



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

October 15, 2024

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

Attention: Michael Benner
Director, Development & Infrastructure

Dear Michael:

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

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

Purpose of Application:

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

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

No buildings or structures will be erected on either parcel.

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

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

Subject Lands:

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

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

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

Grey County Official Plan:

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

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

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

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

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

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

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

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

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

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

Niagara Escarpment Plan:

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

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

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

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

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

Township of Georgian Bluffs Zoning By-law:

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

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

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

Permitted uses in the 'Rural' zone include conservation.

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

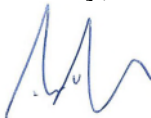
Concluding Remarks:

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

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

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

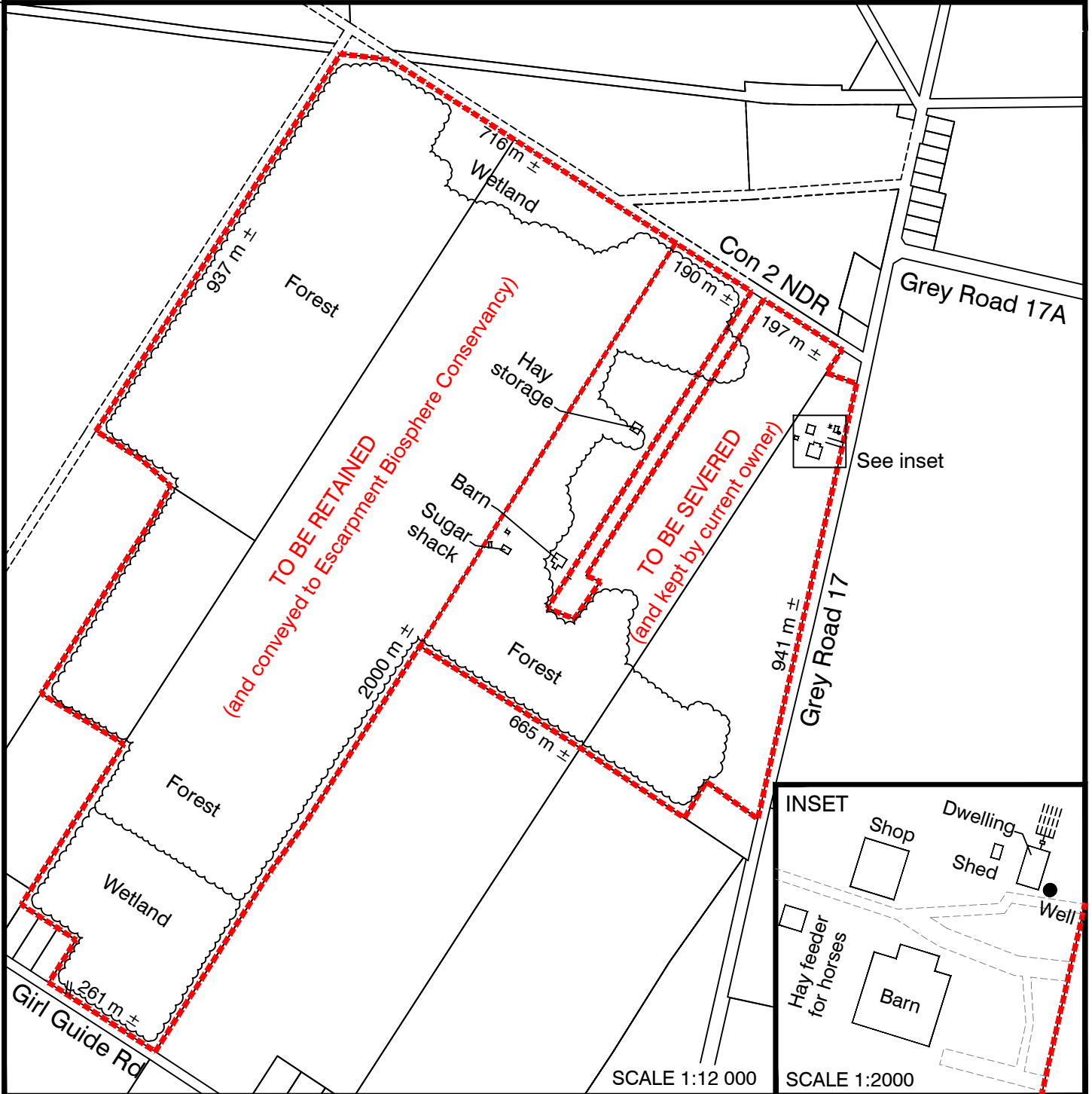
Sincerely,



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

Figure 1: Proposed Lot Creation

 Subject property



Conservation Lands Severance
258572 Grey Road 17
Township of Georgian Bluffs

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Figure 2: Grey County Official Plan Schedule A



