

**THE TOWNSHIP OF GEORGIAN BLUFFS**

**October 8, 2024.**

**177964 Grey Road 18, R.R. #3,**

**Owen Sound, ON N4K 5N5**

**Subject:** *Consent Application (Lot Line Adjustment)*

CLIENT: *Micah Marcella*

ADDRESS OF SUBJECT LANDS: *482464 & 482470 Colpoy's Range Road*

To whom it may concern,

Cuesta Planning Consultants Inc. (CPC) has been retained by Micah Marcella and Serge Marcella, the owners of the subject lands, to prepare and submit a consent application for abutting properties located at 482464 and 482470 Colpoy's Range Road in the Township of Georgian Bluffs, Grey County. The subject lands are located in the former geographic Township of Keppel and are legally described as CON 25 PT LOTS 21 & 22 RP;16R4655 PART 2 and CON 25 PT LOT 22 CON 24 PT;LOT 22 RP 16R4655 PART 3 respectively.

This planning brief will provide details of the subject parcels and surrounding lands and evaluate the proposal's consistency with the relevant land use policies affecting the subject parcels which in this case are the Provincial Policy Statement (PPS) and Niagara Escarpment Plan (NEP). The conclusions of this report support the proposed lot line adjustment.

Preliminary consultation with the Niagara Escarpment Commission has occurred prior to the submission of this application. As the proposal does not contemplate any new development on the subject properties, a Niagara Escarpment Development Permit Application is not required.

The following sections, tables and figures will portray the status quo of the subject lands.

## 1. SUBJECT LANDS STATUS QUO

The existing land use, structures, areas, access and frontage on Colpoy's Range Road is summarized in the tables below.

TABLE 1: EXISTING LANDS – LEGAL DESCRIPTION & NEC DESIGNATION

ADDRESS	LEGAL DESCRIPTION	NEC DESIGNATION
482464 COLPOY'S RANGE ROAD	CON 25 PT LOTS 21 & 22 RP;16R4655 PART 2	Escarpment Rural Area (majority area and area affected by lot line adjustment) & Escarpment Natural Area
482470 COLPOY'S RANGE ROAD	CON 25 PT LOT 22 CON 24 PT;LOT 22 RP 16R4655 PART 3	Escarpment Rural Area (majority area and area affected by lot line adjustment) & Escarpment Natural Area

