



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

August 24, 2026

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

Attention: Ben Suchomel
Planner

Dear Planner:

**Re: Application for Consent
Part Lot 10, Concession 1
Geographic Township of Derby
Township of Georgian Bluffs
317804 and 317792 Highway 6 & 10
Owner: Regine Manicom**

Further to recent pre-consultation discussions with your office, enclosed please find a completed Consent application. To assist your office with its evaluation of this matter, I offer the following:

Proposed Lot Creation:

Regine Manicom owns a 7.33 hectare lot located along the west side of Highway 6 & 10, in the settlement area of Rockford. Situated on the north side of the property are the Rockford Flea Market building and a series of related small buildings and other storage structures. A residential apartment is situated on the second floor of the principal building. A house, garage, and shed exist on the lot's south side.

Mrs. Manicom wishes to sever a 1.97 hectare lot containing the commercial building and associated structures, and retain a parcel comprising 5.36 hectares and occupied by the house, garage, and shed.

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

The proposed severed and retained parcels already have separate entrances along the Provincial Highway, and both lots – as commercial and residential land uses – operate independently of each other. It is also worth noting that the subject lands had previously existed as two separate parcels before merging on title, and now the landowner is proposing to recreate the lots, albeit with different lot configurations.

Township of Georgian Bluffs Zoning By-law:

The subject property is zoned 'C4' (Highway Commercial) and 'PD' (Planned Development) on Schedule A of the Township's Zoning By-law, as shown on Figure 2.

The proposed severed parcel follows the boundaries of the 'C4' zone.

The 'C4' zone requirements for minimum lot area and frontage are 8000 square meters and 100 square metres, respectively. The severed parcel will comply with these standards.

The severance will not result in any new non-compliance issues with regard to lot line setbacks, lot coverage, etc.

The 'C4' zone permits a variety of commercial uses including a retail warehouse, which best describes the flea market. Also permitted is the accessory apartment unit within the commercial building.

The retained parcel is zoned entirely 'PD'. The minimum lot area and frontage requirements of the 'PD' zone are as the lot existed on the day of passage of the Comprehensive Zoning By-law. As confirmed by the Township Planner during the pre-consultation discussions, the size of the severed lot is deemed to qualify as "existing" since it occupies the entire 'PD' zone areas.

Permitted uses in the 'PD' zone are only those that legally existed on the date of passage of the Zoning By-law. The house legally predates the adoption of the Zoning By-law.

In view of the above, the requested lot creation conforms to the Township's Comprehensive Zoning By-law.

County of Grey Official Plan:

The subject lands are designated 'Secondary Settlement Area' on Schedule A of the Grey County Official Plan, as shown on Figure 3. This designation generally applies to urban communities where full municipal water and sanitary sewage services are not available.

Permitted uses in these communities 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 agricultural community. The commercial and residential uses existing on the property are permitted in the 'Secondary Settlement Area' designation.

The forested area on the property located to the immediate north of the severed parcel is shown mostly as 'Natural Heritage System: Core' on Schedule C of the Official Plan, with a small portion labelled as 'Natural Heritage System: Linkage'. Please refer to Figure 4 of this Report. Development and site alteration may be considered on lands adjacent to these constraint areas provided there is no negative impact on the natural heritage features. An Environmental Impact Study is not required where the development is minor in nature or where the site conditions for a development are such that the preparation of an Environment Impact Study would serve no useful purpose for the protection of the significant environmental features. The proposed lot creation will not result in any additional development on the severed lot, and therefore the development should be considered minor. The preparation of an Environmental Impact Study would serve no useful purpose.

Appendix A of the Official Plan applies the 'Karst Area' designation to the entire Rockford settlement area and a large amount of land beyond the urban limits, as shown on Figure 5. Development is to be generally directed to areas outside of the 'Karst Area' constraint unless the effects and risk to public safety are minor and can be managed or mitigated. Development within such an area often requires a Karst Study. In this particular case, however, the lot creation simply involves the separation of ownership of the existing commercial and residential uses, and no development or site alteration results from the severance. As such, there should be no concern about public safety as a result of karst topography that may or may not exist on the site. It should also be noted the 'PD' zoning on the entire retained parcel would not allow for any buildings to be erected or permit a change in use without going through the rezoning process. A Karst Study could be requested if/when the lands are being rezoned in the future. For this reason, the Township Planner advised that a Karst Study would not be required as part of the Consent application submission package.