Subject property



Niagara Escarpment Plan Area



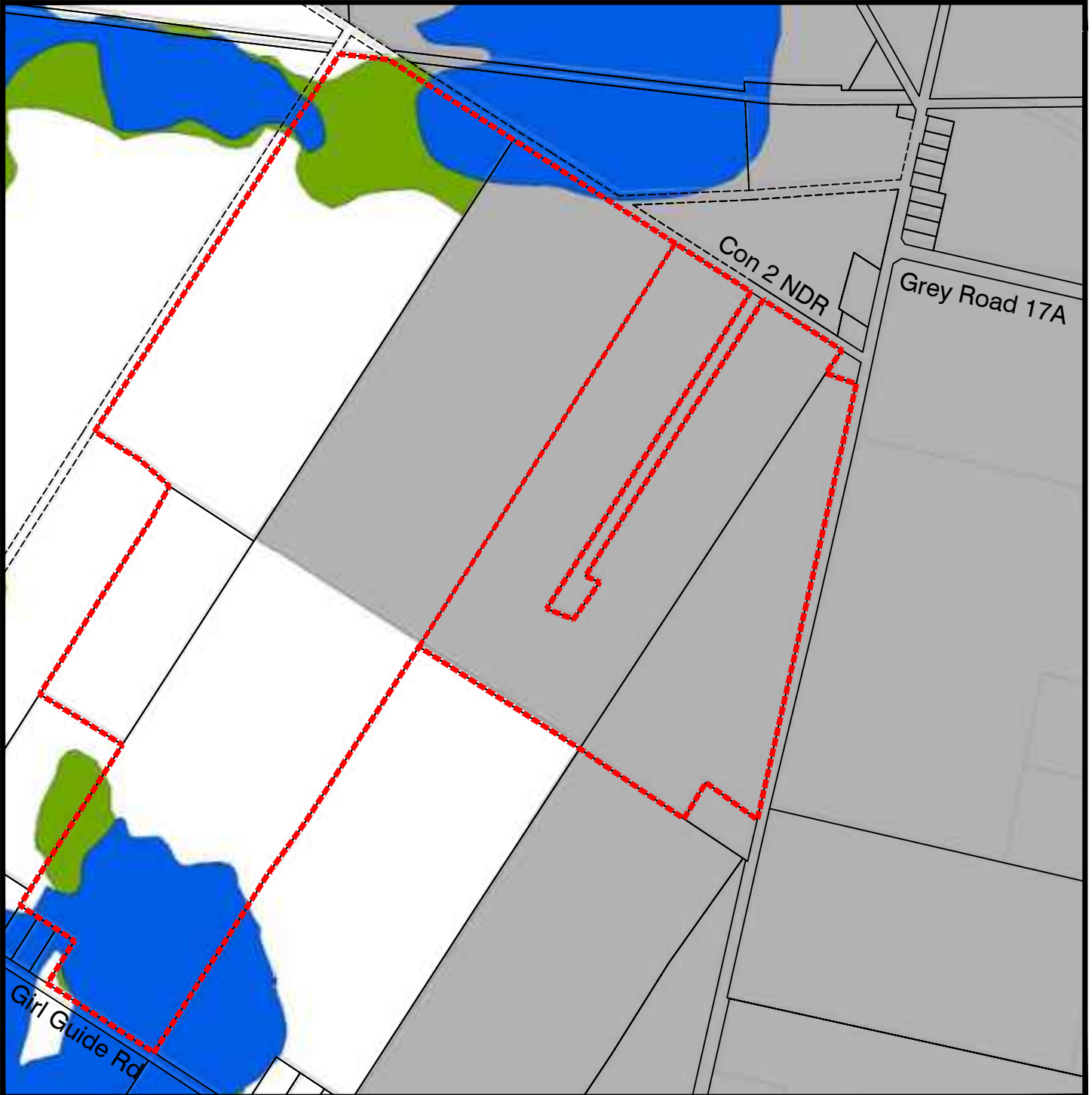
Hazard Lands



Provincially Significant Wetlands



Rural



