is not available, the PPS promotes the use of communal services. The servicing policies further state:

1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.

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

The Engineer is of the opinion that the site conditions are suitable for individual septic systems and private wells, as explained in the Hydrogeological Report and Site Servicing Study.

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 6.2 of this

Planning Report and explained in greater detail in the Preliminary Stormwater Management Report.

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 Study has demonstrated that the proposed development will be in compliance with the PPS requirements provided the recommended mitigative measurements are followed.

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.

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 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.

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

Comment: Given that no 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 low-density development should have no negative impact on the road pattern in this area. During the preconsultation discussions, County and Township staff were generally accepting of the proposed new road pattern and lot arrangement.

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

Comment: The lots are of a normal shape and of a size that are appropriate for this area. The proposed parcels are actually larger than the majority of the single family lots in the areas, as was required by the Hydrogeological Report and Site Servicing Study.

(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 Township's Zoning By-law, as amended, and the recommendations of the Environmental Impact Study.

(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 Preliminary Stormwater Management Report. Two of the proposed blocks will be used for flood control purposes.

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

Comment: The 33 detached dwellings will be serviced with private wells, septic systems, hydro, telephone, gas and internet service.

(j) *the adequacy of school sites;*

Comment: Children residing in the subdivision will be bused to a nearby school.

(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: Blocks 34, 35 and 36 will 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

Township Council adopted a new Comprehensive Zoning By-law on September 19, 2018. This By-law will come into effect in the near future barring any appeals. This Planning Report was prepared during the 20-day appeal period.

The new Zoning By-law places the subject lands in the 'PD' zone, as illustrated on Figure 6 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 33 from 'PD' (Planned Department) 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 privately-serviced development are 4047 square metres and 36 metres respectively.

Please be advised that under the Zoning By-law that was still in effect when the Planning Act applications were filed with the Township and County, the definition of 'lot frontage' was generally defined as the width of the lot measured at the front building line; however, the new Zoning By-law defines 'lot frontage' as the width of the lot measured at the front lot line. There can be a considerable difference in the lot frontage calculations between these two definitions in the case of pie-shaped lots and other non-rectangular lots.

A few of the lots will not comply with the frontage requirement under both versions of the Zoning By-law and several of the proposed lots will not meet the area requirement. Relief from the Zoning By-law is therefore necessary. (Despite these required reductions, the Engineer has demonstrated that the proposed 33 lot subdivision can be serviced with individual septic systems and drilled wells in accordance with Provincial

Figure 6: Township of Georgian Bluffs Zoning By-law (GIS Version)



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standards.) The proposed lot frontages and areas are shown in the Zoning Matrix provided in Appendix C to this Planning Report.

For simplicity reasons, it would seem practical to place all of the residential lots within an 'R1 exception' zone, even though not all of the lots require relief from the Zoning By-law. It may also be helpful if the Zoning By-law Amendment applied the 'lot frontage' definition from the Zoning By-law that was in effect on the day in which these Planning Act applications were filed because the definition from the new Comprehensive Zoning By-law is difficult to apply to some parcels of land (e.g. Lot 24).

The proposed Zoning By-law Amendment will rezone Blocks 34 and 36 from 'PD' (Planned Development) to 'EP' (Environmental Protection). These blocks will be used for stormwater management and conservation purposes.

The lands intended to be used as parkland (i.e. Block 35) will be rezoned to 'OS' (Open Space).

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

The text of the proposed 'R1-exception' zone should read as follows:

Notwithstanding their 'R1' zoning, those lands shown as 'R1-x' on Schedule A to this By-law shall be used in accordance with the 'R1' zone provisions excepting however that:

- (i) the 'minimum lot area' shall be 2295 square metres; and,
- (ii) the 'minimum lot frontage' shall be 30 metres; and,
- (iii) For the purposes of this By-law, "lot frontage" shall mean the horizontal distance between the side lot lines, such distance being measured perpendicularly to a line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines, measured 10 metres back from the front lot line.

11. CONCLUSIONS / RECOMMENDATIONS

The proposal to create a residential subdivision consisting of 33 residential 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 Study, no development or site alteration shall occur until the necessary clearances have been granted under the Endangered Species and the new Barn Swallow structure has been constructed elsewhere on the subdivision lands. These requirements must be stipulated as conditions of Draft Approval.