Appendix B of the County Official Plan recognizes the forested areas of the subject property as 'Significant Woodland', as illustrated on Figure 6. This constraint applies primarily to the retained parcel and only to a small area along the westerly and southerly boundaries of the severed lot. The associated policies protect this natural heritage feature from development

and site alteration. The current 'PD' zoning of the retained parcel would not allow for any new buildings or structures to be erected on this residential property, and therefore the 'PD' zone protects the woodland. Should Mrs. Manicom or a future landowner wish to erect a new building(s) or change the land use of this parcel, a Planning Act application (i.e. either a Minor Variance or Zoning By-law Amendment) would be required, and the approvals process would require an assessment of the development's impact on the woodland feature. The Township Planner has advised, for these reasons, that the proposed severance would have no impact on the intent of the Official Plan to protect the 'Significant Woodland', and therefore stated that an Environmental Impact Study is not necessary at this time.

The County Official Plan also contains policies that ensure that development along local, County, and Provincial roads does not result in safety issues for motorists. As stated above, the commercial and residential uses on the property function separately, with both having separate entrances along Highway 6 & 10. Both existing entrances appear to provide excellent sightlines and exhibit safe access to/from the thoroughfare. The severance will not result in any changes to the entrances or the use of the subject lands, and therefore no safety issues should result.

Based on the foregoing, the Consent application conforms to the Grey County Official Plan.

Township of Georgian Bluffs Official Plan:

Schedule A of the Township's Official Plan places the front two-thirds (approximately) of the entire subject property within the 'Space Extensive Commercial and Industrial' designation, with the balance of the property being designated 'Future Development', as shown on Figure 7.

The 'Space Extensive Commercial and Industrial' designation identifies those lands within settlement areas that are appropriate for the establishment of dry commercial and industrial uses that require large parcels of land and benefit from efficient access to major transportation corridors. The intent of this designation is to complement the village centre designation policies by accommodating those larger-format commercial and industrial uses that cannot be located within the central section of the settlement area. Permitted uses include motor vehicle service stations, motor vehicle sales and service establishments, contractor yards, fuel storage facilities, warehousing and storage, dry manufacturing plant, furniture and appliance sales, etc.

The 'Planned Development' designation applies to those lands within settlement areas that may be suitable for development of various uses in the long term. Uses permitted within the 'Future Development' designation are those that legally existing as of the date of adoption of the Official Plan.

The existing flea market business and detached dwelling are not recognized in the permitted uses listed above; however, both legally existed prior to the adoption of the Township's Official Plan. As such, the current use of the subject lands should not interfere with the re-creation of the separate lots. Any future change of use would need to comply with the policies above and may require an amendment to the Township's Official Plan.

With regard the significant woodland on the property, the Township's Official Plan defers to the natural heritage features mapping and associated policies of the Grey County Official Plan. The County Official Plan policies have been addressed above.

The consent policies of the local Official Plan state that severances along a Provincial Highway involving new entrances will require approval from the Ministry of Transportation. As noted above, the severed and retained lots already have separate and safe entrances. The Ministry, however, will still be asked to comment on the Consent application.

In view of the above, the proposed lot creation conforms to the relevant policies of the Township's Official Plan.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) generally directs urban type development to the settlement areas, such as Rockford.

The PPS permits development involving private wells and septic systems only where municipal or communal services cannot feasibly be provided. All of the developed properties within Rockford, including the subject property, are serviced privately. The proposed severance would not change the existing servicing arrangement, as the severed and retained lots will be connected to the existing, individual septic systems and wells.

As well, the PPS contains policies that protect natural heritage features. As explained above, the significant woodland existing on the subject lands will not be impacted by the severance.

Furthermore, the policies of the PPS ensure that transportation routes are not impacted by new development and that safe access can be provided. The severance will not result in any changes to the existing, separate entrances along Highway 6, both of which appear to provide safe access to/from the commercial and residential buildings.

Based on the foregoing, the proposed severance is deemed consistent with the PPS.

Summary and Recommendation:

The subject lands previously existed as two separate parcels of land, one containing a commercial development, and the other used for residential purposes. However, the two lots merged on title. The landowner wishes to re-establish two parcels, although the configuration of the two lots will be slightly different from the original lot fabric.

The new lots will follow the boundary between the 'C4' zone and 'PD' zoning of the site.