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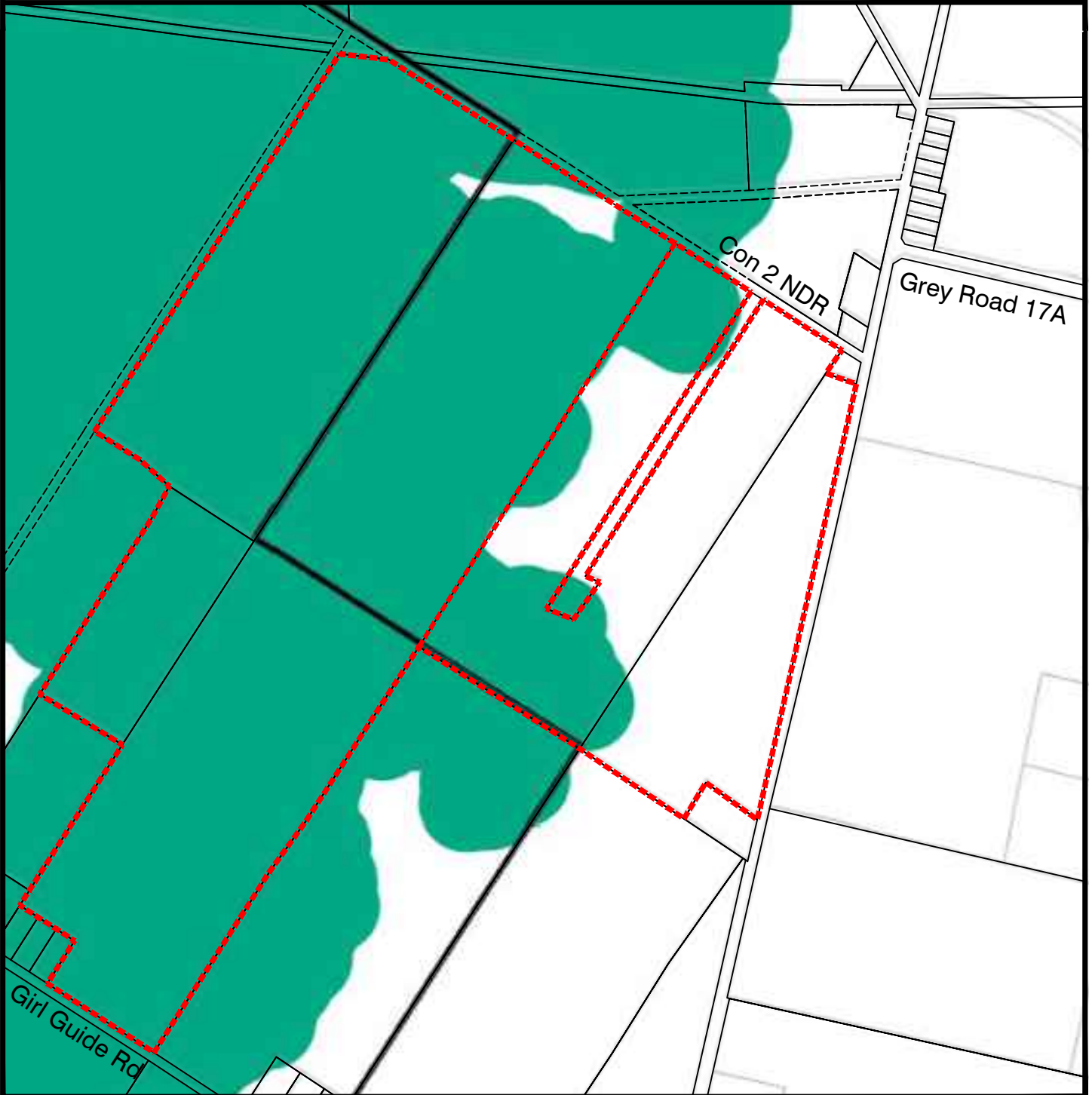
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Figure 3: Grey County Official Plan Schedule C



