

PLANNING REPORT

Proposed Draft Plan of Subdivision, Local Official Plan Amendment and Zoning By-law Amendment



APRIL 2026

No Assigned Municipal Address

Part of Lot 23, Keppel Concession 2 SCD;

Part of Lot 1, Plan 857

Geographic Township of Keppel

Township of Georgian Bluffs

County of Grey

Prepared for:

Sunset View Farms & Investments Ltd.

File No. 22131

"Nagel Subdivision"



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Referenced Materials

- Draft Plan of Subdivision, March 2026, Cuesta Planning Consultants Inc. (CPC)
- Functional Servicing Report, December 2025, GSS Engineering Ltd. (GSS)
- Archaeological Assessment, September 2023, Fisher Archaeological Consulting (FAC)
- Environmental Impact Study, August 2025, Roots Environmental Inc. (Roots)
- Traffic Impact Brief, February 2026, Tatham Engineering (Tatham)
- Assessment for Presence of Karst Topography, August 2025, GSS
- Groundwater Quality Impact Assessment, August 2025, GSS

1.0 BACKGROUND AND CONTEXT

1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by Sunset View Farms & Investments Ltd., c/o Mr. Christian Nagel, to prepare the necessary planning applications to permit a subdivision consisting of one fourplex (Lot 1 only) and residential single detached dwellings on the above noted lands. The proposal will consist of a plan of subdivision inclusive of 1 (one) Residential Multiple One (RM1) lot and 26 single detached residential lots.

The subdivision will include a new public road and a block dedicated to a stormwater management facility. The development will be on an area of approximately 8.13 hectares. The proposed development will use municipal water services and individual private septic services. The fourplex and dwellings will be located on lots established in accordance with the Draft Plan of Subdivision (Draft Plan) prepared by Cuesta Planning Consultants Inc.

This report will examine the merits of the proposed subdivision by evaluating the proposal against the policies of the Provincial Planning Statement (PPS), the Grey County Official Plan (GCOP), the Township of Georgian Bluffs Official Plan and the Township of Georgian Bluffs Zoning By-law 2020-020. This report will also review the technical reports prepared to support the application.

This report, the technical reports, the Draft Plan and accompanying applications are intended to satisfy the requirements of Section 22 (4 & 5), Section 34 (10.1 & 10.2) and Section 51 (18) of the Planning Act, RSO 1990 regarding the submission of a complete application.

1.2 Location and Description of Subject Lands

The overall land holdings subject to this application are legally described as Part Lots 22 & 23, Concession 2, SCD, Part Lot 1 Plan 857, Geographic Township of Keppel. No municipal address has been assigned. The subject property is irregular in shape. The property is vacant of buildings and structures. Access to the subject property is provided through a field entrance on Highway 6. The proposed draft plan of subdivision lands will comprise approximately $\frac{1}{4}$ of the overall holding and are herein after referenced as the "Subject Lands".

The topography of the subject lands is relatively flat, decreasing in elevation from the west to the east. The available aerial photography shows that two-thirds of the western portion of the subject lands is agrarian in nature and the balance of the lands are tree-covered.



Figure 1 The Subject Lands

The subject lands are in the Shallow Lake Settlement Area and abut the built-out area of Shallow Lake to the east, south, and west. The older residential areas are located to the south, consisting of severed lots fronting on Highway 6. There is a recent subdivision located to the east.

The Shallow Lake & District Community Centre is located to the west of the subject lands. A separate private gymnasium is also located on an adjacent lot to the southwest.

To the north, the predominant land use is agriculture. There is a very large woodland to the northeast associated with the Skinner Marsh-McNab Lake Management Area. Park Head Creek is located approximately 300 m to the east of the subject lands, flowing from the north to the south.



Figure 2 Surrounding Lands

1.3 Background and Description of Proposal

The proposal is located on land holdings approximately 32.14 hectares in area. The proposal will include approximately 8.13ha of the total holding. The proposal will consist of a subdivision containing 27 lots of which 26 will be detached single residential and 1 (one) will contain a fourplex. All structures will be served by private septic systems and public water services through an extension of the municipal Shallow Lake Water System.

DRAFT PLAN OF SUBDIVISION
KEPPEL CONCESSION 2 S.C.D PT LOT 23
PT OF LOT 1, PLAN 857
GEOGRAPHIC TOWNSHIP OF KEPPEL
TOWNSHIP OF GEORGIAN BLUFFS
COUNTY OF GREY

RECREATIONAL AND OPEN SPACE

COMMERCIAL

Block 29
Public Walkway

Block 30
0.3 m Reserve

27

RESIDENTIAL

ROAD 'A'

Block 28:
Stormwater Management

RESIDENTIAL

Howe Drive

Main Street

AGRICULTURAL (ADJACENT LANDS OWNED BY APPLICANT)

AGRICULTURAL (ADJACENT LANDS OWNED BY APPLICANT)

SCALE 1:800

Figure 3 The Proposal

1.4 Technical Reports and Supporting Documentation

Technical reports were prepared in support of the submission of a complete planning application. The key findings and recommendations of these reports are summarized in the following subsections.

- ***Functional Servicing Report, December 2025.***

GSS Engineering Ltd. (GSS) prepared a Functional Servicing Report. The Functional Servicing Report found that subsurface conditions consist of exposed Amabel Formation dolostone in the south and a deposit of Bruce till, described as stony, sandy silt, in the north. During the excavation of eight (8) test pits conducted on tilled areas of the subject lands, bedrock was encountered at depths ranging from 0.5 m to 1.3 m.

The Servicing Options Statement included in the Functional Servicing Report noted that public water services are available, however public sanitary sewer services are not available. It was determined that a communal sanitary system is not feasible due to the need for a very large subsurface disposal system, the limited number of lots in the subject proposal, and limited ability to force connections with existing uses in the area.

The local area generally consists of a thin overburden layer. A review of Ministry of the Environment, Conservation, and Parks (MECP) well records for wells within 300 m of the subject lands found that bedrock was encountered at depths ranging from 0 m to 9.1 m. Nine (9) of these wells included an overburden layer of less than 1.5 m. It was determined by GSS that local hydraulic conductivity is low. The "T"-time test results indicated that the test pit samples provided were clayey and silty. This necessitates raised leaching beds for the proposed septic systems.

Despite being located in a mapped karst area, no evidence of karst was found on the subject lands. Flow paths of all known occurrences of underground streams in the area were inferred to flow to the west, whereas surface drainage on the subject lands flows east towards Park Head Creek. It was determined from MECP well records that all water-producing zones are at depths greater than 18 m. No karstic fractures were identified. During test pit excavation, it was found at three (3) of the test pits that the upper bedrock was layered and fragmented, but there were no open fractures or evidence of chemical weathering.

The primary environmental impact for on-site private septic systems is nitrate, which can cause adverse impacts to potable groundwater supplies and surface water features. The Ontario Drinking Water Standard prescribes nitrate concentrations that do not exceed 10 mg/L at the property boundary. A predictive assessment was performed in accordance with Ministry of the Environment, Conservation and Parks (MECP) Procedure D-5-4, finding nitrate concentrations of 9.1 mg/L at the property boundary. The preliminary assessment was based on imported fill with a "T"-time of 25. It is anticipated that tertiary systems will be used to reduce nitrate concentration by at least 50%. It was found that a 500 m² leaching bed is adequate for the tertiary systems.

The stormwater management system was designed so that post-development run-off direction reflects pre-development run-off direction as closely as possible. The system involves a series of grass-covered ditches, catch basins, check-dams and a stormwater management pond with an outlet orifice and overflow weir. This system controls stormwater flow discharge into existing ditches on Howe Drive outside of the subdivision boundaries.

- ***Archaeological Assessment, September 2023.***

A Stage 1 and 2 Archaeological Assessment was completed by Fisher Archaeological Consulting. The Stage 1 analysis concluded that the subject lands had archaeological potential for both Indigenous and Euro-Canadian sites due to the nearby Park Head Creek and various marshes, as well as proximity to the historic road and settlement of Shallow Lake.

The Stage 2 analysis concluded that the subject lands have been adequately assessed. The tilled area was subject to a pedestrian survey, and the wooded area was subject to shovel testing. No artifacts were found. The Stage 1 and 2 Archaeological Assessment was entered in to the Ontario Public Register of Archaeological Reports on September 21, 2023.

- ***Environmental Impact Study, August 2025.***

An Environmental Impact Study was completed by Roots Environmental Inc. (Roots). While significant woodlands are mapped on the subject lands under the Grey County Official Plan, the Environmental Impact Study found that the policy criteria for significance are not met. Significant Woodlands in a settlement area are to be equal to or greater than four (4) hectares in area.

Woodlands may also be deemed significant if they are located within 30 m of another significant woodland or overlap with other mapped natural heritage features. The woodlands on the subject land are 3.55 hectares in area, and are more than 30 m distant from the nearest woodland, and do not overlap with any other known natural heritage feature.

Two natural heritage features were identified on adjacent lands and on-site, namely significant woodlands on adjacent lands to the east, and habitat for endangered and threatened species on-site. The Environmental Impact Study found that no mitigation will be necessary for the adjacent significant woodlands, as the intervening buffer area consists of existing residential uses and a municipal road. Eight (8) potential roost trees for species at risk (bat species) were found on-site. This was deemed to be a low suitable number of trees. It was noted that there is more suitable woodland habitat to the north and east. Mitigation proposed involves no clearing of treed areas during the active season of April 1 to September 30.

To comply with the Migratory Birds Convention Act (1994), no clearing of vegetation is to occur between April 1 and August 31.

- **Traffic Impact Brief, February 2026.**

A Traffic Impact Brief was completed by Tatham Engineering. The Traffic Impact Brief examined impacts on traffic operations at road intersections at Main Street and McInnis Street, and McInnis Street and Highway 6. Existing conditions and future (2030) conditions were evaluated, assuming a 2% growth rate on through volumes on Highway 6 and no growth on the existing local road network.

It was found that an additional 19 trips would be generated during AM peak hour and 25 additional trips would be generated during PM peak hour. The resulting analysis found both intersections will have a good level of service and no improvements or exclusive turn lanes would be warranted.