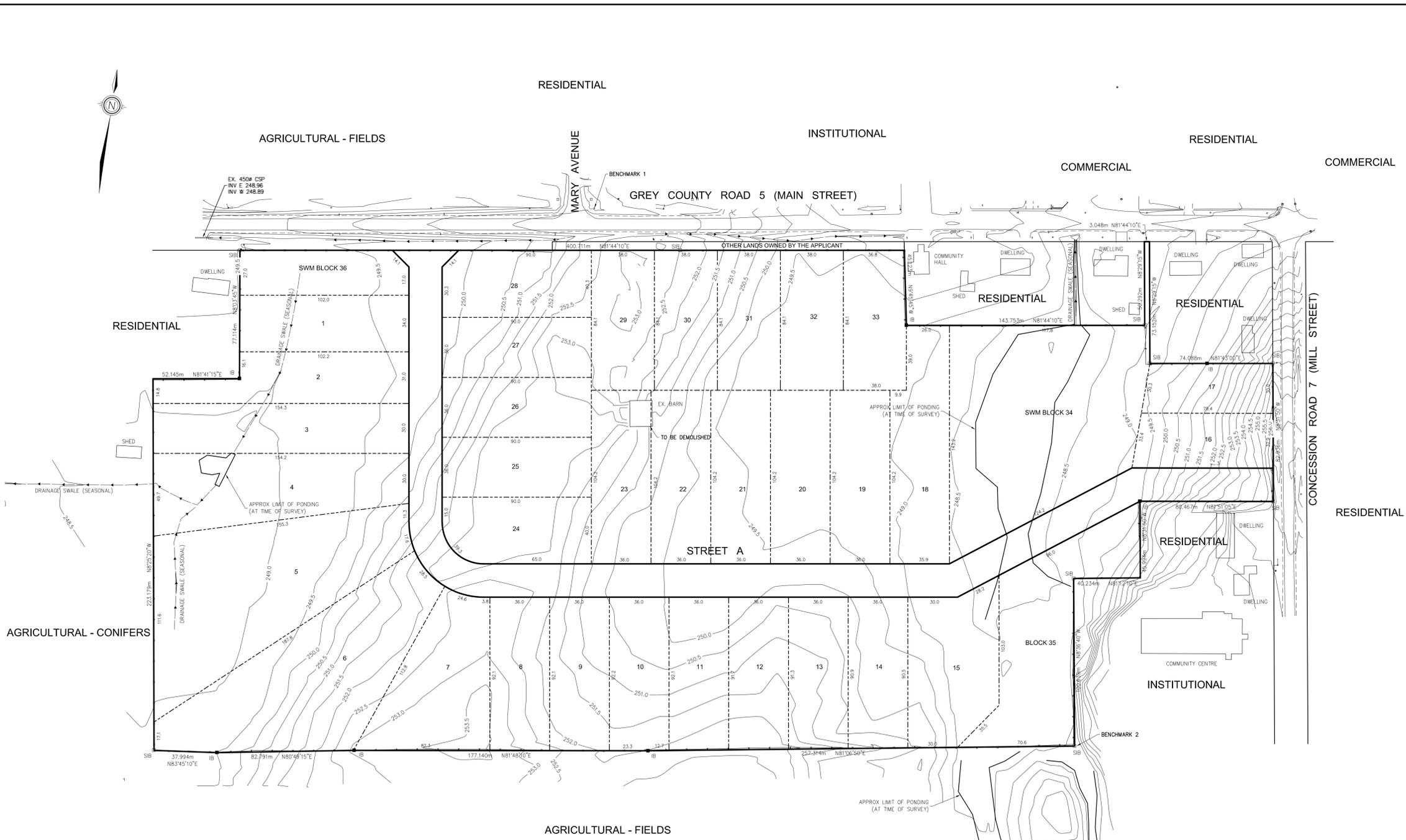
Respectfully submitted,



Ron Davidson, BES, RPP, MCIP

Acknowledgements: GM BluePlan Engineering
Fisher Archaeological Consulting
AWS Environmental Consulting Inc.

