

To:	Warden Hicks and Members of Grey County Council
Committee Date:	December 10, 2020
Subject / Report No:	PDR-CW-02-21 Information Report
Title:	Balmy Beach Road Subdivision 42T-2020-05
Prepared by:	Stephanie Lacey-Avon
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Township of Georgian Bluffs
Status:	Recommendation adopted by Committee as presented per Resolution CW09-21; Endorsed by County Council January 14, 2021 per CC08-21;

Recommendation

1. That Report PDR-CW-02-21 regarding an overview of proposed plan of subdivision application 42T-2020-05, consisting of six (6) single detached lots on lands described as Plan 447 Part Lot 51, Lot 52, Lot 52A, in the Township of Georgian Bluffs (geographic Township of Sarawak), be received for information.

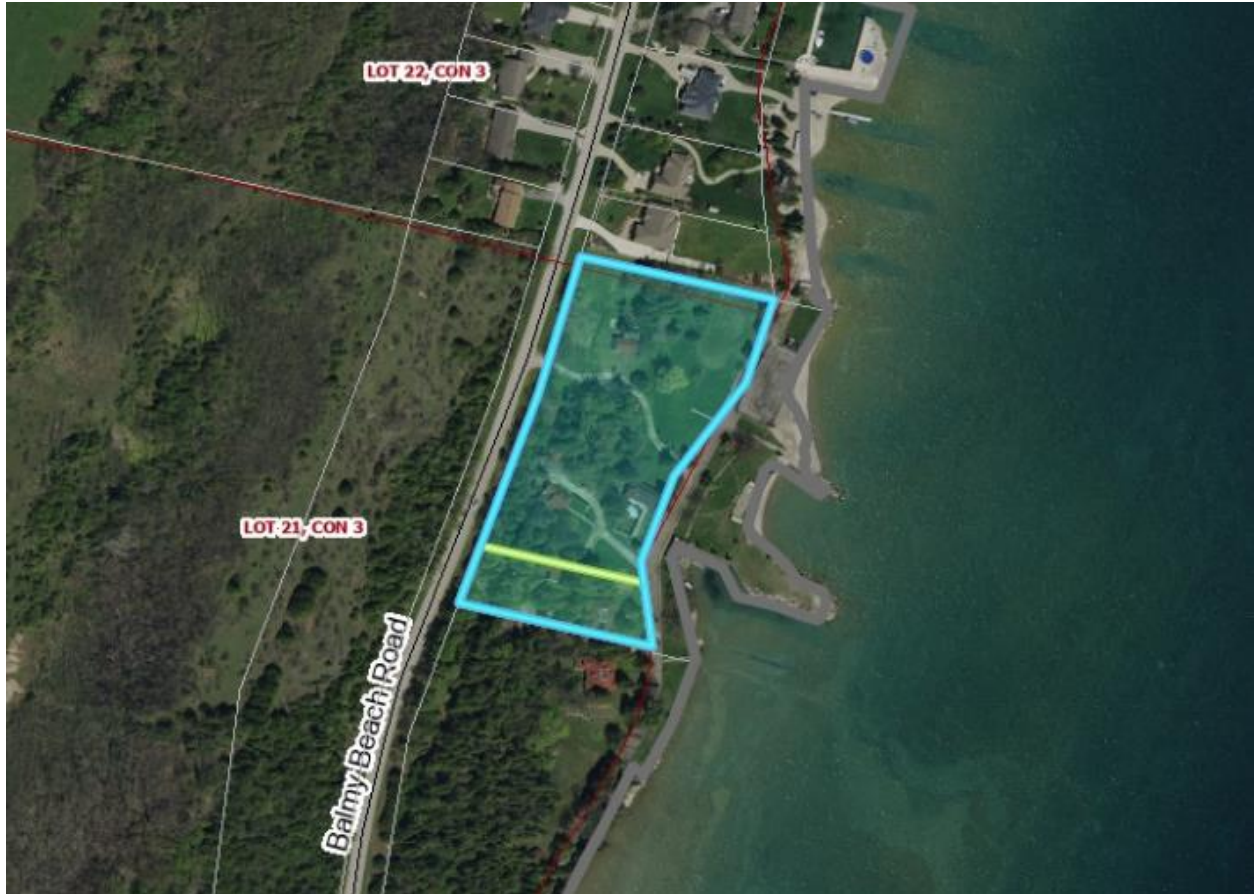
Executive Summary

The County has received a plan of subdivision application known as Balmy Beach Road Subdivision (County file number 42T-2020-05) to create 6 single detached dwelling lots approximately 0.5 km south of East