- ***Groundwater Quality Impact Assessment, August 2025.***

GSS completed a Groundwater Quality Assessment to determine the potential impact on groundwater from the proposed development and evaluate whether the combined effects from the sewage systems on each lot will cause the nitrate concentration in groundwater at the site boundary to exceed 10 milligrams per litre (mg/L). Work included a review of relevant background information, the collection and analysis of groundwater samples from existing wells on or near the subject lands, and on-site testing of soils to determine depth to bedrock and soil characteristics. An evaluation of the potential groundwater quality impacts from the proposal was carried out in accordance the MECP Procedure D-5-4. The evaluation determined that a minimum treatment level of 45% removal of nitrate would be necessary to achieve a maximum predicted nitrate concentration of 10 mg/L at the site boundary. As the use of tertiary sewage systems is planned for this proposal, the assessment confirmed that the site is suitable for the proposed development with respect to potential impacts to groundwater quality. The findings of the Groundwater Quality Impact Assessment were incorporated into the Functional Servicing Report and its recommendations.

- ***Assessment for Presence of Karst Topography (Karst Assessment), August 2025.***

Appendix A to the Grey County Official Plan identifies the subject lands as being within a karst area, therefore an Assessment for Presence of Karst Topography was completed by GSS as part of application requirements. The assessment included the following components:

- Review of current and historical topographic mapping for the vicinity of the Site;
- Review of geological mapping and reports for the vicinity of the Site;
- Review of available provincial water well records for the vicinity of the Site;
- Review of current and historical aerial photographs and imagery of the Site;
- Review of reports and mapping for karst in southern Ontario as it related to the Site; and
- Reconnaissance visits to the Site, including on-site test pitting and investigation of the condition of encountered bedrock.

The assessment confirmed that a portion of the site has shallow overburden, however, no evidence of karst topography was identified on the site. The assessment recommendations related to construction and sewage system installation requirements were incorporated into the Functional Servicing Report and its recommendations.

1.5 Pre-Submission Consultation and Required Approvals

Grey County and the Township of Georgian Bluffs were consulted on the proposal prior to the submission of the development applications. The technical studies identified by staff have been completed. In addition to confirming application requirements, the Township approved, in principal, the use of municipally owned lands for access and drainage purposes. The Township also requested a pedestrian walkway/access be provided to the Shallow Lake & District Community Centre lands.

The required approvals are reflected in Table 1.

Table 1 Approvals Required

Application	Approval Authority
<u>Local Official Plan Amendment (LOPA)</u> A Township Official Plan amendment will be required to re-designate the subject lands from Future Development to Residential.	<i>County of Grey</i>
<u>Draft Plan of Subdivision</u> A Draft Plan of Subdivision will be required to create the proposed lots.	<i>County of Grey</i>
<u>Zoning By-law Amendment (ZBA)</u> A Zoning By-law Amendment will be required to rezone the subject lands from Planned Development to Residential Multiple One Zone (RM1) and Residential One (R1) to permit the proposed fourplex (1 lot) and single detached residential dwellings (26 lots) in the subdivision (27 lots in total).	<i>Township of Georgian Bluffs</i>

2.0 LAND USE POLICY CONSIDERATIONS

The following analysis of the applicable land use policies considers how the proposal will meet the goals and intent of relevant policy for the area and remain compatible with surrounding land uses. Taking into account provincial, county and local policies, it will be determined how the proposal represents appropriate land use planning for this area of the municipality.

In addition to the Provincial Planning Statement, the County of Grey Official Plan (GCOP), Township of Georgian Bluffs Official Plan (GBOP) and the Township of Georgian Bluffs By-law No. 2020-020, will also be evaluated as land use policy applicable to the proposal.

2.1 Requirements of the Planning Act, R.S.O 1990

A municipality or any other approval authority, when carrying out its responsibilities under the Planning Act, shall have regard to provincial interests as outlined in Section 2 of the Act. To minimize duplication, provincial policy interests identified in Section 2 will be reviewed and analyzed during the evaluation of provincial policy contained in the Provincial Planning Statement.

2.1.1 Planning Act Requirements for Plans of Subdivision

The Planning Act also establishes a set of criteria that must be considered by any approval authority when contemplating the approval of a draft plan of subdivision. Section 51(24) contains the aforementioned criteria, and these are reviewed in Table 2 of this Planning Report.

Table 2 Evaluation of Planning Act, Section 51(24) - Plan of Subdivision Approval: Criteria

Planning Act, s51(24) – Plan of Subdivision Approval: Criteria	
<i>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;</i>	
<i>a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	
Policy Compliance	As noted in the introduction to this section, the policy contained in Section 2 will be analyzed in the evaluation of the Provincial Planning Statement, in a subsequent section of this report.

Planning Act, s51(24) – Plan of Subdivision Approval: Criteria	
<i>b) whether the proposed subdivision is premature or in the public interest;</i>	
Policy Compliance	The proposed subdivision is in the public interest. The proposal will result in the addition of 1 fourplex and 26 single detached dwelling units, adding to the local housing supply in Shallow Lake. The subdivision can be implemented without significant impact to other areas of provincial or municipal interest. The subdivision is not premature. It is located entirely in the boundaries of a settlement area. The subdivision abuts the built-up area boundary of Shallow Lake where there are immediate connections available to municipal water services and public roads. Provincial policy directs their form of development to settlement areas.
<i>c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any:</i>	
Policy Compliance	An analysis of compliance of the proposal with the Georgian Bluffs Official Plan and the Grey County Official Plan is included in subsequent sections of this Planning Justification Report. There is an abutting subdivision established within the past decade or so, under registered plan 16M-34. The proposal has been designed to connect the proposed public roads with the existing road allowances in this adjacent subdivision.
<i>d) the suitability of the land for the purposes for which it is to be subdivided;</i>	
Policy Compliance	The subject lands are located within the boundaries of the Shallow Lake Settlement Area and are intended for urban development within both Grey County and Georgian Bluffs Official Plans. The proposed lots will be sized to reflect the nitrate loading study. In addition, the suitability of the land to support a residential subdivision is affected by a thin topsoil layer overlying bedrock near the ground surface. This will necessitate raised filter beds serving all proposed residential dwellings in order to meet nitrate requirements at all adjacent property lines. This is discussed in detail in the Groundwater Quality Impact Assessment by GSS.
<i>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;</i>	
Policy Compliance	The subdivision will be accessed by an extension of Main Street and the new road allowance off Howe Drive (via the use of the Township-owned block). Access to

Planning Act, s51(24) – Plan of Subdivision Approval: Criteria	
	Highway 6 will be provided through existing local streets. A direct connection is not proposed to Highway 6, as required by the Ministry of Transportation and Grey County. The proposed road allowances and the existing road allowances to be used will all comply with current municipal standards.
<i>f) the dimensions and shapes of the proposed lots;</i>	
Policy Compliance	The subdivision has been designed to include rectangular lots to provide road access, maximize lot density, and ensure the lots are appropriately sized to accommodate septic systems with respect to the applicable requirements of nitrate levels at all adjacent lot lines.
<i>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;</i>	
Policy Compliance	The Functional Servicing Report notes that the development will achieve the Ontario Drinking Water Standard of no more than 10 mg/L of nitrate concentration at the property boundary through use of tertiary systems. A condition in the subdivision agreement may be required noting that tertiary systems are required and are to be maintained by the private property owner in perpetuity. This is an acceptable condition for a subdivision utilizing private septic systems. Easements will be required for any catch basins on the subject lands. This is normal and typical for any subdivision where catch basins are used for stormwater management.
<i>h) conservation of natural resources and flood control;</i>	
Policy Compliance	There are no natural resources on the subject lands. The proposed stormwater management system, including swales with check dams, catchbasins, and the stormwater management pond, will be adequate to control overland flows in the event of a storm, in accordance with the recommendations of the Functional Servicing Report.
<i>i) the adequacy of utilities and municipal services;</i>	
Policy Compliance	The proposed residential dwelling units will be served by public water and private septic systems. The subdivision will have immediate road connections with Howe Drive and Main Street, which are both paved and maintained year-round. This will facilitate normal access for municipal snow removal, garbage collection, and emergency services.

Planning Act, s51(24) – Plan of Subdivision Approval: Criteria	
<i>j) the adequacy of school sites;</i>	
Policy Compliance	No school sites are proposed under this plan of subdivision. It is anticipated that new students can be accommodated by the existing school system in Hepworth and Owen Sound.
<i>k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	
Policy Compliance	A block containing stormwater management facilities will be deeded to the Township of Georgian Bluffs. The number of dwelling units in the proposed subdivision is too small to warrant the inclusion of a parkland block. As noted in Figure 2, the subdivision is adjacent to the community areas, ball diamond and a private recreational facility.
<i>l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i>	
Policy Compliance	The proposed development will make use of the existing electrical connections immediately available to the site. The efficient use and conservation of energy is based, to a significant extent, on the design of the residences.
<i>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.</i>	
Policy Compliance	Single detached dwellings on individual lots in a plan of subdivision are not regulated under site plan control.

Summary:

The above noted analysis demonstrates that the proposal complies with the relevant sections of Section 51 (24).

2.1 Provincial Planning Statement (PPS)

As stated under Section 3 of the Planning Act, all decisions by any authority that affect a planning matter shall be consistent with the Provincial Planning Statement (PPS). Any decisions made on or after October 20, 2024 are to be consistent with the 2024 PPS. The following analysis will evaluate the proposal against applicable PPS policy.

2.1.1 Evaluation of Provincial Planning Statement

Although the PPS is to be read in its entirety, the following provisions are deemed the most applicable to the consideration of the proposed subdivision.