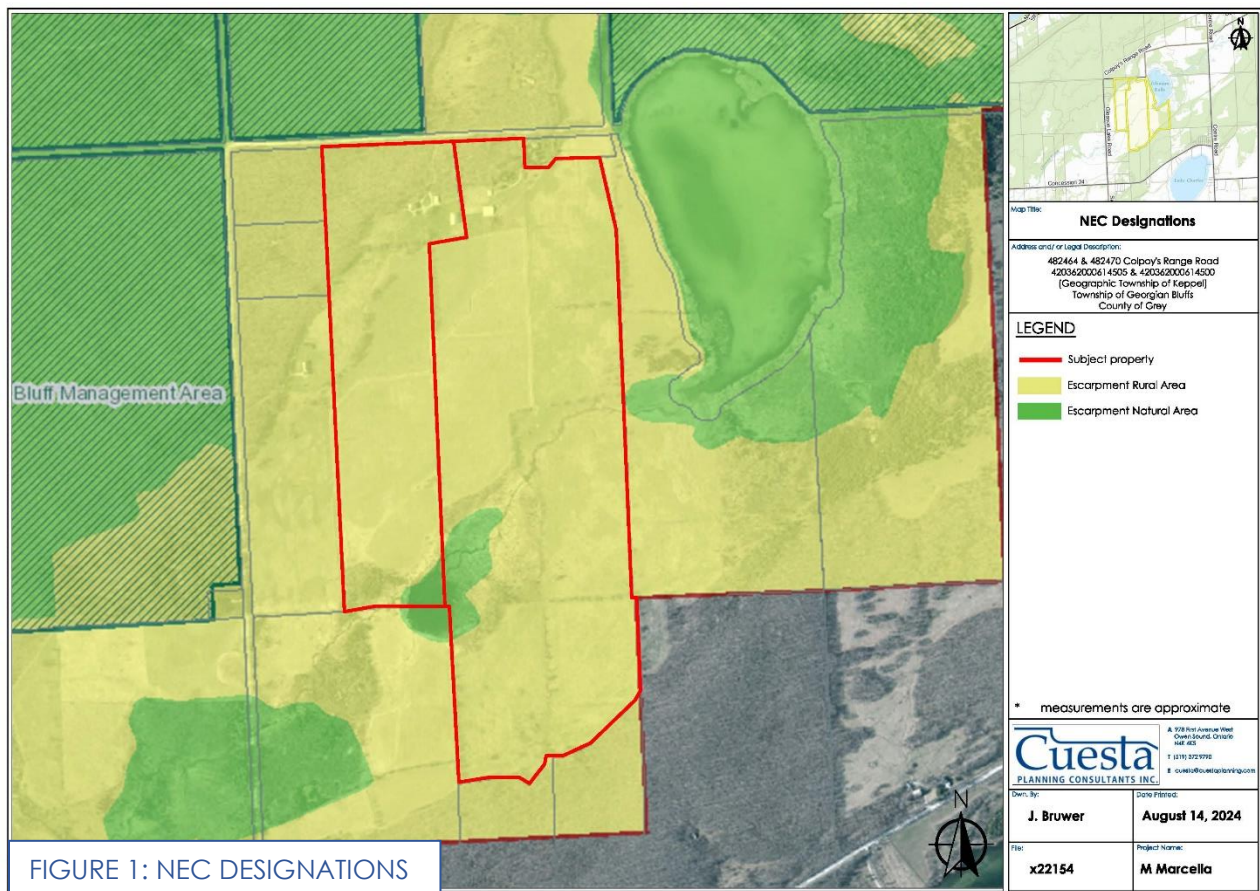


TABLE 2: PROPERTY AREAS, FRONTAGES, ACCESS AND EXISTING STRUCTURES

ADDRESS	AREA (ha)	FRONTAGE (m)	ACCESS	STRUCTURES/ USE
482464 COLPOY'S RANGE ROAD	±23.88	±23.88ha	Existing access to Colpoy's Range Road	A single dwelling, detached garage, workshop and barn. The property is partially cropped, with the exception of Natural Heritage Areas.
482470 COLPOY'S RANGE ROAD	±52.48	±52.48ha	Existing access to Colpoy's Range Road	Farmhouse, an outbuilding and a barn. The property is partially cropped, with the exception of Natural Heritage Areas.

As noted previously, the subject parcels are located in the former geographic Township of Keppel, approximately 15 kilometres northwest of the Cobble Beach and the East Linton Settlement Areas. The surrounding land uses are primarily agricultural and woodlands.

The Skinner's Bluff Management area is present to the northeast of the subject lands. The Colpoy's Bay shoreline is located about 2.5 kilometres to the north and Gleason Lake is situated within close proximity to the subject lands, separated by an abutting farm also owned by the applicant.

The subject lands are furthermore traversed by various natural features and authority control areas. These features include Karst (*Figure 2*), Significant Woodlands (*Figure 3*), NEC Woodlands (*Figure 4*) and NHS Core Areas (*Figure 5*), which partially covers the north-western sections of the subject lands. These features will however not be affected by the proposed lot line adjustment. Sections of the subject lands are also covered by GSCA (Grey Sauble Conservation Authority) Regulatory areas. The regulatory area runs along the proposed eastern boundary of the lot line adjustment (*Figure 6*) The figures included in the following pages will provide visual representations of these features.

The matter of Minimum Distance Separation (MDS) has considered both Guidelines 8 and 9. Guideline 8 provides an exemption from MDS I requirements, for the following circumstances:

- minor boundary adjustments provided no new lot is created;
- for a severed or retained lot for an existing non-agricultural use (ie - residence) and;
- for a severed or retained lot for an agricultural use when that lot already has an existing dwelling on it.