This severance will not facilitate further development on these lands. It will simply separate the commercial lands, which are used as a flea market with an apartment unit above, from the residential lands, which contain a house and two accessory buildings.

Both parcels will continue to be serviced with their own septic system and well, and will maintain their separate accesses from Highway 6.

This Planning Justification Report has demonstrated that the Consent application conforms to the County Official Plan, Township Official Plan, and the Comprehensive Zoning By-law, and is consistent with the Provincial Planning Statement.

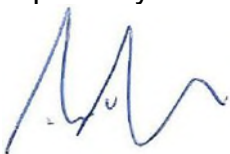
The proposed lot creation has strong planning merit and should be approved.

Final Remarks:

I trust this information is satisfactory. Should you have any questions, please contact the undersigned.

Lastly, before scheduling the public meeting, it would be sincerely appreciated if you could advise of the potential meeting date in order to ensure my availability.

Respectfully submitted,

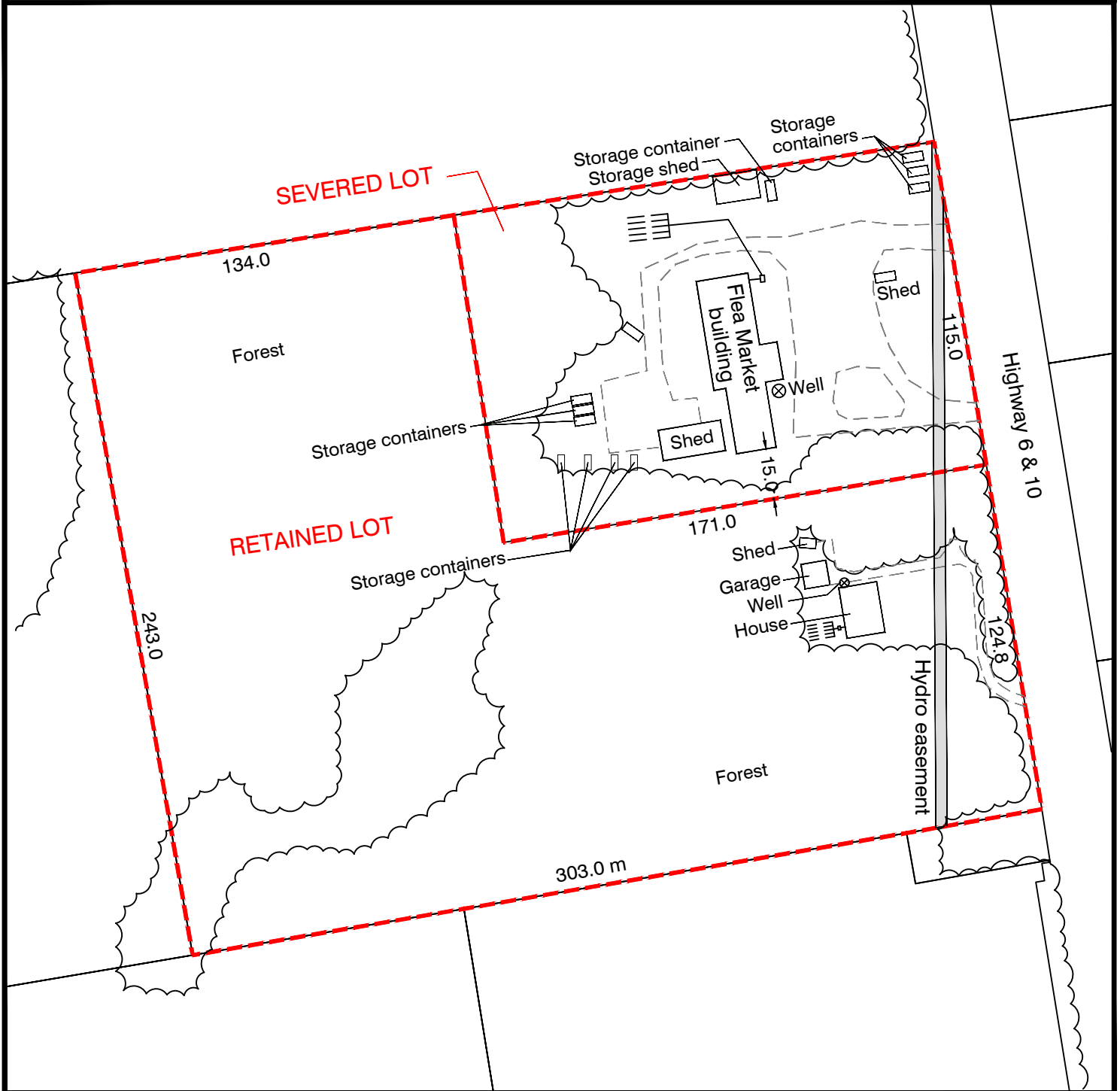
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, RPP, MCIP, BES