Chapter 2: “Building Homes, Sustaining Strong and Competitive Communities”

Chapter 3: “Infrastructure and Facilities”

Table 3 Provincial Planning Statement Evaluation

PPS Policy Evaluation	
2: Building Homes, Sustaining Strong and Competitive Communities	
<i>2.2 Housing</i>	
<i>1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</i>	
<i>b) permitting and facilitating:</i>	
<i>1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and</i>	
Policy Compliance:	The subject proposal will involve the creation of 1 lot with a fourplex and 26 single detached residential lots. This will be a considerable amount of development for a settlement area with the limited service levels and the size of Shallow Lake. With respect to enabling legislation for additional dwelling units introduced by the Province under Bill 23, the owners of new single detached dwellings may choose to construct additional dwelling units, which is a form of lower-cost housing addressing under-served housing needs.
<i>c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;</i>	
Policy Compliance:	The proposal represents the most appropriate level of density for the subject lands

PPS Policy Evaluation	
	and available municipal services. The subject lands are located in a settlement area consisting of partial services and relatively large lots. Lot sizes have been designed to ensure that a tertiary system with a raised leaching bed can be accommodated. The overall density of the subdivision will be 3.91 units per net hectare (UpH).
2.3 Settlement Areas and Settlement Area Boundary Expansions	
2.3.1 General Policies for Settlement Areas	
1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	
Policy Compliance:	The subject lands are wholly located in the Shallow Lake Settlement Area. Shallow Lake is an appropriate location for the proposed fourplex and 26 new single detached dwelling units, as the area contains existing residences and businesses, public services, municipal water infrastructure, and year-round maintained roads with immediate connections to the provincial highway system. The proposal is preferable to the construction of an equivalent number of non-farm single detached dwelling units on separate existing lots of record in various locations in the rural areas, where they have low public service levels and often conflict with agricultural and rural economic activities and aggregate extraction.
2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:	
a) efficiently use land and resources;	
Policy Compliance:	The proposal will be an efficient use of land and resources. Lot sizes are based on tertiary septic systems being provided to all single detached dwellings, which allow for a smaller lot size than conventional septic systems.
b) Optimize existing and planned infrastructure and public service facilities;	
Policy Compliance:	The proposed residential dwellings will make use of the Shallow Lake Municipal Water System, which is well under capacity as outlined in the Functional Servicing Report. The subdivision will make efficient use of services in Shallow Lake provided by public service facilities, such as emergency services. The extension of public service coverage to a fourplex and 26 residential dwelling units within the existing settlement area is anticipated to result in minimal increase in cost and may reduce costs because of the increase in density.

PPS Policy Evaluation	
<i>c) Support active transportation;</i>	
Policy Compliance:	The predominant mode of transportation for the subdivision is anticipated to be motor vehicles, which is typical in small settlement areas throughout Grey County. However, the subdivision will be located within walking and cycling distance of local businesses on Highway 6, and services such as the nearby Shallow Lake & District Community Centre.
<i>3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.</i>	
Policy Compliance:	The proposal will further increase the usage of the Shallow Lake Municipal Water System. The public water system in Shallow Lake is underutilized, as outlined in the Functional Servicing Report.
3: Infrastructure and Facilities	
<i>3.6 Sewage, Water and Stormwater</i>	
<i>5. Partial Services shall only be permitted in the following circumstances:</i>	
<i>b) Within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</i>	
Policy Compliance:	The Shallow Lake settlement area is on partial services, with only municipal water services provided. The area of the proposed development is in this settlement area and has been designated by the local planning authorities for development. The subject proposal may be considered as "infill" because it will involve development on a vacant parcel that abuts existing development to the south, east, and west. The functional servicing report recommended tertiary systems on raised leaching beds which are to be regularly maintained by the landowner. Provided the recommendations of the functional servicing report are followed, site conditions are suitable for the long-term provision of private septic systems.
<i>8. Planning for Stormwater Management shall:</i>	
<i>a) Minimize, or where possible, prevent or reduce increases in stormwater volumes and contaminant loads;</i>	

PPS Policy Evaluation	
Policy Compliance:	Stormwater management for the proposed subdivision has been designed to ensure that post-development flows are less than or equal to pre-development flows. The Functional Servicing Report recommends a stormwater management system involving a series of ditches, check-dams, catchbasins, and a stormwater management pond. At the east of the site, the stormwater will outlet in a controlled manner into a ditch on Howe Street. Stormwater quality will be improved through a series of check-dams and grass-covered ditches.
<i>d) Mitigate risks to human health, safety, property and the environment;</i>	
Policy Compliance:	There are no natural hazards or natural heritage features on or near the subject lands that would be affected by the proposed stormwater management system.
4: Wise Use and Management of Resources 4.1 Natural Heritage <i>5. Development and site alteration shall not be permitted (in the following)... unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</i> <i>b) Significant woodlands</i>	
Policy Compliance:	The Environmental Impact Study found that the woodland on the subject lands did not meet the appropriate policy criteria to be considered significant. The wooded area on the property is undersized, not contiguous with a significant woodland, and the mapping does not overlap with any other known natural heritage feature.
<i>d)</i>	<i>Significant wildlife habitat</i>
Policy Compliance:	The Environmental Impact Study found instances of species at risk bat habitat through eight (8) tree stands in the wooded area on the subject land. It was also found that there was more suitable habitat in the larger nearby woodland areas to the east and north. The EIS found that appropriate mitigation for the potential bat habitat would be to seasonally restrict tree removals.
<i>8. Development and site alteration shall not be permitted on adjacent lands (to the following) unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</i>	

PPS Policy Evaluation	
<i>b) Significant woodlands</i>	
Policy Compliance:	Significant Woodlands were found 66 m from the proposed subdivision, and the intervening area between the significant woodlands and the subdivision consists of existing residences and a municipal road. It was found that the subdivision would not result in any further negative impact on the natural features or functions of this nearby significant woodland and no mitigation was warranted.
4.2 Water <i>1. Planning authorities shall protect, improve, or restore the quality and quantity of water by:</i> <i>e) Implementing necessary restrictions on development and site alteration to:</i> <i>2. Protect, improve or restore vulnerable surface and ground water, and their hydrologic functions</i>	
Policy Compliance:	There is a karst feature mapped on the subject lands in the County of Grey Official Plan. The mapping was assessed by the Karst Assessment and summarized in the Functional Servicing Report. The Karst Assessment found no evidence of karst on the subject lands. It was inferred that the subsurface water flow in all known karstic features in the area tend to flow to the west, whereas water flow on the subject lands follows the surface topography to the east, towards the Park Head drainage system. The Functional Servicing Report anticipates that bedrock will be encountered for some houses during excavation activities. The Functional Servicing Report recommends that the excavations be inspected by a qualified engineer to determine the presence of weathered rock and/or open fractures and to fill any open fractures with concrete. This was determined to be appropriate mitigation for construction activities on the shallow bedrock on the subject lands.

Summary:

The above table demonstrates that the proposed subdivision meets the intent and purpose of the Provincial Planning Statement. The proposal will consist of a new residential subdivision in an existing settlement area with partial services.

The area of the subdivision has been designated by the local authorities for future development. Municipal water services are immediately available and there is excess capacity for the proposed fourplex and 26 residential dwelling units. The proposal may be considered as infilling, because it is surrounded by existing development inside the settlement area boundary to the east, south, and west. No natural hazards or natural heritage features are anticipated to be negatively impacted as a result of this development.

2.2 Grey County Official Plan (GCOP)

Under the Grey County Official Plan (GCOP), the subject lands are designated as a secondary settlement area. Secondary settlement areas are designated for some growth; however development is limited due to a variety of development constraints. Shallow Lake specifically lacks municipal sanitary sewer services.

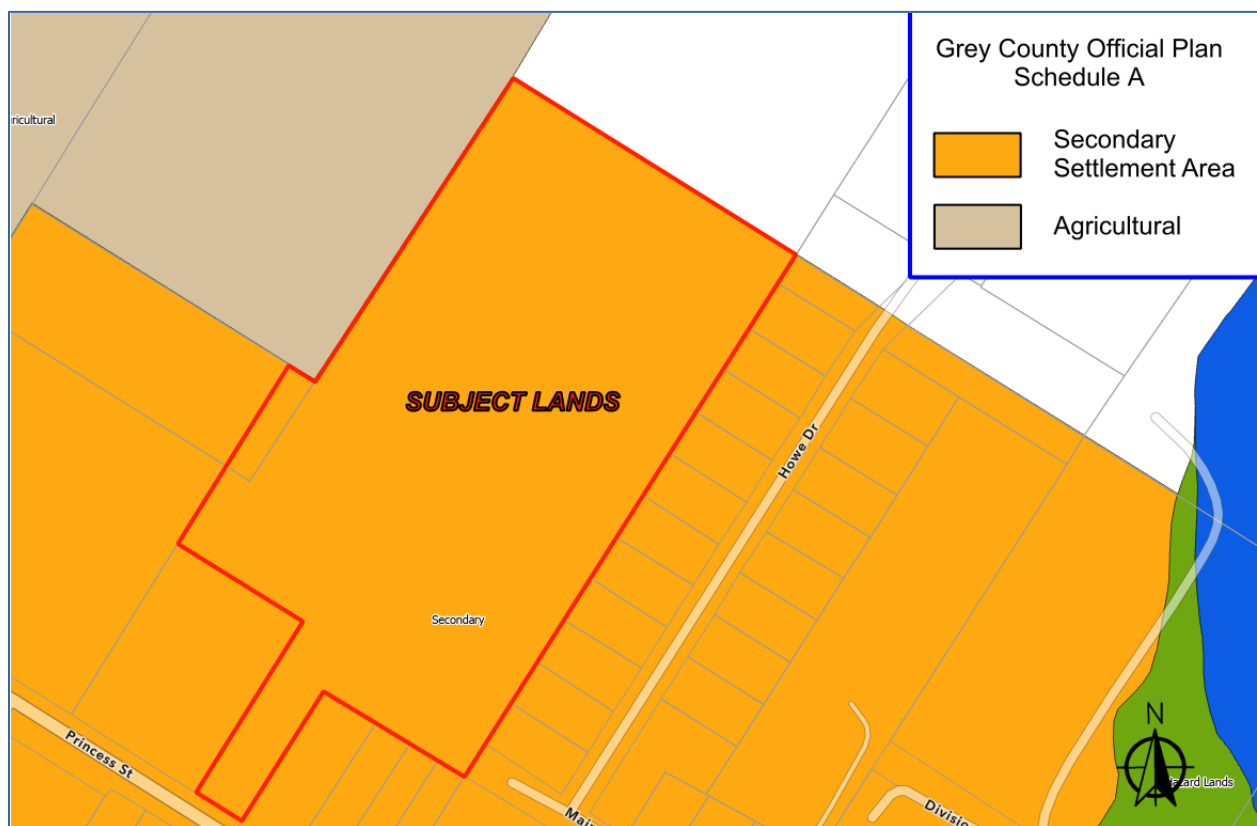


Figure 4 Grey County Official Plan Schedule A

Under the servicing preference hierarchy in provincial policy and reflect in the GCOP, partial services are not the preferred type of municipal servicing. A Servicing Options Statement is therefore required, which has been included as a dedicated section of the Functional Servicing Report.