The subject proposal reflects all the above noted circumstances where an exemption would apply.

As the proposed lot line adjustment is very similar to a surplus farm dwelling consent our staff also reviewed MDS Guideline 9.

- Both lots right now have a house and barn on them and there will be no change in this regard.
- Calculations from the barn to the west (on lot to be enlarged) would not be necessary under Guideline 9 if this were a surplus farm scenario even if there was a subsequent merger with abutting lands.

It is the opinion of this office that the intent of the MDS Guidelines is met as no new receptor will be introduced into the scenario. The above MDS indications and our perspective thereon has been discussed with The Township of Georgian Bluffs staff and as far as our reasoning goes staff agrees with the above.

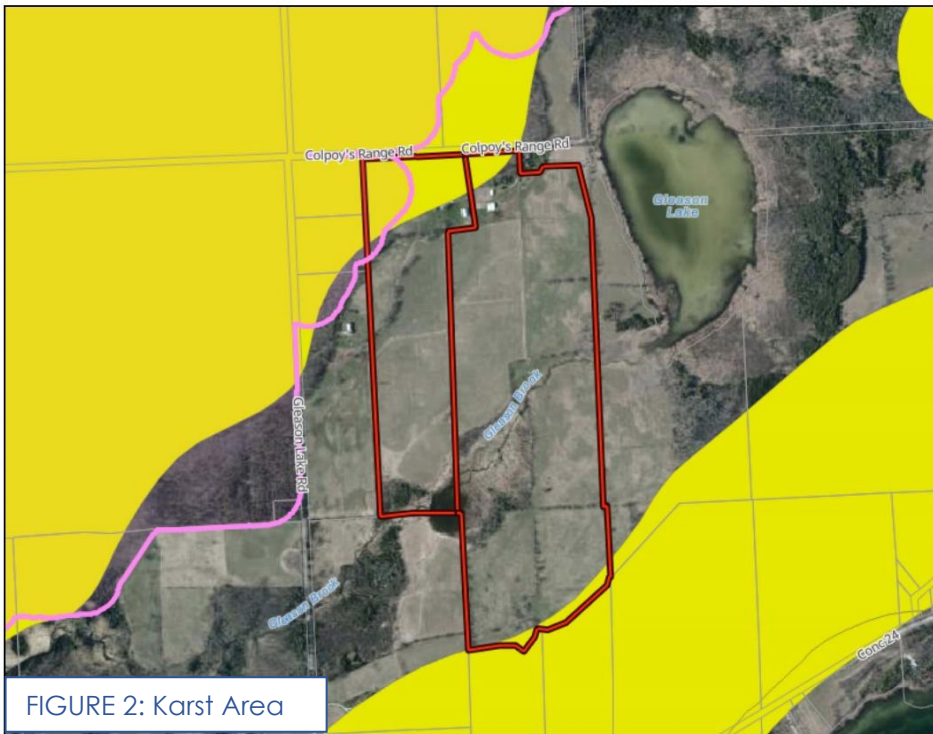


FIGURE 2: Karst Area