c.c. Regine Manicom

Figure 1: Proposed Lot Creation

 Subject Lands

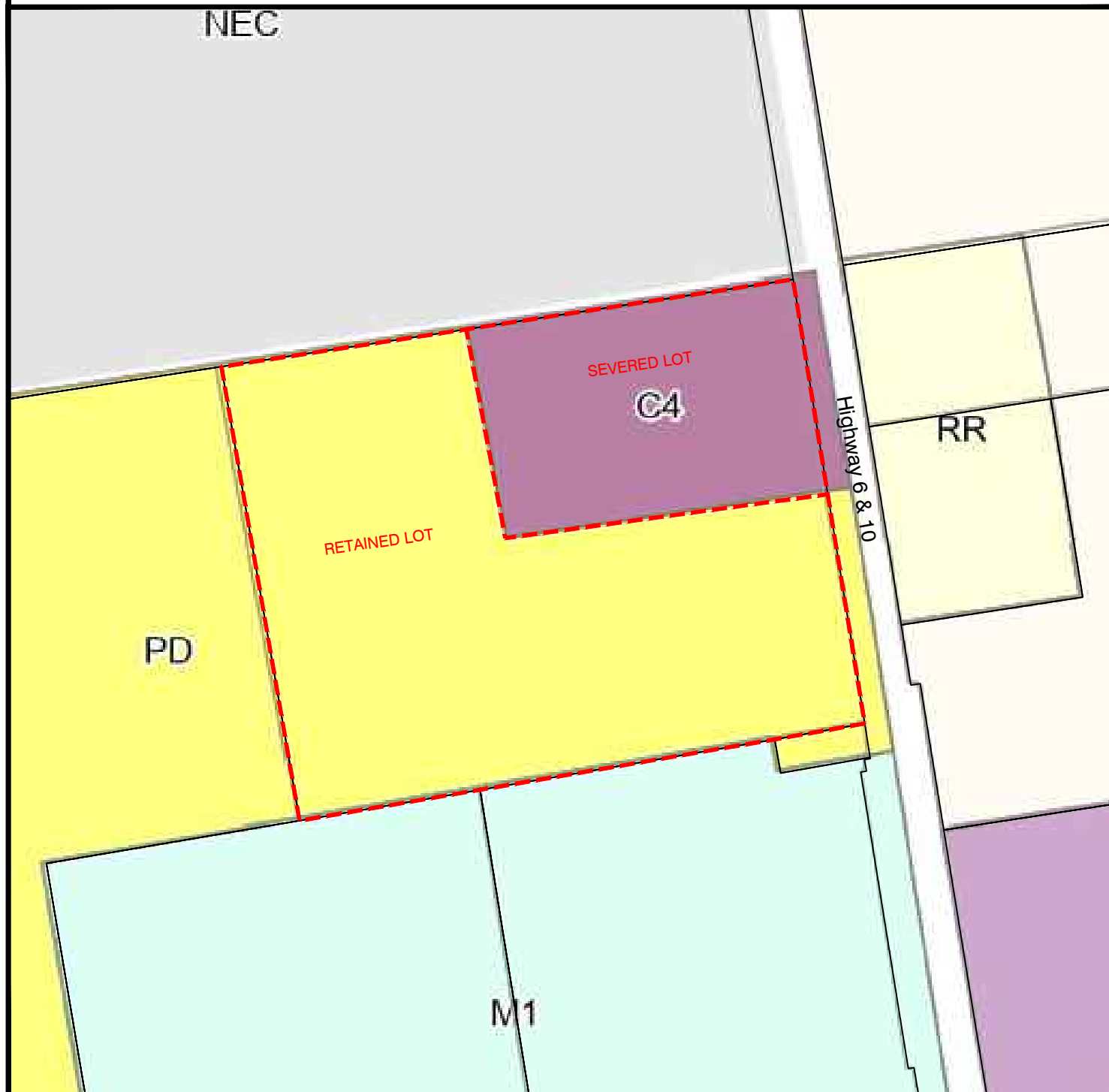


317792 and 317804 Highway 6 and 10
Township of Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:2000