Appendix A of the CGOP has mapped a large area of karst in the southern two-thirds of the subject lands. An investigation of the karst mapping has been included in the submitted Functional Servicing Report.

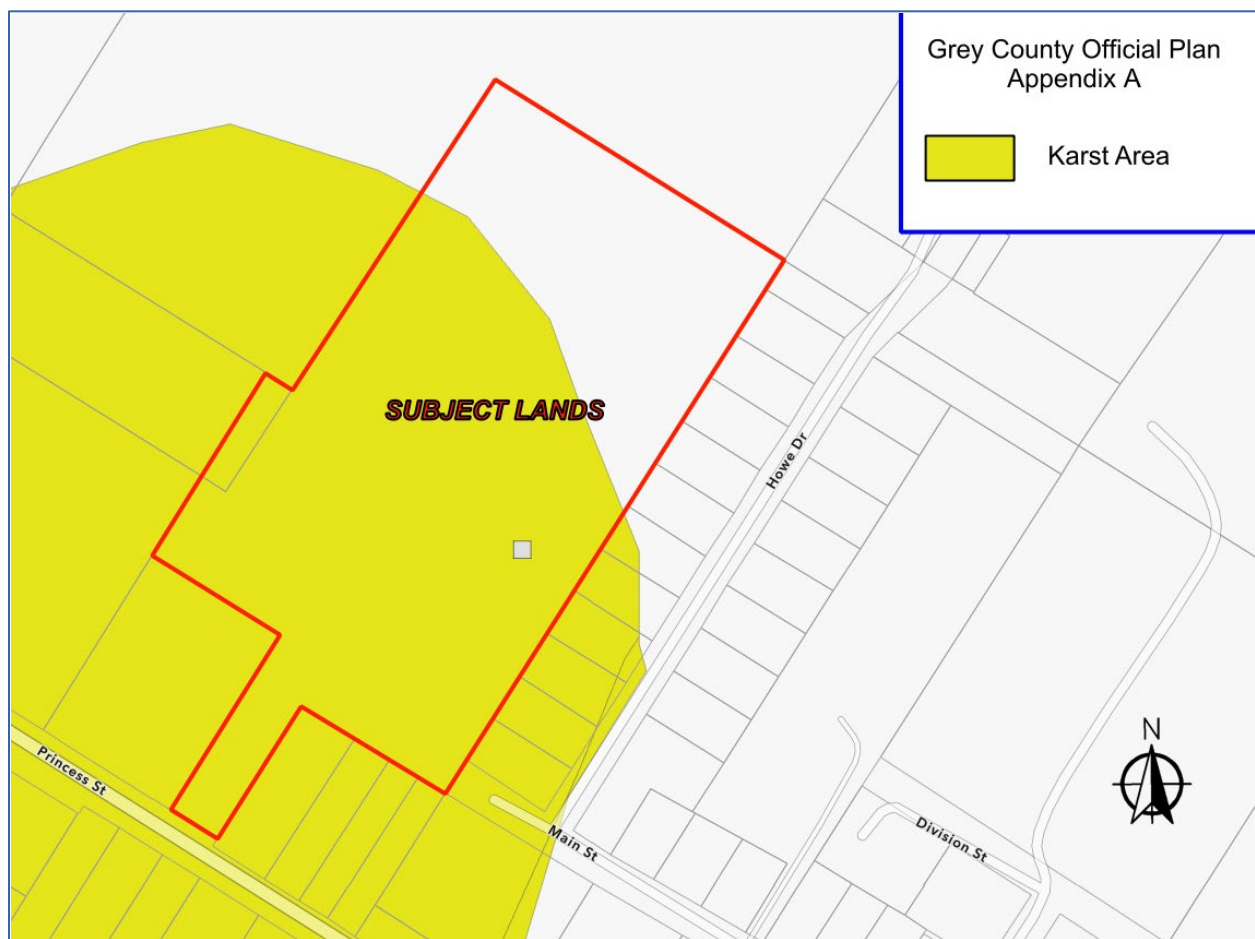


Figure 5 Grey County Official Plan Appendix A

The need for an Environmental Impact Study (EIS) was triggered by the mapping of significant woodlands on the subject lands (Figure 6). The EIS have assessed the area of subdivision to determine the presence of natural heritage features.

This is shown on Appendix B of the GCOP. The proposed subdivision has been evaluated for natural heritage features in the EIS.

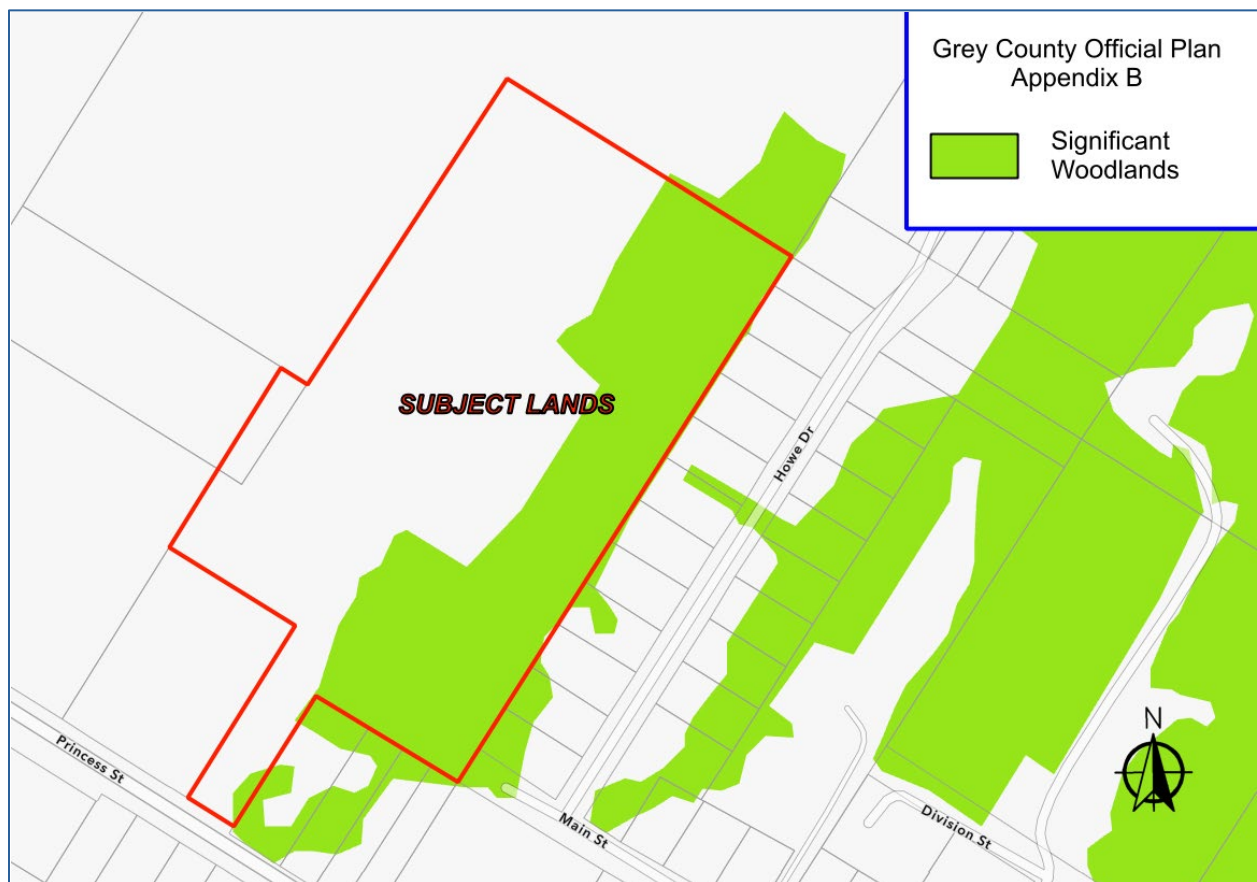


Figure 6 Grey County Official Plan Appendix B

Table 4 evaluates the proposed plan against county policies applicable to a draft plan of subdivision.

Table 4 Grey County Official Plan Evaluation

Grey County Official Plan Evaluation	
3.3 Settlement Area Land Use Types <i>The majority of growth will be directed to settlement areas. Development within settlement areas will occur on full municipal services, where available. For the purposes of this Plan, the County Plan establishes five main land use types for areas of concentrated development:</i> <i>2) Secondary Settlement Areas – Towns, Villages and larger Hamlets which generally have significant populations and a wide range of uses and amenities. These areas accommodate limited residential growth as well as new community facilities and employment uses. Development within these settlement areas may be limited due to external, physical, or policy constraints and lack of infrastructure.</i>	
Policy Compliance:	The subject lands in their entirety are within the Shallow Lake Secondary Settlement area. Shallow Lake is an existing community that includes residential dwellings, commercial and industrial businesses, and places of worship. The largest public service facility is the Shallow Lake & District Community Centre, adjacent to the proposed plan. There are good transportation connections to the regional network. Development however is locally constrained by partial services, as only a public water system is available. Other considerations for development include nearby natural features, natural resources and natural hazards. More specifically this involves shallow bedrock, karstic areas, core natural areas, significant woodlands, and surface water features (Shallow Lake and Park Head Creek). Notwithstanding certain servicing and physical limitations, Shallow Lake is deemed a suitable location for some development under the GCOP.
3.6 Secondary Settlement Areas <i>1) Secondary Settlement Areas, as identified in Table 5 and shown on Schedule A of this Plan include existing community 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.</i>	
Policy Compliance:	The subject proposal would represent an opportunity for some limited growth in Shallow Lake. The proposal will primarily consist of single detached dwellings, which are the predominant residential dwelling type in the area. A relatively small