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Legend

- Assessment Parcel
- County Official Plan (2018)
- Karst Area

Notes

482464 & 482470 Colpoy's Range Road - Lot Line Adjustment  
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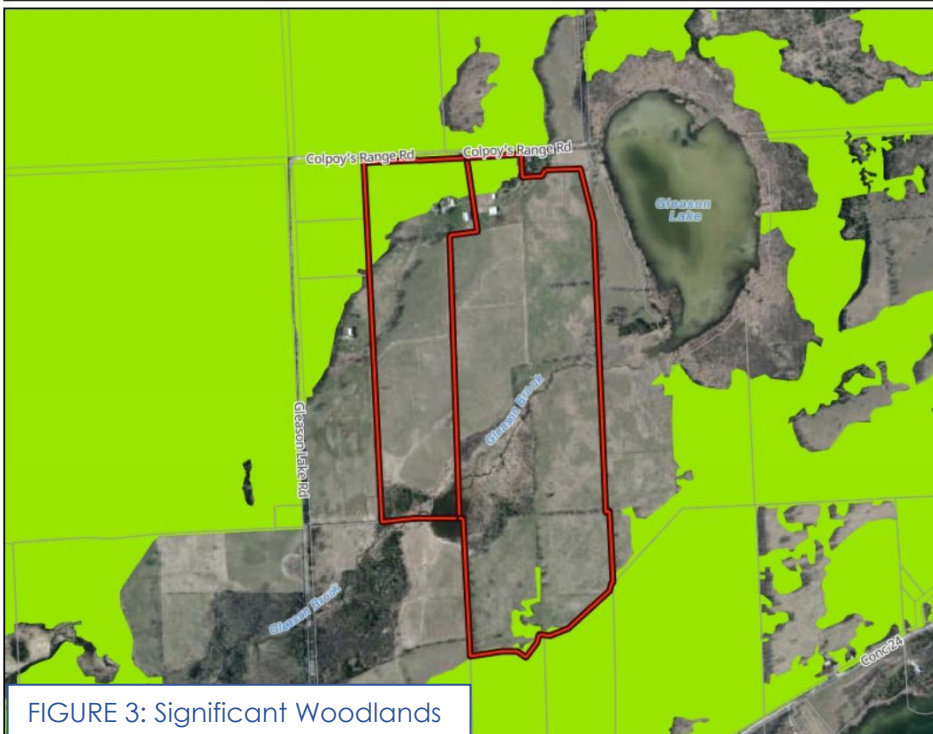


FIGURE 3: Significant Woodlands



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Legend

- Assessment Parcel
- County Official Plan (2018)
- Significant Woodlands

Notes

482464 & 482470 Colpoy's Range Road - Lot Line Adjustment  
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FIGURE 4: WETLANDS & WOODLANDS



**Legend**

- Assessment Parcel
- Niagara Escarpment Plan (NEC)
  - Wetlands
    - Evaluated-Provincial
  - Woodlands

**Notes**  
 482464 & 482470 Colpoys' Range Road - Lot Line Adjustment  
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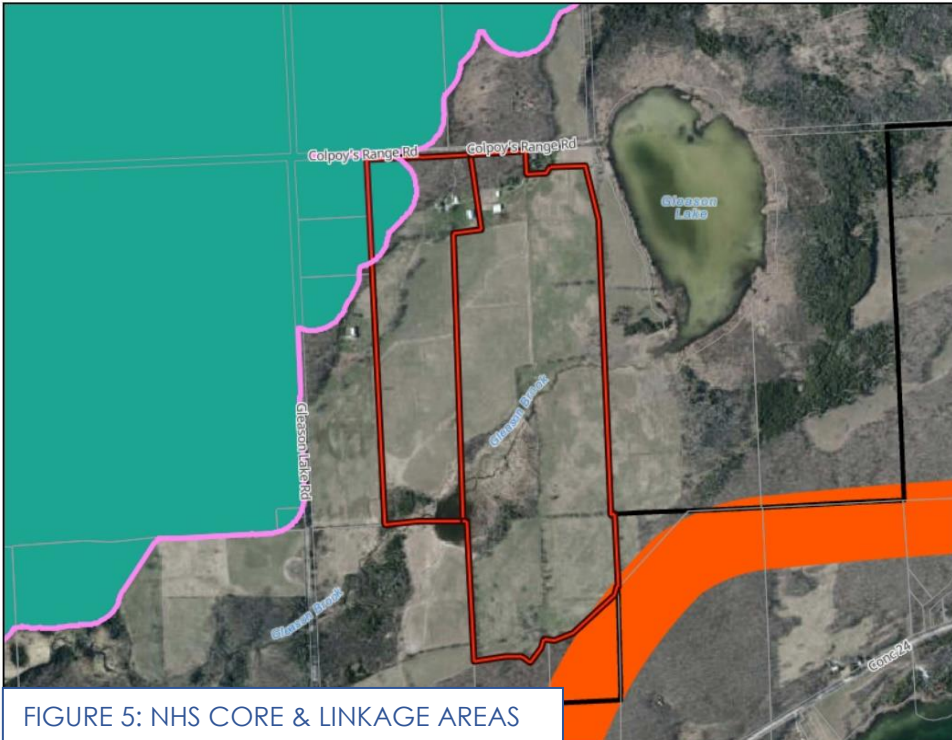