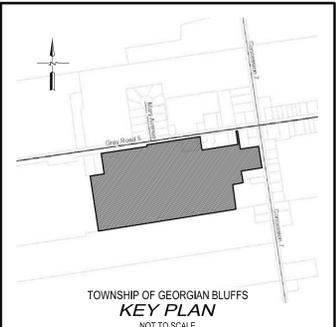
APPENDIX A
Proposed Draft Plan of Subdivision



FILE: C:\Users\jbarry\Documents\Projects\2018\20180918\20180918_1\180918_1.dwg
 LAST SAVED BY: Barry, J. DATE: 2018-09-18 11:35:38 AM

DESCRIPTION	LOTS / BLOCKS	UNITS	AREA (ha)
SINGLE FAMILY (R1)	1-33	33	13.44 ha
SUBTOTAL		33	13.44 ha
OPEN SPACE	35	1	0.69 ha
SWM FACILITY	34 & 36	2	1.53 ha
ROADS & RESERVES			1.43 ha
TOTAL		36	17.09 ha

- PLANNING ACT SEC.51 (17)**
- a) See plan
 - b) See plan
 - c) See plan
 - d) Single Family
 - e) See plan
 - f) See plan
 - g) See plan
 - h) Individual drilled wells
 - i) Clayey silt and sand
 - j) See plan
 - k) Hydro, telephone, cable tv, fire and police protection, ambulance



DRAFT PLAN
 OF
PROPOSED DEVELOPMENT
 PART LOT 9, CONCESSION 7 & PART
 LOTS 71, 75, 78, 85-87, UNNAMED STREET
 & LOTS 72-74, PLAN 117
 GEOGRAPHIC TOWNSHIP OF DERBY

OWNER'S CERTIFICATE
 I, THE REGISTERED OWNER OF THESE LANDS, HEREBY AUTHORIZE GM BLUEPLAN ENGINEERING LIMITED TO SUBMIT THIS DRAFT PLAN FOR APPROVAL.

SIGNED BY: _____ DATE: _____
 BARRY'S CONSTRUCTION AND INSULATION LTD.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED BY: _____ DATE: _____
 HEWETT AND MILNE LTD.

BENCHMARK 1 ELEV. - 252.24m
 TOP OF NAIL & FLAG IN UTILITY POLE LOCATED ON THE NORTH EAST CORNER OF GREY COUNTY ROAD 5 AND MARY AVENUE

BENCHMARK 2 ELEV. - 249.17m
 TOP OF S.I.B. LOCATED AT SOUTH EASTERLY CORNER OF SUBJECT PROPERTY, 120m WEST OF CONCESSION ROAD 7.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	CHKD



KILSYTH SUBDIVISION
BARRY'S CONSTRUCTION AND INSULATION LTD.
 TOWNSHIP OF GEORGIAN BLUFFS
 (GEOGRAPHIC TOWNSHIP OF DERBY)

DRAFT PLAN

DRAWN BY: E.J.T.	APPROVED BY: W.E.D.	PROJECT NO.: 216070	DRAWING NO.: DP
DESIGNED BY: E.J.T.	DATE: SEP 6, 2018	SCALE: 1:1,250	

APPENDIX B
Recommended Official Plan Amendment Schedule

Proposed Official Plan Amendment Schedule



Subject Lands



Environmental Hazard



Residential



Open Space



Residential Subdivision
Kilsyth, Ontario

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

SCALE 1:4000

APPENDIX C
Zoning Matrix

<u>Lot Number</u>	<u>Lot Area (m²)</u>	<u>Lot Frontage (m)</u>
	4047 m²	36 m
1	<i>3471</i>	<i>34</i>
2	<i>3943</i>	<i>31</i>
3	4628	<i>30</i>
4	6141	<i>31.2</i>
5	10988	<i>33.3</i>
6	9981	<i>32.7</i>
7	5269	<i>34.3</i>
8	<i>3316</i>	36
9	<i>3318</i>	36
10	<i>3316</i>	36
11	<i>3307</i>	36
12	<i>3293</i>	36
13	<i>3279</i>	36
14	<i>3265</i>	36
15	4812	55
16	<i>2712</i>	<i>32.9</i>
17	<i>2295</i>	<i>30</i>
18	4755	<i>35.9</i>
19	<i>3753</i>	36
20	<i>3753</i>	36
21	<i>3753</i>	36
22	<i>3753</i>	36
23	<i>3753</i>	36
24	<i>3466</i>	40
25	<i>3240</i>	36
26	<i>3240</i>	36
27	<i>3240</i>	36
28	<i>3578</i>	40.3
29	<i>3193</i>	38
30	<i>3193</i>	38
31	<i>3193</i>	38
32	<i>3193</i>	38
33	<i>3144</i>	36.8

APPENDIX D
Recommended Zoning By-law Amendment Schedule

Proposed Zoning By-law Amendment Schedule

 Subject Lands



Residential Subdivision
Kilsyth, Ontario

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

SCALE 1:4000