Figure 2: Township of Georgian Bluffs Zoning By-law

 Subject Lands



317792 and 317804 Highway 6 and 10
Township of Georgian Bluffs



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:3000

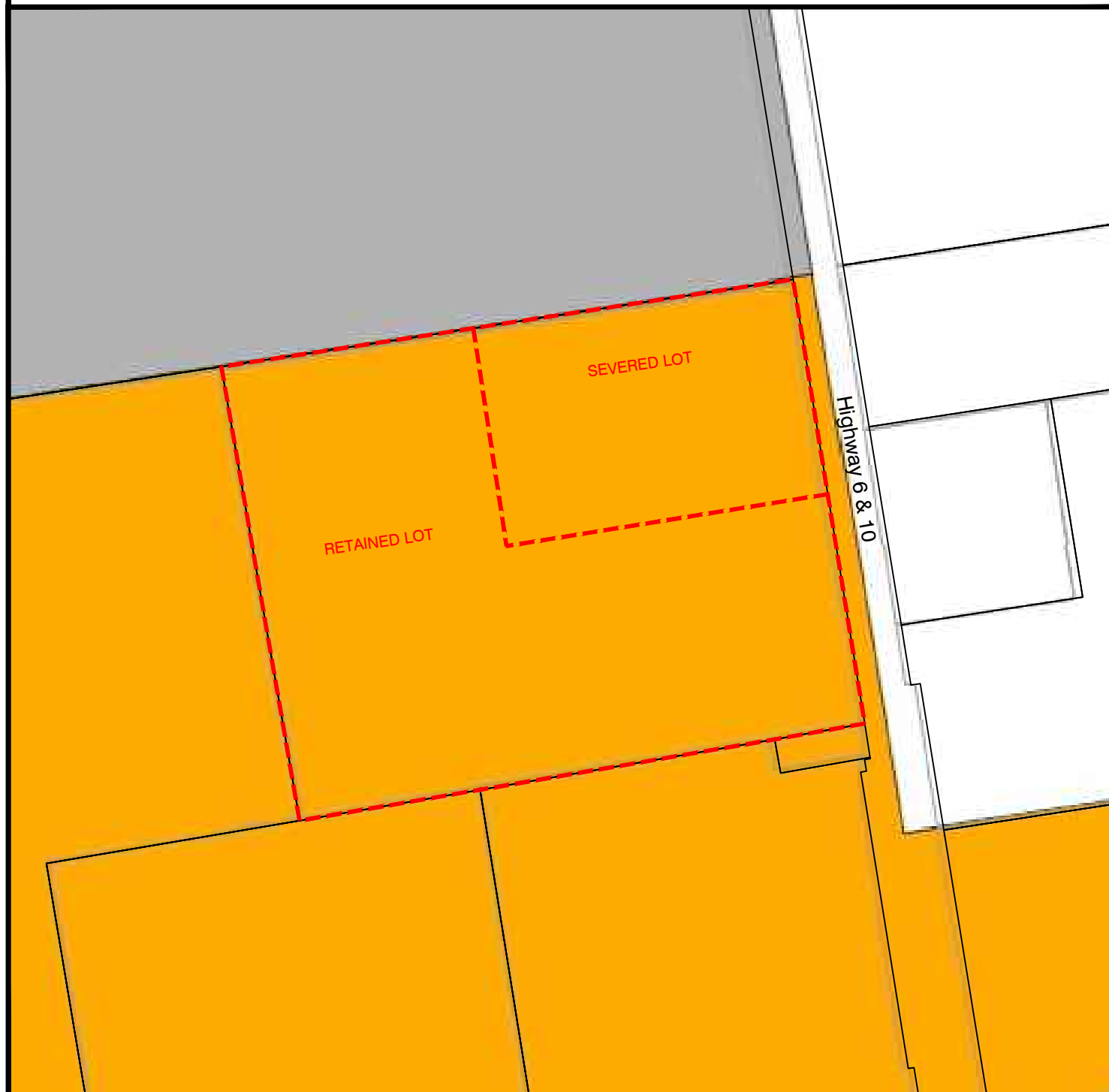
Figure 3: County of Grey Official Plan Schedule A