FIGURE 5: NHS CORE & LINKAGE AREAS

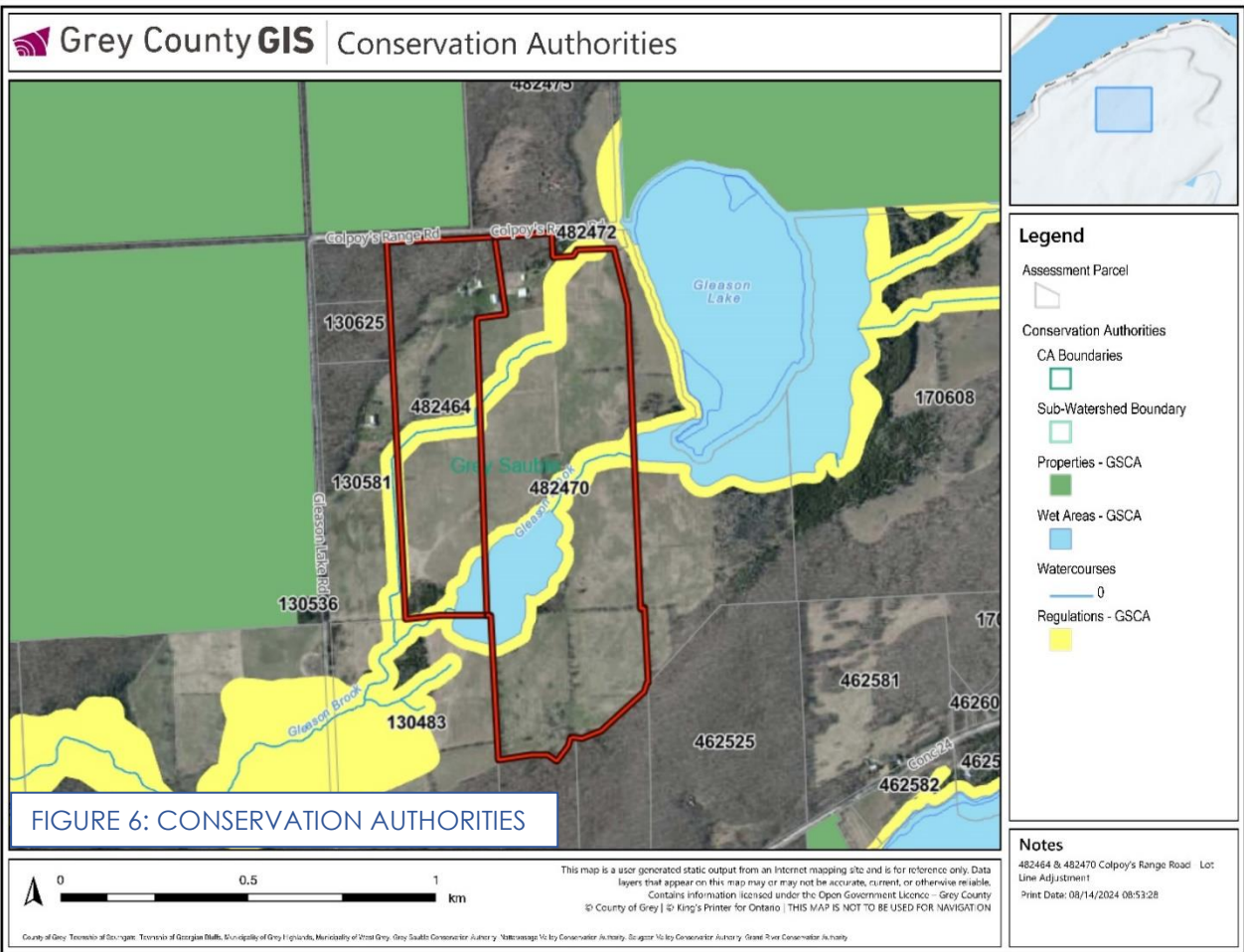


**Legend**

- Assessment Parcel
- County Official Plan (2018)
  - NEC Boundary
  - NHS Core
  - NHS Linkage