Linton and 1.7 km north of the hamlet of Balmy Beach in the former geographic Township of Sarawak, Township of Georgian Bluffs. The lots will have access from Balmy Beach Road, an existing open public road maintained year-round by the Township of Georgian Bluffs. No new road construction will be needed to serve the proposed development. Servicing will be via partial services, connecting to municipal water and individual private septic systems. Several technical reports have been submitted with the proposed subdivision application. The application and supporting studies will be circulated to the prescribed agencies and public for review and comment. A future public meeting will be held for the subject application. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

Background and Discussion

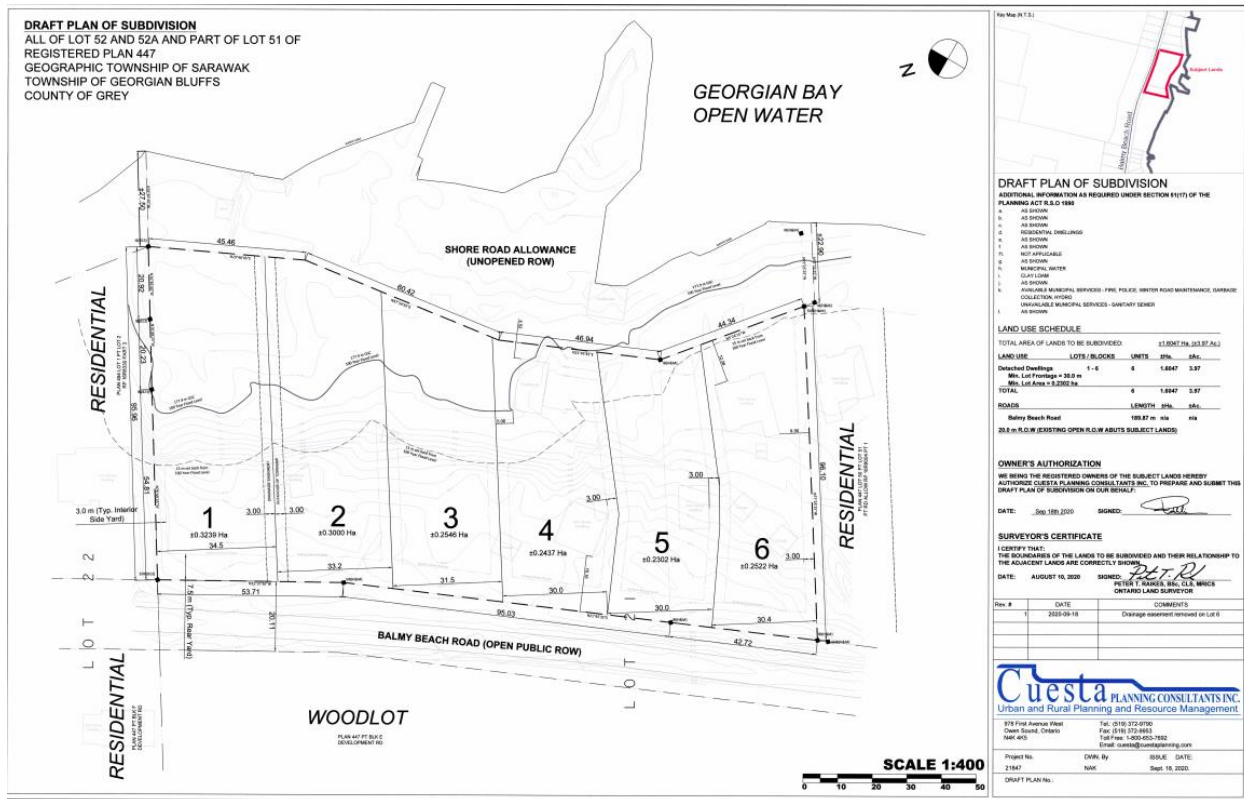
The County has received a plan of subdivision application known as Balmy Beach Road that proposes to create 6 single detached dwelling lots. The proposed subdivision is located at Plan