 Subject Lands

 Rural

 Secondary Settlement Area

 Niagara Escarpment Plan Area



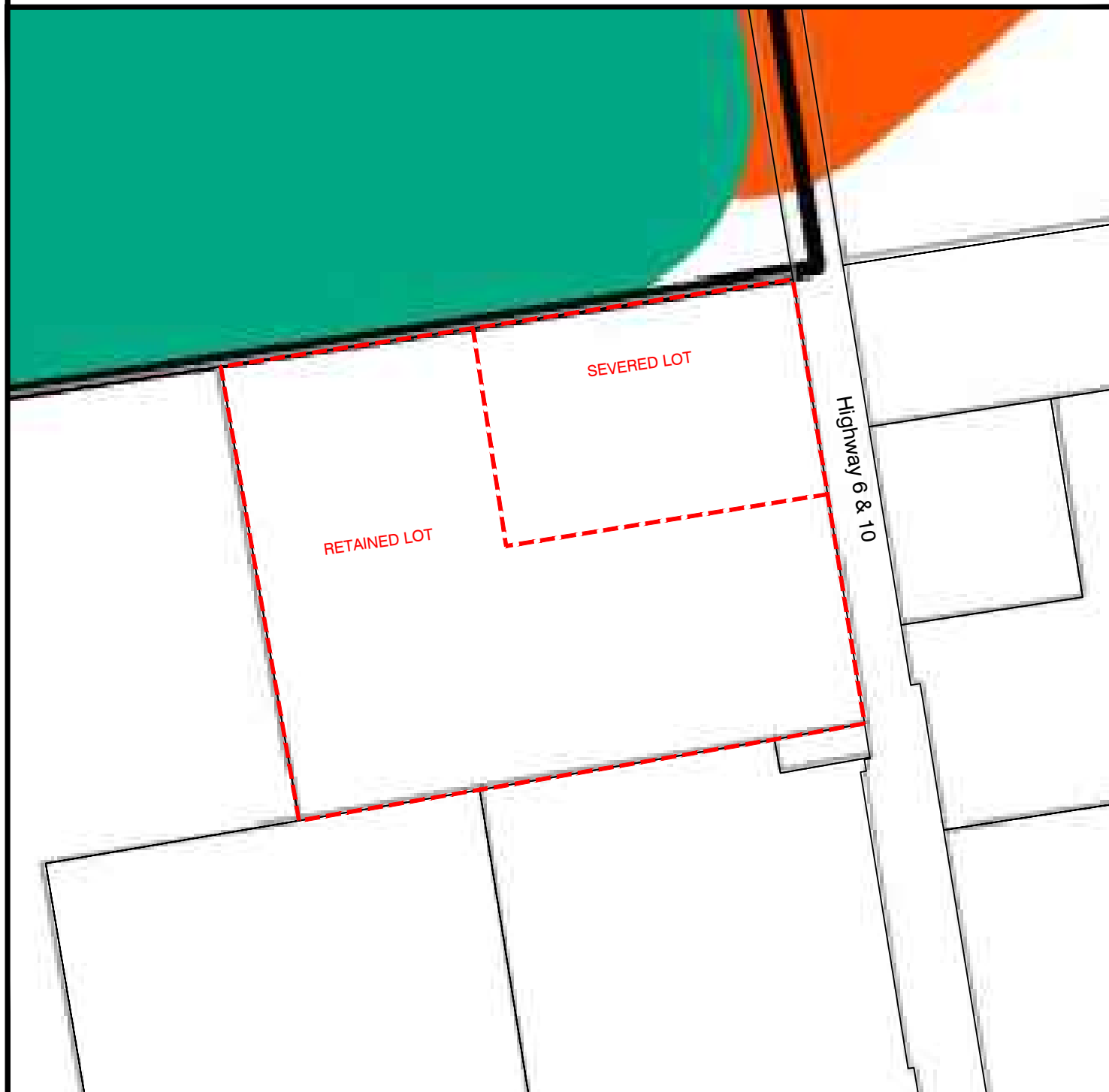
317792 and 317804 Highway 6 and 10
Township of Georgian Bluffs