**Notes**  
 482464 & 482470 Colpoys' Range Road - Lot Line Adjustment  
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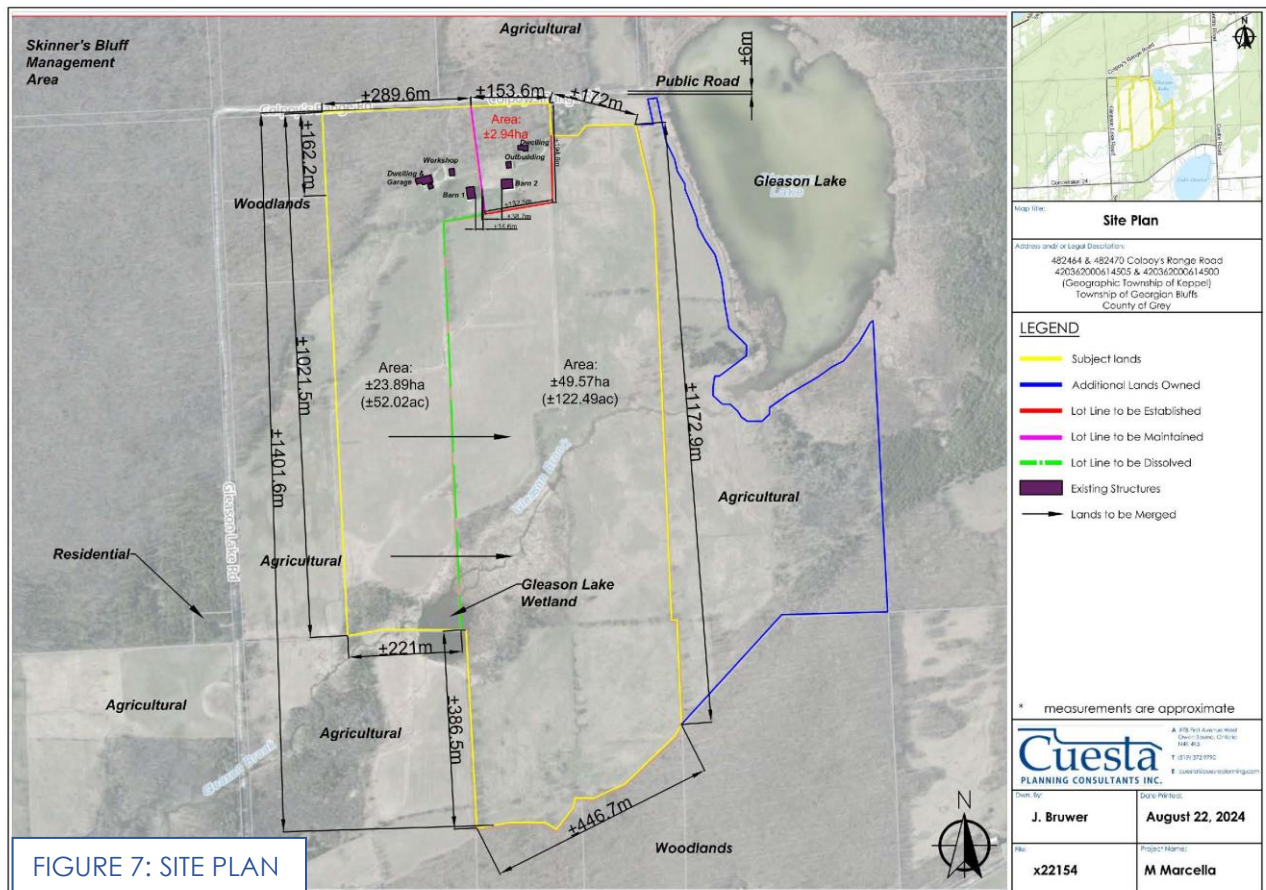
From Figures 2 to 6 included on the previous pages the site features have minimal impact on this proposal. No new sensitive receptors will be introduced on either the retained or severance areas.