 Subject property
 NEC Boundary

 NHS Core



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Figure 4: Grey County Official Plan Appendix A



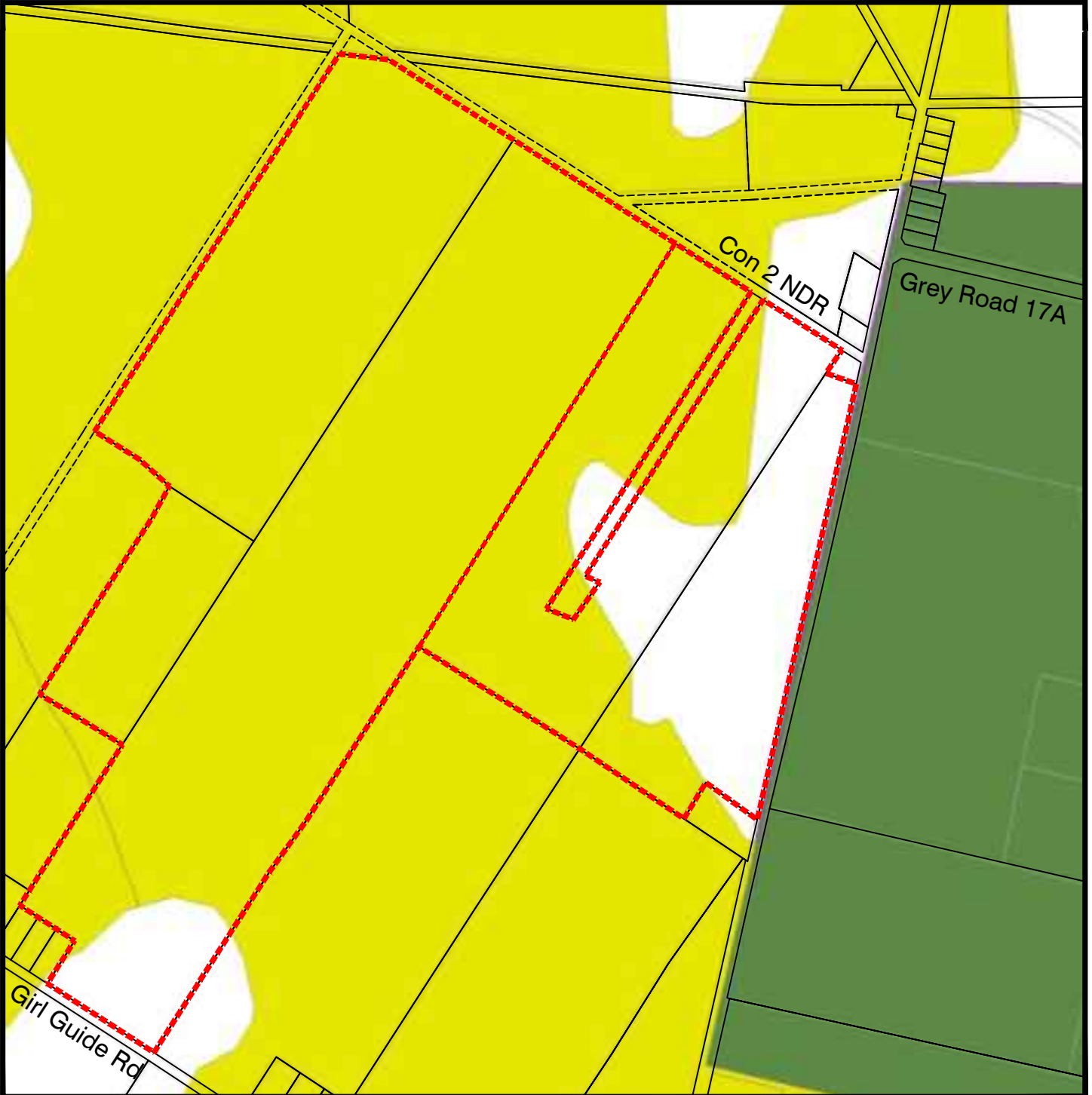
Subject property



Karst Area



Intake Protection Zone 3



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Figure 5: Grey County Official Plan Appendix B