Grey County Official Plan Evaluation	
	number of lots are proposed in this subdivision, and the lot sizes and frontages are comparable with existing lots in the community.
3) Where partial services exist in a Secondary Settlement Area, development shall only be permitted to allow for the development of vacant and/or underutilized lots, as well as the creation of lots, subject to satisfying the following requirements:	
a) The development is within the reserve sewage system capacity or reserve water system capacity;	
Policy Compliance:	Shallow Lake is served only by municipal water. As noted in the Functional Servicing Report, the Shallow Lake Water System is operating at only 35% of its capacity, and there is sufficient reserve capacity to accommodate the subject subdivision.
b) Site conditions are suitable for the long-term provision of such services;	
Policy Compliance:	The Functional Servicing Report recommended the provision of tertiary sewage treatment leaching beds on every lot, as well as effective operation and maintenance of the tertiary systems in perpetuity. Provided the mitigation outlined in the Functional Servicing Report is followed, there are no environmental concerns with respect to the long-term use of partial services for this development.
c) The development is within the existing settlement area;	
Policy Compliance:	The proposed subdivision is entirely in the Shallow Lake Settlement Area.
d) Allow for infilling and minor round out of existing development (see Section 8.9.1(10)(c)).	
Policy Compliance:	Section 8.9.1(10)(c) is analyzed below in this Table.
7.4 Significant Woodlands	
In order to be considered significant, a woodland shall be either greater than or equal to forty (40) hectares in size outside of settlement areas, or greater than or equal to four (4) hectares in size within settlement area boundaries. If a woodland fails to meet the size criteria outside a settlement area, a woodland can also be significant if it meets any two of the following three criteria:	
• Proximity to other woodlands i.e. if a woodland was within 30 metres of another significant woodland, or	

Grey County Official Plan Evaluation

- Overlap with the boundaries of a Provincially Significant Wetland and Significant Coastal Wetlands, Core Area, Significant Valleylands, or a Significant Areas of Natural and Scientific Interest , or
- Interior habitat of greater than or equal to eight (8) hectares, with a 100 metre interior buffer on all sides.

Policy Compliance:	The Environmental Impact Study found that the wooded area on the subject lands did not meet the criteria for significance under the Official Plan, although it is mapped as significant. The wooded area is under 4 hectares in size and greater than 30 m distant from the next nearest woodland. The wooded area on the subject land also does not contain any known natural heritage features.
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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 7.11 of this plan, that there will be no negative impacts on the natural features or their ecological functions.

Policy Compliance:	Adjacent lands of the nearby significant woodland overlap onto the eastern portion of the subject lands. However, the Environmental Impact Study found low potential for negative impacts, because of the nature of the intervening land uses. There is a municipal road and residential dwellings separating the subdivision from the significant woodlands.
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7.5 Karst Areas

1) In determining if the constraint feature is present, the proponent shall dig two test holes in the location of the proposed main building (e.g. in the northwest & southeast corners), one test hole in the location of the proposed sewage system and one test hole in the proposed location of each accessory structure. The test holes shall be inspected by a qualified municipal or conservation authority official, or a qualified third-party consultant, capable of determining karst features. A brief report of the findings is then be prepared and submitted to the County of Grey and local municipality.

Policy Compliance:	As noted previously the Karst designation was analysed in the Karst Assessment itself and summarized in the "Karst Assessment Findings" section of the Functional Servicing Report. The findings and methodology assessing the Karst area are discussed below.
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2) If the test holes reveal shallow overburden, less than one metre in depth, above fractured bedrock, or if broader landform features indicative of karst are observed on the landscape, a study by a qualified individual shall be prepared to assess impacts and mitigation measures relating to the proposed development. Considerations addressed by this study should include surface water drainage;

Grey County Official Plan Evaluation

groundwater quality; bedrock erosion; and, any anticipated hazard associated with unstable bedrock conditions potentially arising as a result of karst features. The study shall be to the satisfaction of the County of Grey, the local municipality, and the appropriate authority designated under the Ontario Building Code for sewage systems.

Policy Compliance:

The reporting notes that eight (8) test pits were dug in the filled area of the subject lands and confirmed a shallow overburden over the bedrock. Three (3) test pits determined an upper bedrock level that was layered, brittle, and fragmented. All test pits encountered bedrock at depths ranging from 0.5 m to 1.3 m. The topography in the wooded area was described as “hummocky”, having a shallow overburden profile, with large rocks and boulders at the surface. No fissures or sinkholes were observed. There was no evidence of channelized surface runoff on the subject lands. Surface water flows follow the existing topography, which tends to the east towards Park Head Creek. There may be seasonal accumulation of water in localized depressions in the hummocky wooded area. Water flow direction on the subject lands did not reflect the water flow direction of karstic features in the area, which tend to flow to the west.

A 2008 report by Golder Associates Ltd. was referenced in the Karst Assessment and Functional Servicing Report, noting that the influence of weathering was weak to absent where the bedrock surface was uniformly covered with overburden 0.5 m to 1.0 m in thickness. According to area well records, water producing zones in the bedrock were typically encountered at depths greater than 18 m. It was inferred that the water table on the subject land is located at an approximate depth of 15 m.

No evidence of a fracture network highly conductive to groundwater flow was found on the subject lands. No evidence of karst topography was identified on the subject lands. Recommendations were made by the Functional Servicing Report in relation to the shallow bedrock layer on the subject lands. Raised leaching beds on imported fill will be included as part of the tertiary septic system design. The stormwater management design also does not include enhanced infiltration. A geotechnical investigation is recommended for the alignment of the municipal road in designing any underground services.

Grey County Official Plan Evaluation

7.10 Other Natural Features

- 1) Development and site alteration is not permitted within, Significant Wildlife Habitat (including Deer Wintering Yards), and their adjacent lands, unless it has been demonstrated through an acceptable environmental impact study, completed in accordance with Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

Policy Compliance:

The EIS found that eight (8) dead tree stands exist in the wooded area of the subject land, which could serve as habitat for species at risk (bat). However, the EIS also found that there was more suitable habitat nearby in the expansive woodlands to the north of the subject lands. Provided that mitigation is followed, where the trees are to be removed outside of the period when they may be used by bats, no negative impacts are anticipated.

The general requirements of the Migratory Bird Act are to be followed for any vegetation removal on the subject lands.

8.3 Roads

8.3.1 Provincial Highways

1) All proposed development located adjacent to a Provincial Highway or located within the MTO's permit control area under the Public Transportation and Highway Improvement Act will be subject to MTO approval. Early consultation with MTO is encouraged to ensure the integration of planning initiatives with provincial transportation planning. Direct access to a Provincial Highway will be discouraged and often prohibited. MTO policy is to allow only one entrance for each existing lot of record. Development is encouraged to utilize local roads and shared access wherever possible. New, altered, or expanded land uses, parcels, signs, and entrances adjacent to Provincial Highways will be subject to approvals or prohibitions as may be required by MTO.

Policy Compliance:

No road connection to Highway 6 is included in this proposal although the development application will require MTO review and approval.

It is anticipated that the Ministry will request 0.3 m reserves, a road widening, and a minimum 14 m setback of building and structures to the lot line abutting the highway on Lot 27. These requirements have been accommodated in the design of the subdivision.

Grey County Official Plan Evaluation	
8.9 Services, Utilities, Broadband and Other Technology Considerations	
8.9.1 Services	
10) <i>Partial services must only be permitted subject to the completion of a servicing options study in accordance with 8.9.1(4) and in the following circumstances:</i>	
b) <i>Within settlement areas, to allow for development where partial services exist provided that:</i>	
• <i>The development is within the reserve sewage system capacity or reserve water system capacity; and</i> • <i>Site conditions are suitable for the long-term provision of such services as determined through the servicing options study.</i>	
Policy Compliance:	As noted above, the Shallow Lake Water System is only operating at 35% of its capacity, and there is sufficient availability of public water services for the subdivision. There are no municipal sanitary sewer services existing or planned in the area. A communal sanitary system is not economical or feasible for the proposed subdivision, which would include a fourplex and 26 single detached residential units. The servicing Options Statement found that private tertiary septic systems are acceptable, provided the mitigation for the long-term provision of services is adhered to.
c)	<i>Development on partial municipal services can include development of vacant and/or underutilized lots, as well as the creation of lots for infilling and minor rounding out, in accordance with the settlement area policies and the requirements noted above. Infilling and minor rounding out can include the creation of new lots from existing lots that are located within the current designated settlement area land use type subject to the findings of the Servicing Options Study.</i>
Policy Compliance:	The proposal can be considered as infilling. The subject lands consist of a vacant parcel that abuts existing development to the west, south, and east. The subject lands are also entirely within the Shallow Lake Settlement Area and designated for development under the County and Local Official Plans. As noted above, the Servicing Options Statement found that a private tertiary system serving every residential lot is appropriate, provided that each system is maintained in perpetuity.