## 2. PROPOSAL

The applicant, who owns the subject lands located at 482464 & 482470 Colpoys Range Road seeks to obtain a lot line adjustment in order to isolate the residential use on 482464 Colpoys Range Road and consolidate the remnant agricultural area with farm lot on 482470 Colpoys Range Road.

TABLE 3: PROPOSED PROPERTY AREAS, FRORNTAGE, ACCESS & STRUCTURES/ USES

ADDRESS	AREA (ha)	FRONTAGE (m)	ACCESS	STRUCTURES/ USE
482464 COLPOY'S RANGE ROAD	±73.42	To remain unchanged from status quo	Same	<ul style="list-style-type: none"> <li>The existing structures will remain as is and no new sensitive receptors are proposed.</li> <li>The totality of the agricultural crop areas will be located on this land parcel, upon the successful completion of this application.</li> </ul>
482470 COLPOY'S RANGE ROAD	±2.94	To remain unchanged from status quo	Same	<ul style="list-style-type: none"> <li>The existing structures will remain as is and no new sensitive receptors are proposed.</li> <li>Upon the successful completion of this application no agricultural uses will be located on this land parcel anymore.</li> </ul>



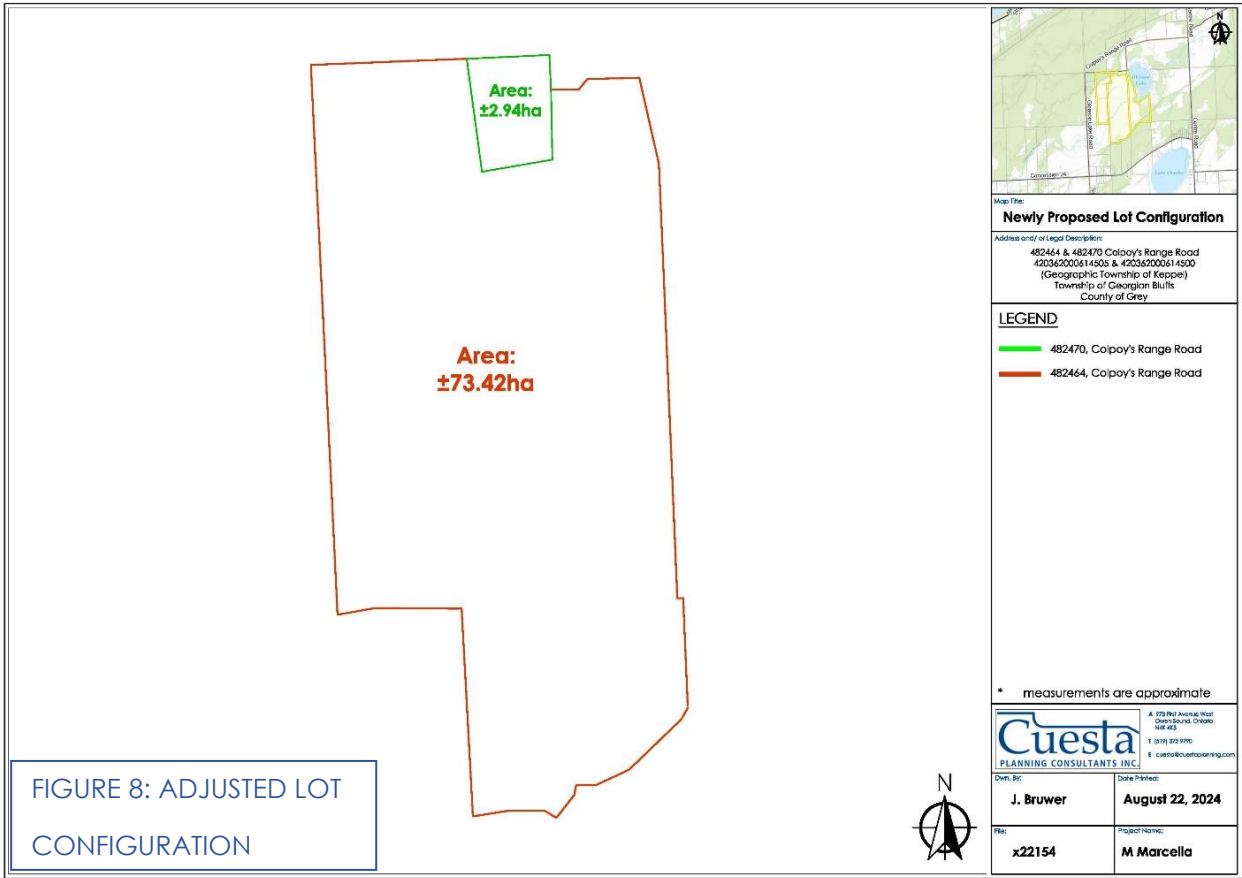


FIGURE 8: ADJUSTED LOT CONFIGURATION



### 3. LAND USE POLICY FRAMEWORK

#### 3.1 Provincial Policy Statement (PPS)

All land use decisions must be assessed against the applicable provisions of the PPS. The most recent PPS, passed on May 1, 2020, requires any planning decisions made on or after this date to be consistent with the PPS. The following provisions from the PPS are the most relevant when considering the subject application.

##### *PPS 2020*

##### *2.3 Agriculture*

##### *2.3.4 Lot Creation and Lot Adjustments*

*2.3.4.2 Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.*

The PPS permits lot line adjustments on agricultural lands for legal or technical reasons which is defined as “severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.” The proposed lot line adjustment meets this Provincial policy as a minor boundary adjustment, given the perceived minor impact of the adjustment. Furthermore, all the land used for farming purposes, on these two parcels, will be located on the same parcel after the adjustment has been completed. The proposal would facilitate a more efficient land configuration and use for the landowner.