447 PT Lot 51, Lot 52, Lot 52A (municipally known as 345 and 355 Balmy Beach Road), (geographic Township of Sarawak), in the Township of Georgian Bluffs. Access to each of the newly created lots will be provided by Balmy Beach Road, an existing open public road maintained year-round by the Township. The subject lands are approximately 1.6 ha (3.9 acres), approximately 0.5 km south of East Linton and 1.7 km north of the hamlet of Balmy Beach. The lands immediately to the south are undeveloped, while the remaining lands in proximity to the subject property have been predominantly developed as a seasonal and permanent residential area. Map 1 below shows the subject lands and surrounding area, while Map 2 shows the proposed plan of subdivision.



Map 1: Airphoto of Subject Lands

The proposal is to service the new lots with partial services; municipal water and individual private septic systems. The subject lands previously housed a former seasonal resort where there are still existing structures, including: cottages, a gazebo, various outbuildings, perennial gardens, tennis courts and pools.



Map 2: Proposed Plan of Subdivision

(Map 2 Courtesy of Cuesta Planning Consultants Inc.)

The proposed development conforms with the local Township Official Plan and Zoning policies. No additional planning applications are required.

Copies of all background reports and plans can be found [here](#).

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard to matters of Provincial Interest under the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) 2020, and conform to any Provincial Plans or Municipal Official Plans that govern the subject lands. In this case, the County of Grey Official Plan and the Township of Georgian Bluffs Official Plan have jurisdiction over the subject property. There are no Provincial Plans in place for this section of Georgian Bluffs.

Provincial Policy and Legislation

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas, where services are readily available. The proposed plan of subdivision is within a settlement area (Inland Lakes and Shoreline), where partial services will be extended connecting to municipal water and individual private septic systems. The PPS indicates that the preferred form of servicing in settlement areas is full municipal services. Municipal wastewater servicing is not available for the subject lands. This development will also be viewed as 'infilling' and 'minor

rounding out' of existing development, there is existing infrastructure available to support additional lot creation in this area.

Access to the subject lots will be from Balmy Beach Road, an existing open public road maintained year-round by the Township of Georgian Bluffs.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland and open space. No parkland will be proposed for this development. The existing shore road allowance that separates the subject lands from Georgian Bay will be kept as a shore road allowance.

Development should also avoid causing environmental or public health and safety concerns. An environmental impact study has been completed as part of the overall submission. Through the review, consideration will be given to flooding potential given proximity to the Bay.

Following the public and agency review periods, staff will provide a more fulsome analysis of the Provincial legislation and policy.

County Official Plan

The proposed plan of subdivision is on lands designated as 'Inland Lakes and Shoreline' in the County Official Plan. These areas are recognized as 'settlement areas' in the County, situated along the shorelines of various bodies of water. Permitted uses under this land use designation include and must be limited to *low-density residential dwellings, bed and breakfast establishments, home occupations, marinas, resource based recreational uses, convenience commercial and public uses*. The shoreline areas throughout the County will generally be guided by local official plan policies and development standards.

Section 8.9.1 of the County Plan provides a similar servicing hierarchy to that found in the PPS. Section 8.9.1(10) indicates that partial services must only be permitted subject to the completion of a servicing options study and under several circumstances – such as: *within settlement areas, to allow for development where partial services exist provided that: the development is within the reserve sewage system capacity or reserve water system capacity; and site conditions are suitable for the long-term provision of such services as determined through the servicing options study*. A Servicing Options Report has been submitted with the application. Section 8.9 also includes policies that govern roads, transportation, utilities, and stormwater management. County Official Plan policies will be further assessed following agency review and the public process.

Legal and Legislated Requirements

The application will be processed in accordance with the *Planning Act*.

Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed subdivision, beyond those normally encountered in processing a subdivision application. The County has collected the requisite fee and peer review deposit for this application.

Relevant Consultation

Internal: Planning

External: The public, Township of Georgian Bluffs, and required agencies under the *Planning Act*.

Appendices and Attachments

None