Grey County Official Plan Evaluation

9.13 Plans of Subdivision and Condominium

In any new applications for plan of subdivision or plan of condominium submitted to the County for approval, the proponent will need to consider and be prepared to justify the following

1) The layout of the proposed plan with regard to matters of:

a) Access and connections to public transportation (where applicable) and access to existing trails,

Policy Compliance:	No public transportation services are available in the area, and the closest trail is located 1km away.
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b) The layout of the subdivision should be designed such that the lots back onto the Provincial Highway or County road and front onto a local internal street,

Policy Compliance:	All lots will have vehicular access through the existing local road network to Highway 6. One lot will have frontage onto Highway 6. Access to the highway will be prevented by means of a 0.3 metre reserve.
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c) Improving and promoting walkability/cyclability within the proposed plan through sidewalks, bike lanes, bicycle parking/racks, and/or the active transportation infrastructure with consideration for existing walking and cycling conditions,

Policy Compliance:	The existing lot density and established development pattern does not support the need for sidewalks.
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d) Accessibility needs,

Policy Compliance:	There is no public service facilities proposed, and barrier free considerations in this respect do not apply. The relevant Ontario Building Code provisions will be followed during dwelling construction.
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e) 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 must be considered more favourably than those with curvy street patterns or cul-de-sacs,

Policy Compliance:	The street pattern of the proposed subdivision will consist of a single crescent with two corners at right angles. This mimics the historic grid pattern of Shallow Lake and maximizes usable area on the subject lands (see Figure 3).
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f) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development

Grey County Official Plan Evaluation	
Policy Compliance:	It is noted that these features are similar and comparable to GCOP healthy environment development provisions. An example would be the provision of dark sky lighting to address light pollution. Low Impact Development is not proposed as part of this subdivision. Low Impact Development controls, such as permeable surfaces, may not be desirable or practical for this site due to the shallow bedrock subsurface conditions. The proposed stormwater management system has been designed to improve stormwater outlet quality to the Howe Drive ditch and Main Street ditch. The grassed ditches and check dams in the subdivision will promote the settling of sediment before runoff reaches the stormwater management pond and exits the subdivision. This can be considered in part as low impact development.
<i>g) Impact on the natural environment, as defined in Section 6 of this Plan.</i>	
Policy Compliance:	Potential impacts on the environment have been evaluated through the EIS. It was found that dead tree stands serving as bat habitat can be safely removed outside of the seasonal window when the trees may be used by the bats. Provided the EIS mitigation is followed, no impact on the natural environment is anticipated.
<i>h) Consideration of the design of street lighting to minimize impact on dark skies,</i>	
Policy Compliance:	Dark sky street lighting will be installed at the direction of the County and Township through a provision in the subdivision agreement.
<i>k) Snow removal and emergency vehicle access,</i>	
Policy Compliance:	No dedicated snow removal areas are required. Existing snow removal services can be extended with minimal financial impact to the Township.
<i>l) Compatibility with the Ministry of the Environment, Conservation and Parks' D-Series Guidelines or its successor document(s),</i>	
Policy Compliance:	Provincial "D-Series" guidelines are environmental land use planning guides. The D-5 Guidelines, related to planning for sewage and water services, apply and are discussed throughout this report. The D-6 Guidelines, related to land use compatibility with industrial facilities was considered.

Grey County Official Plan Evaluation	
	There is a small cluster of industrial businesses located at the intersection of Stoneman Drive and Shouldice Block Road, which is approximately 750 m southwest of the subject lands. No negative impacts from the existing industrial manufacturing plant is anticipated due to distance from the subject lands and the intervening urban development. No industrial zoned area is located closer than the minimum 300 m recommended distance under the guidelines to the existing residential area or the proposed subdivision.
<i>m) Accessible, age-friendly design features, and</i>	
Policy Compliance:	As noted above, there are no public service facilities provided on this proposed subdivision requiring universal accessibility and barrier free public access. The relatively large lots can facilitate a variety of dwelling design choices for potential purchasers, such as bungalows, which are preferred by families intending to "age-in-place" and seniors, for their lack of stairs and greater accessibility.
<i>n) Healthy environment development provisions outlined in Section 4.3.1: Minimize adverse health effects (such as respiratory inflammation) of odour, air pollution, water pollution, noise or vibration, and other contaminants with sensitive land uses. Further, consider buffering and appropriate separation distances from industrial operations, airports, transportation infrastructure and corridors, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, energy generation facilities and transmission systems, and resource extraction activities, to reduce any land use compatibility concerns.</i>	
Policy Compliance:	Many of the policies in this subsection relate to accessibility and age friendly development. Sensitive and incompatible land uses, and active transportation policies have been reviewed in the above sections. MTO setbacks are deemed to be adequate to address the proximity of Lot 27 to Highway 6. Other mitigation may be provided at the discretion of the Township through the subdivision agreement by means of visual screening for this lot, such as a planting strip or solid wood fence.

Summary:

The above analysis demonstrates that the proposed subdivision conforms with the relevant Grey County Official Plan policies. The subdivision will be located entirely within the secondary settlement area of Shallow Lake and on partial services. The proposed subdivision can be considered as infill and therefore a permitted type of residential development encouraged by the PPS and the CGOP. The Servicing Options Statement noted that public sanitary sewer services are unavailable and that a communal system would not be feasible. As noted within the Groundwater Quality Impact Assessment and the Functional Servicing Report, private septic systems can safely provide servicing for the residential dwellings for the long term.

Guideline D-6 Policy was reviewed as it pertains to this subdivision, as it will partially be in an area of influence for existing Class III industrial uses. However, these concerns will be adequately addressed through setbacks and the intervening land use. The County and Township have already implemented the minimum recommended 300 m setback to residential development, which is outside of this subdivision.

The Environmental Impact Study determined that the wooded area on the subject lands is not characteristic of a significant woodland. While potential bat roost habitat was found, it was determined that these tree stands can be appropriately removed during a seasonal window. The EIS noted that there is more suitable habitat to the north of the subject lands.

The Karst Assessment and Functional Servicing Report did not find any evidence of karst on the subject lands but confirmed that the underlying bedrock is near the ground surface.

Proposed mitigation will include raised leaching beds for the septic systems, a geotechnical investigation for the proposed road, and contingencies for foundation installation if bedrock fractures or weathering is found.

No concerns were identified regarding policy compliance with standard requirements for a plan of subdivision in Grey County.

2.3 Township of Georgian Bluffs Official Plan

The subject lands are designated as Future Development under Schedule 'A-1' in the Georgian Bluffs Official Plan (GBOP). The Future Development designation is intended to preserve lands for long-term development. This proposal will require an amendment to the official plan re-designating the subject lands to the Residential designation and a zoning application will be required.

The GBOP has more specific policies relating to development applications located in settlement areas and located on partial services. As the Township provides the water services, its interests include servicing capacity. An analysis of the relevant policies of the Georgian Bluffs Official Plan is provided in the following table.

Table 5 Township of Georgian Bluffs Official Plan Evaluation

TGB LOCAL OP EVALUATION	
Section 2 General Policies for the Township	
<i>2.6. Housing and Population</i>	
<i>2.6.4 General Housing Policy</i>	
2) New residential development in the form of an expansion of existing residential areas will occur primarily through registered plan of subdivision. New development proceeding within greenfield areas should occur adjacent to an existing built-up area and should have a compact form and a mix of densities that allow for greater efficiency regarding mobility, servicing and land consumption.	
Policy Compliance:	The proposal consists of one fourplex and 26 residential dwelling lots in a plan of subdivision format. The subdivision has been designed with lot sizes reflecting servicing constraints. The subject lands are located adjacent to built-out areas to the west, south, and east.
<i>3) Adequate physical buffers and/or distance separation between residential areas and industrial uses, commercial uses, arterial roads, county roads, provincial highways and railways shall be provided so as to avoid land use conflicts.</i>	
Policy Compliance:	The subject lands will be located approximately 600 m from the nearest industrial zoned area, which is considered to be an adequate buffer. Some visual screening at the discretion of the Township may be appropriate for Highway 6 on Lot 27. The subdivision abuts the Shallow Lake & District Recreational Centre as well as a

TGB LOCAL OP EVALUATION	
	private gym. These are not considered to be incompatible land uses, but appropriate physical buffers for other commercial and institutional uses adjacent to residential uses may include planting strips and wood screen fences.
<i>4)New residential development in proximity to sensitive natural features shall maintain the environmental quality of those features through such means as retention of forest cover and reforestation as well as site and building design measures.</i>	
Policy Compliance:	The EIS found that the wooded areas on the subject lands do not satisfy the criteria for a significant woodland and did not contain any sensitive natural features.
<i>5)New residential development will be encouraged to be as visually interesting and appealing as possible. Approaches may include mixing housing densities and styles, varying locations of buildings on lots, and strategic utilization of natural features on a site.</i>	
Policy Compliance:	There is limited opportunity for a mix of densities with this subdivision due to servicing constraints. However, the proposed zoning for the subdivision is expected to give future owners some flexibility in determining their dwelling design and location which should create a more varied and interesting neighbourhood.
<i>7)The Township shall promote a mix of affordable and quality housing accommodation. The type and location shall meet the present and future needs of all residents while ensuring that new residential development is in keeping with the character of the community and current servicing capacity.</i>	
Policy Compliance:	The subdivision will consist of single detached dwelling units. The subdivision is intended to be compact considering the servicing constraints. However, lot size, shape, and area is comparable to the existing adjacent residential areas in Shallow Lake. There is sufficient capacity in the Shallow Lake Water System to service the proposed subdivision.
<i>8)The Township will encourage intensification and infill as a means of increasing the supply of housing, provided such projects are in keeping with environmental considerations, adjacent land uses and there is a demonstrated demand for the type of housing units under consideration.</i>	
Policy Compliance:	The proposed subdivision will consist of one fourplex and 26 residential dwelling lots and create an expansion of the housing supply in Shallow Lake. The areas of municipal interest included under this policy are addressed in this table.
<i>9)The Township shall strive to achieve a target of 15% of new residential development within Primary and</i>	

TGB LOCAL OP EVALUATION	
<i>Secondary Settlement areas through means of intensification.</i>	
Policy Compliance:	This proposal will assist in the Township's objective of promoting residential development within the Shallow Lake Settlement Area.
2.9 Transportation	
2.9.4 Transportation Policies	
<i>a) All development shall have adequate frontage onto an open public road, maintained on a year-round basis and which is of an acceptable standard of construction to accommodate the traffic to be generated. For the purposes of this Plan, laneways shall not be considered to be a public road...</i>	
Policy Compliance:	All proposed subdivision lots will front onto a new, year-round, township-maintained local road with connections to Howe Drive and Main Street. There will be no direct access from the subdivision to Highway 6.
2.10 Services	
2.10.3 General Policies	
<i>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 Wiarton 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.</i>	
Policy Compliance:	A Functional Servicing Report containing a Servicing Options Statement is included as a part of this application.
<i>e) Development may be occur on partial services, where partial services exist provided:</i>	
<i>a. it is within an existing settlement area;</i>	
Policy Compliance:	The proposed subdivision is entirely within the Shallow Lake Settlement Area.
<i>b. there is capacity in the municipal system or communal system;</i>	
Policy Compliance:	The Shallow Lake Water System is only operating at 35% capacity as noted in the Functional Servicing Report, indicating that there is sufficient reserve allocation available for the proposed subdivision.