#### 3.2 Niagara Escarpment Plan (NEP)

As indicated in **Figure 1** of this brief, the subject lands are designated primarily as Escarpment Rural Area. The properties also feature an Escarpment Natural Area designation reflecting the Gleason Lake Wetland. The following policies are the most relevant when considering the subject application.

##### *NEP 2017*

##### *1.5 Escarpment Rural Area*

##### *1.5.1 Objectives...*

*1.5.3 Permitted Uses, Subject to Part 2, Development Criteria, the following uses may be permitted:*

*3. Existing uses.*

The proposal will not prevent or disrupt the subject lands from continuing to meet the objectives of the Escarpment Rural Area as set out in Section 1.5.1 of the NEP. Although the lot configuration

will change, alterations to the built form or natural environment will not occur and no new sensitive receptors will be established.

The proposal only seeks to make a lot line adjustment for the purposes of establishing a residential parcel on 482464 Colpoy's Range Road and creating a larger and more efficient farm parcel on 482470 Colpoy's Range Road. The existing uses, which are residential (dwellings) and agricultural (active farming operation and accessory buildings), will continue to occur with respect to the proposed lot line adjustment.

#### 4. CONCLUSIONS

The application proposes to adjust the lot lines on 482464 and 482470 Colpoy's Range Road to establish a more practical lot configuration for the applicant. In essence, the proposal reflects a type of surplus farm dwelling severance where the retained farm parcel is to be merged with an abutting farm property which will facilitate a more efficient agricultural operation. The residential parcel, which is heavily wooded, contains land and structures that are not used for the active agricultural operation. Based on the foregoing, the proposal is consistent with both the PPS and NEP and should be considered for approval.

Respectfully submitted,



Written by Jani Bruwer (Jnr Planner)



Approved by Genevieve Scott (Snr Planner)