



Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	October 14, 2021
Subject / Report No:	PDR-CW-22-21
Title:	Boucher Minor Exemption Application
Prepared by:	Sarah Johnson
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Township of Georgian Bluffs
Status:	

Recommendation

1. **That Report PDR-CW-22-21 be received; and**
2. **That the application for a Minor Exemption under the County's Forest Management By-law for Lot 22, Plan 550; 138 Wilson Drive, in the Geographic Township of Keppel, Township of Georgian Bluffs be approved.**

Executive Summary

The County has received a minor exemption application to the Forest Management By-law to clear land for a residential dwelling and associated buildings and structures (dwelling, driveway, garage and septic field). The application is received prior to a building permit being issued and therefore requires a permit under the Forest Management By-law to clear, if a building permit was issued the clearing would be exempt from needing a permit under the Forest Management By-law.

County staff are recommending approval of the minor exemption application.

Background and Discussion

An application for a minor exemption was received for clear cutting under the County's Forest Management By-law.

The subject lands are located at Lot 22, Plan 550; 138 Wilson Drive, in the Geographic Township of Keppel, Township of Georgian Bluffs. The lands have frontage on Wilson

Drive and are approximately 0.34 acres (0.14 hectares) in size. The intent of the application is to clear/prepare the lot for building in the next few years.

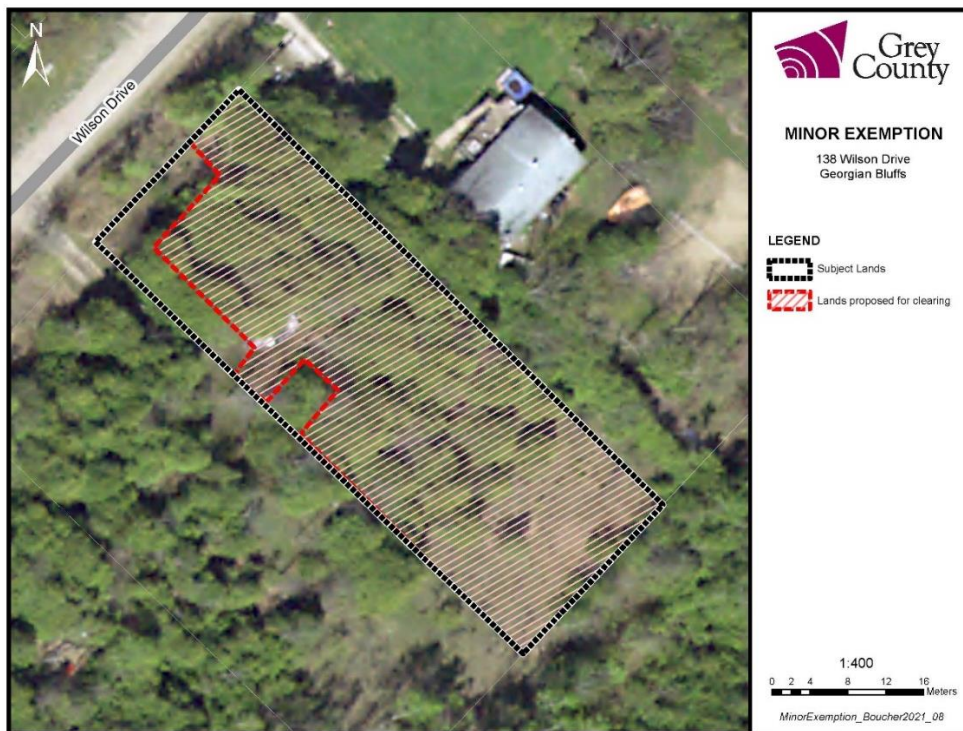
The County Official Plan (OP) designates the property as Escarpment Recreation. None of the tree clearing is proposed in the Hazard Lands. The entire property is identified as both an 'Event Based Area' as well as 'Intake Protection Zone 3' on Appendix A of the OP. Section 8.11.2(1)(a) states,

Intake protection zones (IPZ's) are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes.

These areas are predominantly concerned with fuel storage typically found in commercial/industrial operations. Should the proposed residential development intend to contain significant amounts of fuel, County planning staff recommend comments are received from the local Risk Management Official.

Surrounding the subject lands are predominantly residential and farmland.

The application was circulated to the Township of Georgian Bluffs, the Niagara Escarpment Commission, Grey Sauble Conservation Authority staff, the County's By-law Enforcement Officer, and neighbouring landowners.



Map 1 - Forest Clearing Request

Agency and Public Comments Received

Under the Forest Management By-law, adjacent landowners, conservation authorities, Municipal and County staff are to be notified and/or consulted when an application is received.

Public Comments

No public comments were received during the processing of this application.

Agency Comments

The Grey Sauble Conservation Authority (GSCA), the Township of Georgian Bluffs, the Niagara Escarpment Commission (NEC) and the County's Forest By-law Enforcement Officer provided comments on this application.

GSCA Staff provided comments on September 23, 2021, and staff noted that they do not have any concerns with the tree clearing.

The NEC provided comments on September 23, 2021 and noted that the property is designated Escarpment Recreation by the Niagara Escarpment Plan. However, the property is not located within an area of Development Control. A permit is not required, and NEC staff have no concerns or objections to the proposal.

The Township of Georgian Bluffs had no concerns to the minor exemption application.

Grey County's Forest By-law Enforcement Officer noted that he had no issues with the application he noted that it was a young stand of poplar, ash, elm and cedar. He also noted that his recommendation would be to wait until the building permit was issued to avoid the minor exemption application process.

County Staff are recommending approval of the minor exemption application. Staff also require that the ash trees be disposed of using best forestry management practices to limit the further spread of the invasive species.

Legal and Legislated Requirements

The application will be processed in accordance with the County's Forest Management By-law.

Financial and Resource Implications

At this time there are no expected financial or resource considerations beyond those normally encountered in processing a Minor Exemption application. The County has received an application fee with the file.

Relevant Consultation

- Internal: Planning and Grey County By-law Enforcement Officer
- External: Township of Georgian Bluffs, Niagara Escarpment Commission, Grey Sauble Conservation Authority, and the public

Appendices and Attachments

None