TGB LOCAL OP EVALUATION	
<i>c. suitable site conditions exist;</i>	
Policy Compliance:	The Functional Servicing Report determined that site conditions are acceptable for private septic systems, if lots are serviced by a tertiary system on a raised leaching bed. The tertiary systems need to be properly maintained and operated in perpetuity.
<i>d. the financial viability of the municipal services is enhanced; and</i>	
Policy Compliance:	The subdivision will bring additional users to the Shallow Lake Water System, marginally improving financial performance by introducing new users to a system that is presently underutilized.
<i>e. the protection of the environment is upheld; and,</i>	
Policy Compliance:	As noted above, the Functional Servicing Report recommended some mitigation for the private septic systems.
<i>f. a Servicing Feasibility Study has been completed in accordance with the Technical Studies and Reports Section 5.4 to the satisfaction of the County and Township.</i>	
Policy Compliance:	A Servicing Options Statement has been completed as part of the Functional Servicing Report and included as part of this application.
<i>g) New development within a settlement area will be required to connect to available municipal water...</i>	
Policy Compliance:	All the proposed residential lots will be connected to the extension of the municipal water system.
2.10.5 Stormwater Management	
<i>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.</i>	
Policy Compliance:	The stormwater management system for the subdivision has been design to maintain the existing overland flow pattern. Stormwater controls are discussed in greater detail below.
<i>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</i>	

TGB LOCAL OP EVALUATION	
<i>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 pre-development peak flows. Stormwater control methods shall also be designed to maintain pre-development storm-water quality and improve surface water runoff, where possible.</i>	
Policy Compliance:	As per the Functional Serving Report, erosion and sediment controls will be implemented through the construction process, consisting of sediment basins, flow check dams, mud mats, sediment traps, and silt fencing enclosing erosion prone areas of the subdivision. The need for additional controls will be implemented as necessary by means of its inclusion in the subdivision agreement. In accordance the Functional Serving Report, post-development peak flows will not exceed pre-development peak flows. Stormwater quality is intended to be improved by a series of grassed ditches and check-dams. Stormwater quantity will be controlled by means of a stormwater management pond with an outlet consisting of a weir and orifice, ensuring retention of some stormwater with a controlled flow into the Howe Drive ditch.
3.2 Settlement Area Structure 2)Secondary Settlement Areas <i>The Secondary settlement area boundaries are generally determined by the capacity of existing servicing. This settlement area category will serve to identify those communities of primary focus for residential, retail, office, service, administrative and cultural activities. Development within these settlement areas shall generally be limited to infilling and rounding-out in a manner consistent with existing land uses, road patterns and their orderly and logical expansion. Expansion or redevelopment within these areas is dependent upon the availability of water supply and the suitability of soils for private sewage disposal.</i>	
Policy Compliance:	The proposal represents an infilling of an existing vacant parcel in the Shallow Lake Settlement Area abutting the built-out area to the west, south, and east. The proposed uses in the subdivision consist of residential lots, which is logical as this would be contiguous with existing residential development to the east. The proposal represents a logical extension of the road pattern, consisting of a crescent with connections to Main Street and Howe Drive. No further road connections have been provided to the west or north at this time. As noted above in this report, the subdivision will make use of the Shallow Lake Water System, which is operating under capacity.

TGB LOCAL OP EVALUATION	
	In addition, ground and subsurface conditions on the subject lands were found to be adequate for a private septic system, provided the mitigation in the Functional Servicing Report is followed.
<i>3.3 General Policies for All Settlement Areas</i>	
<i>1. Where new development or redevelopment is proposed, consideration will be given to its compatibility with adjacent land uses.</i>	
Policy Compliance:	The subdivision appears to be compatible with surrounding land uses. The subdivision will abut an existing residential subdivision to the east and a commercial and institutional uses to the south and west. Mitigation is not anticipated to be necessary. Guideline D-6 compliance is discussed in greater detail below in this Table.
<i>3. New road patterns may be considered as part of a rounding-out subdivision design and should provide linkages with existing and future development areas.</i>	
Policy Compliance:	The subdivision will be accessed by existing road allowances serving as linkages into the existing adjacent residential area. No connections are proposed to the north or west, as these area of land are not designated for development, and no development is envisioned for these areas within the planning horizon.
<i>4. Site designs and building layouts that enhance community aesthetics and promote pedestrian-oriented accessibility shall be encouraged.</i>	
Policy Compliance:	No walls are needed as the street design does not encourage through traffic. A tree planting / tree retention program would be appropriate, as well a walking trail to the municipal recreation area would satisfy conditions 4 and 5.
<i>5. The Township will support new development and redevelopment which enhances the streetscape environment in a manner that is reflective of the pedestrian scale and existing neighbourhood character, provided that such development is appropriate for the lands in question and servicing availability.</i>	
Policy Compliance:	The proposed subdivision is located next to an existing residential area through which road connections will be established. The proposed subdivision has been designed to be compatible with the existing residential development in terms of land use and lot dimensions.

TGB LOCAL OP EVALUATION	
	The design of the subdivision should encourage pedestrian activity, but it is likely that the primary mode of transportation serving the dwelling units will be motor vehicles, as is the case for the rest of the Shallow Lake community. Pedestrians from the subdivision may make use of the sidewalks on Main Street. Servicing availability is discussed in greater detail elsewhere in this Table.
<i>6. Adequate buffering shall be maintained between various land uses and densities through such means as retention of tree cover, landscaping, fencing and site and building design formats.</i>	
Policy Compliance:	Specific buffering or a tree planting program may be included in the subdivision agreement at the discretion of the Township, to offset the effect of the proximity of the proposed subdivision to the existing commercial gym, recreation centre, and Highway 6.
<i>7. Adequate on-site parking shall be provided. On-site parking immediately adjacent to public road allowances should be avoided, where possible in order to facilitate visually appealing streetscapes.</i>	
Policy Compliance:	The lots are of sufficient size to meet the provisions of the zoning bylaw.
<i>8. Where new development is proposed, including lot creation, the Township shall require the development policies of this plan to be reviewed and the applicable plans and reports prepared in support of the proposal.</i>	
Policy Compliance:	This Planning Justification Report and supporting documents submitted as part of these development applications are intended to address this policy.
<i>9. Where a municipal water system is available, new development will only be permitted where capacity exists on the municipal water system, or where appropriate arrangements, financial or otherwise, can be made to extend and/or upgrade the required service in a feasible manner.</i>	
Policy Compliance:	Shallow Lake is served by a municipal water system and as noted in the Functional Servicing Report, is operating at only 35% of capacity. There is sufficient reserve capacity for the subject subdivision.
<i>10. New development may be subject to Site Plan Control in accordance with Section 6.8 of this Plan.</i>	
Policy Compliance:	Residential development consisting of less than ten dwelling units is not subject to site plan control as of Bill 23 enacted in 2023.

TGB LOCAL OP EVALUATION	
	Municipal interests can however be appropriately addressed through draft plan of subdivision conditions and the implementing subdivision agreement.
3.4.1 Residential <i>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.</i>	
Policy Compliance:	The proposed subdivision will consist of single detached lots, in keeping with the predominant housing type of the settlement area. While a mixed type of residential development may be preferable for settlement areas, the proposal is reasonable considering the limited servicing options. The development of multi-family housing and higher densities generally require municipal sewer and water services as a minimum requirement.
3.4.5 Future Development <i>Lands designated Future Development represent those lands within settlement areas that may 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.</i>	
Policy Compliance:	The Future Development designation on the subject land dates to when the GBOP was approved by the Ontario Municipal Board, in 2014. Since then, there has been at least one residential subdivision created within the settlement area, on Howe Drive. This subdivision has provided an additional local road access to the subject lands. A review of the aerial photos in the settlement area show that there are few vacant parcels of land available inside the settlement area.

TGB LOCAL OP EVALUATION	
	The Howe Drive subdivision consisting of 21 residential lots has one vacant parcel remaining as of 2026. There appears to be a demonstrated need for further residential development in Shallow Lake.
<i>5.5.1 Plans of Subdivision/Condominium</i> <i>3. Council shall support the approval of a draft plan of subdivision, provided the following policies are satisfactorily addressed by the proposal:</i> <i>a) Development through the plan of subdivision process should be orderly and contiguous to existing development;</i>	
Policy Compliance:	The proposed subdivision appears to be orderly and contiguous. It would be a logical extension of the built area of Shallow Lake. The proposed subdivision will make use of road connections through existing road allowances to adjacent local streets.
<i>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;</i>	
Policy Compliance:	The proposed subdivision is located at the settlement area boundary and will not land lock adjacent undeveloped lands. The adjacent lands to the west and north are outside of the settlement area boundary and are intended by the local planning authorities to remain undeveloped at this time. Agricultural lands to the north and west can continue being accessed by Side Road 25 to the northwest.
<i>c) consideration shall be given to incorporating a mixture of housing types for plans of subdivision involving larger parcels of land;</i>	
Policy Compliance:	This plan of subdivision provides some mixed development. The single detached nature of the proposal better reflects the demand in small urban areas with partial services.
<i>d) proposed plans of subdivision shall be consistent and compatible with land uses in the immediate vicinity;</i>	
Policy Compliance:	The proposed plan of subdivision appears to be compatible with land uses in the surrounding area. There is an existing residential area to the east consisting of similarly sized lots.

TGB LOCAL OP EVALUATION	
	The adjacent private gym and recreational centre are not anticipated to be impacted by the proposed subdivision. The subdivision will be approximately 600 m distant from a general industrial zone.
<i>e) consideration should be given to staging or phasing of the development for plans of subdivision involving a large number of residential units.</i>	
Policy Compliance:	Phasing is not being considered under this proposal due to the availability of public water services and the relatively small number of lots.
<i>f) the proposed plan of subdivision can be provided with adequate servicing and utilities as required by this Plan</i>	
Policy Compliance:	The proposed plan of subdivision can be adequately serviced as determined by the Functional Servicing Report and discussed above.
<i>g) the plan of subdivision is not premature or will adversely affect the public interest; and</i>	
Policy Compliance:	The proposed plan of subdivision is not premature. As noted above, there appears to be a very small number of existing vacant lots available for residential development in Shallow Lake. The existing public water system has sufficient capacity to serve the proposed development.
<i>h) the developer will provide an appropriate tree planting and landscaping program for the development.</i>	
Policy Compliance:	A tree planting and landscaping program will be undertaken by the subdivider at the direction of the Township. Specific landscaping requirements are typically determined through review of the draft plan and implemented through the subdivision agreement.