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:3000

Figure 4: Grey County Official Plan Schedule C

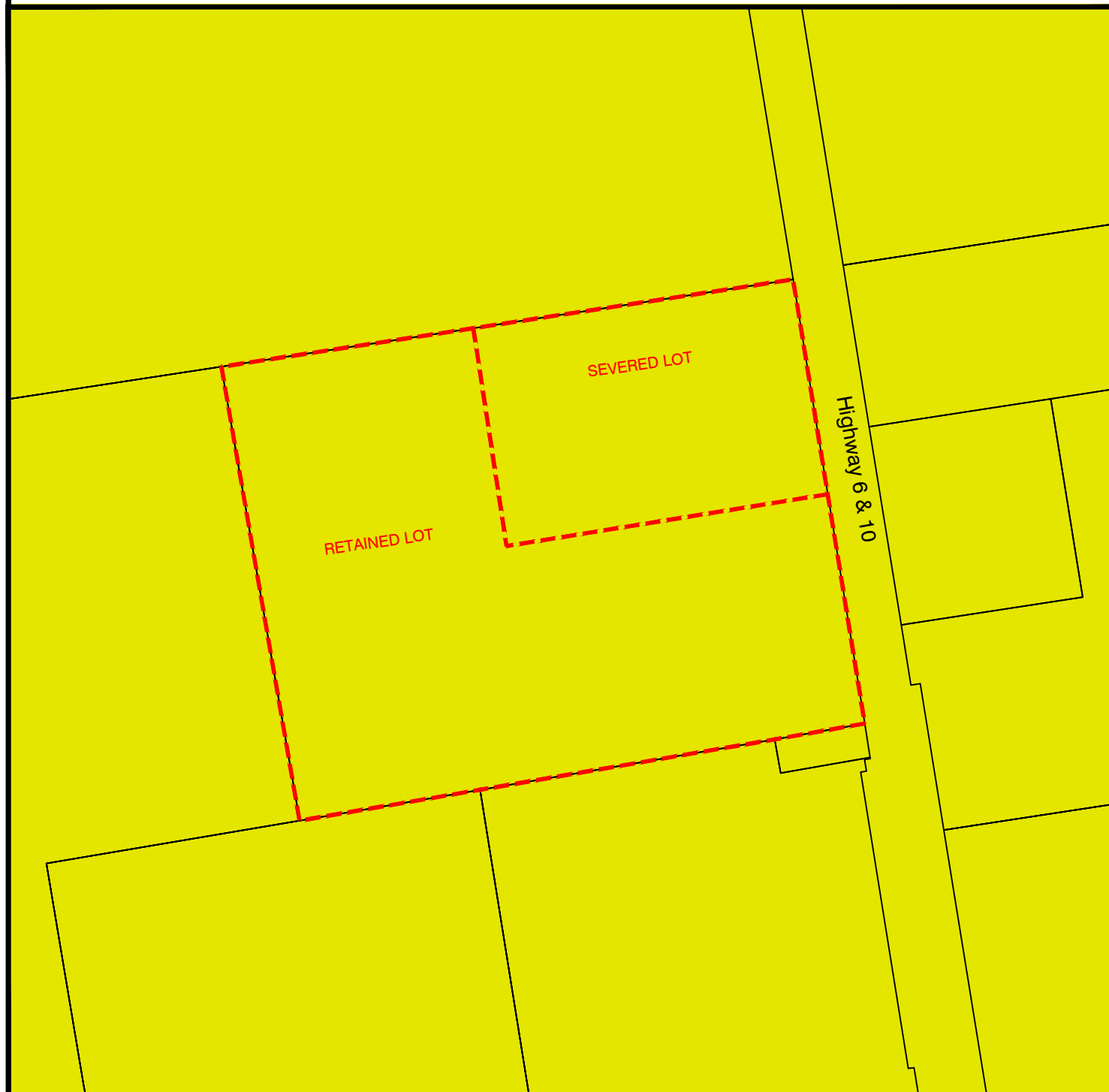
-  Subject Lands
-  Core Area
-  Linkage (200 m wide)



317792 and 317804 Highway 6 and 10
Township of Georgian Bluffs

Figure 5: County of Grey Official Plan Appendix A

-  Subject Lands
-  Karst Area



317792 and 317804 Highway 6 and 10
Township of Georgian Bluffs



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:3000

Figure 6: County of Grey Official Plan Appendix B

-  Subject Lands
-  Significant Woodlands



317792 and 317804 Highway 6 and 10
Township of Georgian Bluffs

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:3000

Figure 7: Township of Georgian Bluffs Official Plan Schedule A-6

-  Subject Lands
-  Future Development
-  Niagara Escarpment Plan Area
-  Space Extensive Commercial and Industrial



317792 and 317804 Highway 6 and 10
Township of Georgian Bluffs