Subject property



Significant Woodlands



Other Wetlands



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Figure 6: Niagara Escarpment Plan Map 7



Subject property



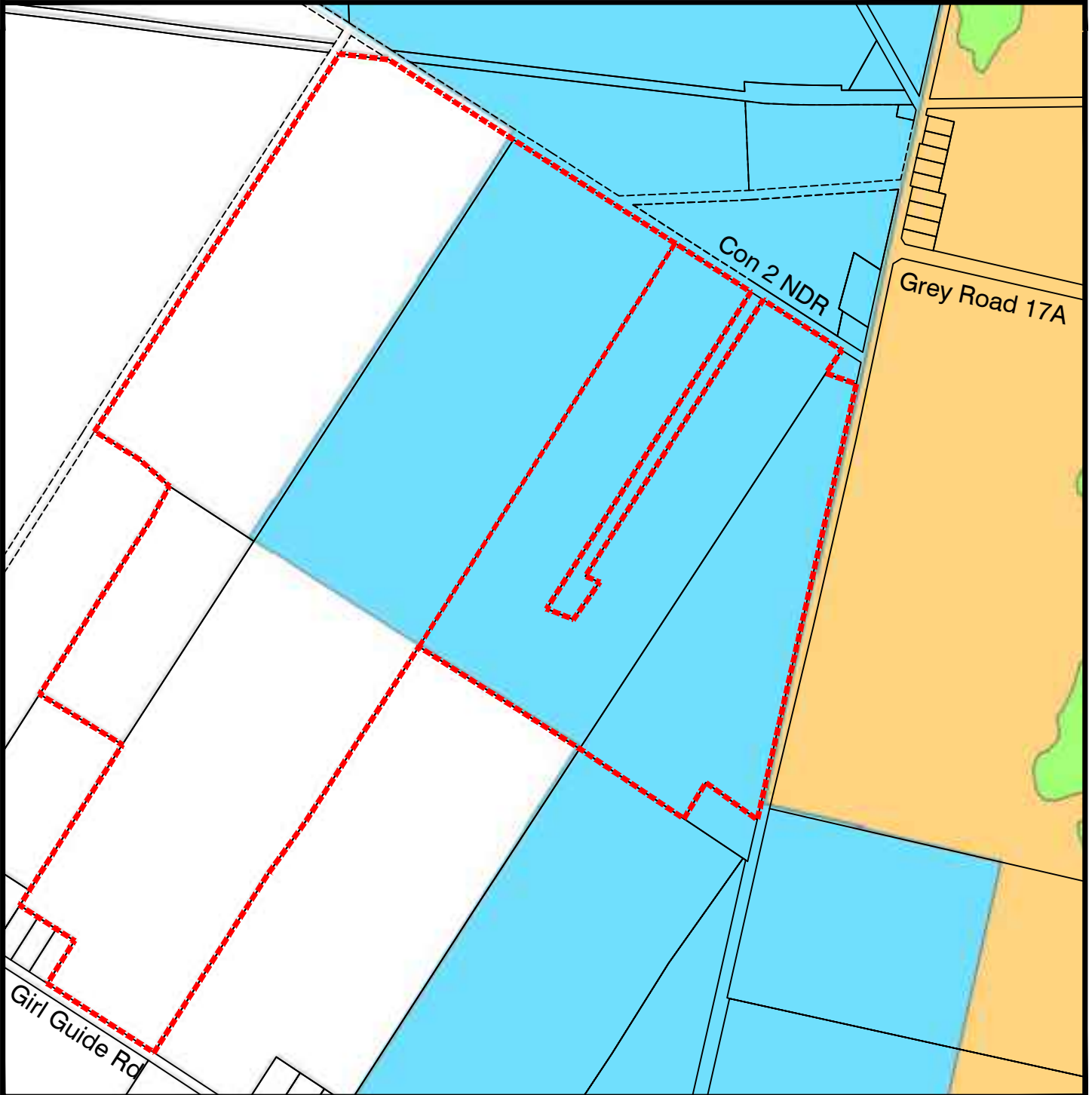
Escarpment Protection Area



Escarpment Rural Area



Escarpment Natural Area




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



 Subject property



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