Summary:

The proposal complies with the Georgian Bluffs Official Plan. While the subject lands are designated as Future Development, the designation was confirmed through an official plan update in 2014.

In the time since, two (2) road connections are now available with the completion of the adjacent subdivision to the east. There does not appear to be any areas of concern related to Township interests for committing the subject lands for residential development.

The subdivision will be located on partial services, but it is reasonable to consider this development as appropriate as the Township has no intent of introducing municipal sanitary sewer services for Shallow Lake. It is reasonable, therefore, to consider the proposed subdivision with the lot sizes designed for private septic systems for the long term.

The Georgian Bluffs Official Plan includes a number of policies related to subdivision design, which may be appropriately implemented under draft plan approval and a subdivision agreement.

2.4 Township of Georgian Bluffs Zoning By-law 2020-020

The subject lands are presently zoned as PD – Planned Development under the Georgian Bluffs Zoning By-law 2020-020 and are required to be rezoned to a low-density residential zone in order to facilitate the proposed residential subdivision.

The R1 – Residential Zone One is appropriate, as it represents existing residential areas in Shallow Lake.

The lot design has been evaluated in light of the requirements of the R1 Zone, Site-specific standards will be required for the proposed subdivision to reflect the recommendations of the servicing report. The minimum required lot area is proposed to be reduced to 1,375 m², and the minimum required lot frontage is proposed to be reduced to 25 m. Lot 1 is the only lot meeting prescribed minimum lot frontage in the R1 Zone.

Generally, the intent of the lot sizes specific to partial services is to ensure that an adequate area of land is provided for a septic system to meet Ontario Building Code standards. The proposed minimum lot size is sufficient to provide the 500 m² minimum leaching bed size for the tertiary system, as described and recommended in the Functional Servicing Report. There are no plans to provide public sanitary sewer services in Shallow Lake within the planning horizon.

A review of existing lots in the Shallow Lake Settlement Area found that the proposed minimum lot frontage of 25 m and minimum lot area of 1,375 m² are comparable to existing lots on Princess Street, Main Street, Joynt Street, and First Street, notwithstanding minimum requirements under the zoning by-law.

The zoning by-law may implement the standard 14 m minimum setback for buildings and structures prescribed by the Ontario Ministry of Transportation, which is relevant for Lot 27 abutting Highway 6. This setback has minimal impact on the development potential for this lot. Minimum prescribed yards and maximum prescribed lot coverage in the R1 Zone are appropriate for this subdivision. There does not appear to be a need to request a relaxing of lot coverage or minimum yards to facilitate residential development potential for the subdivision application.

Table 6 Provisions of Residential Zone One (R1)

Residential Zone One (R1) – Partial Services Provisions		
Provisions	<i>Required Single Detached Dwelling</i>	<i>Proposed Single Detached Dwelling</i>
Lot Area (Min)	1,500 m ²	1,375 m ² minimum
Lot Frontage (Min)	30 m Interior, 35 m Corner	25 m minimum
Front Yard (Min)	7.5 m	7.5 m minimum
Exterior Side Yard (Min)	6 m	6 m minimum
Interior Side Yard (Min)	4.5 m, or 2 m on one side with an attached garage or carport & 4 m on the other side	4.5 m minimum, or 2 m minimum on one side with an attached garage or carport & 4 m minimum on the other side
Rear Yard (Min)	7.5 m	7.5 m minimum
Building Height (Max)	10 m	10 m maximum
Coverage (Max)	20%	20% maximum
Parking (Min)	2	2

The proposed Lot 1, as shown on the draft plan, will include a fourplex and will therefore need to be rezoned to a Residential Multiple One Zone (RM1) or similar zoning. A fourplex is defined as follows in the Township of Georgian Bluffs Zoning Bylaw 2020-020.:

- *Dwelling, Fourplex means a building which consists of two (2) attached duplex dwellings, or a building containing only two storeys exclusive of basement, divided vertically into four (4) dwelling units with either one or two complete walls in common with adjoining units and an independent entrance, either directly or through a common vestibule.*

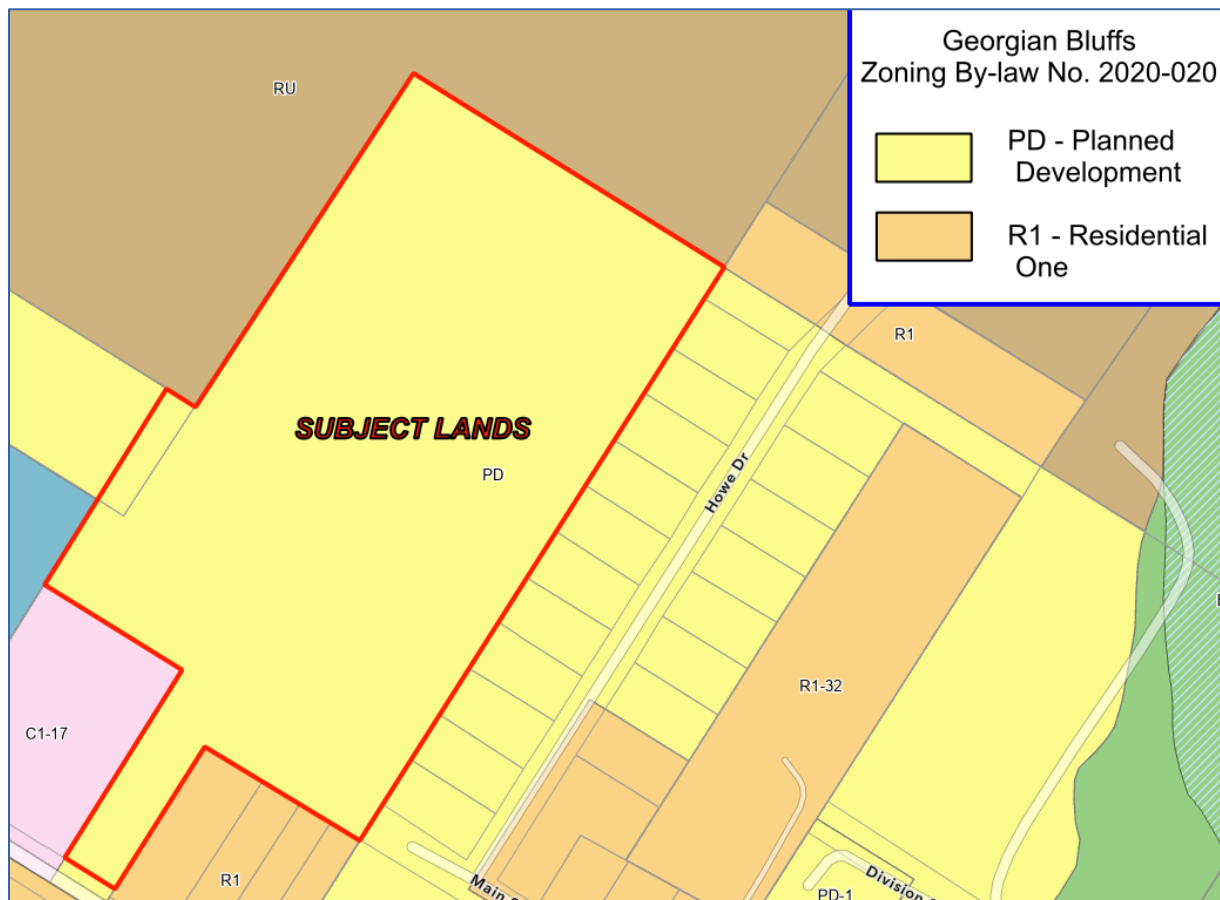


Figure 7 Township of Georgian Bluffs Zoning By-law

3.0 SUMMARY AND CONCLUSIONS

The proposed subdivision will involve the creation of 1 (one) fourplex and 26 lots for single detached dwellings, in Shallow Lake. The proposal is desirable as it creates an appropriate amount of urban development inside an existing settlement area on partial services in proximity to existing residential uses. There is ample available public water supply in the Shallow Lake water system. The septic systems can be provided regardless of the shallow bedrock present, through the mitigation provided in the Functional Servicing Report.

Generally, encouraging development inside a settlement area is preferable to rural residential development for a variety of reasons, including servicing efficiency, preventing potential land use conflicts, providing higher quality public road access, supporting existing businesses and services, and providing a degree of development control to address broader County and Township interests.

Recommendations outlined in the technical reports that cannot be implemented through zoning or subdivision design can be addressed through the subdivision agreement.

Based on the foregoing report, the following is concluded:

- 1) This proposal has been evaluated in regard to criteria for approval of a subdivision in accordance with the Planning Act and was found to meet the requirements of provincial legislation;
- 2) This proposal is consistent with the Provincial Planning Statement, as additional housing will be provided in an existing settlement area and can be considered as infill development on partial services. No impacts are anticipated on other areas of provincial interest;
- 3) This proposal is consistent with the Grey County Official Plan, as the Servicing Options Statement found that only private septic systems would be viable for the development, and that this is appropriate provided mitigation involving maintaining a tertiary system in perpetuity is followed. The environmental impact study requires mitigation related to tree removal due to bat habitat found on site. No impacts are anticipated on other areas of county interest;
- 4) This proposal meets the intent of the Georgian Bluffs Official Plan, as the proposal appears to be timely considering development in Shallow Lake since the Plan was implemented.

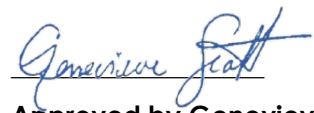
- 5) This proposal meets the intent of the Georgian Bluffs Zoning By-law, as lot sizing has been established in accordance with the servicing limitations of the required septic systems and is comparable to existing lots in Shallow Lake; and,
- 6) This proposed subdivision represents appropriate urban land use planning principles.

Respectfully Submitted,



Prepared by Nik Kohek

Cuesta Planning Consultants Inc.



Approved by Genevieve Scott

Cuesta Planning Consultants Inc.